Agenda

Municipality of West Grey
Committee of the Whole (Planning) Meeting
Tuesday, May 14, 2019, 1:30 p.m.,
West Grey Municipal Office

Items of Business:

1. Disclosure of Pecuniary Interest

2. Public Meetings
   - 1:30 p.m. – Zoning By-law Amendment Application ZA-02-19 (B05/2019) –
     Concession 1 EGR, Pt Div 2 & 3, Part Lot 30; Concession 2 EGR, Part Lots 69 &
     70, Geographic Township of Glenelg (Doug Marshall & Don Marshall)
     (attachment)
   - 1:45 p.m. – Zoning By-law Amendment Application ZA-03-19 – Plan 913, Block
     68, Geographic Township of Glenelg (Roger Bassett, Alfred Schmidt, Hassan
     Mokhtari) (attachment)

3. Other
   - Discussion re: Backyard Chicken Coops in Urban Areas of West Grey (attachment)

4. Next Meeting – not determined to date

5. Adjournment
Notice of Complete Application and
Notice of Public Meeting
Concerning a Proposed Zoning By-law Amendment

Take notice that the Municipality of West Grey is in receipt of a complete application to amend the Municipality of West Grey Comprehensive Zoning By-law.

And take further notice that the Council of the Corporation of the Municipality of West Grey will hold a Public Meeting on Tuesday, May 14, 2019 @ 1:30 p.m., in the Municipal Council Chambers at 402813 Grey Rd. #4 to consider the proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

The purpose of the Zoning By-law Amendment is to rezone the lands described as Part Lot 30, Pt Div 2 & 3, Concession 1 EGR and Part Lots 69 and 70, Concession 2 EGR, Geographic Township of Glenelg, Municipality of West Grey from the “A2” (Rural) Zone and “NE” (Natural Environment) Zone to the “A2-405” (Rural Exception) Zone, “A2-406” (Rural Exception) Zone and “NE” (Natural Environment) Zone. The Amendment is intended to facilitate the severance of the property into two parcels. The ‘A2-405’ zone would allow for a lot, containing an existing dwelling, comprising 7.4 hectares and having a frontage of 7.9 metres. The ‘A2-406’ zone would allow for a lot, currently vacant, comprising 24.3 hectares and having 20 metres of frontage. Both parcels would also include lands zoned ‘NE’. The building envelope on the 24.3 hectare parcel has been identified on the Zoning By-law Amendment schedule as a result of discussions with the Saugeen Valley Conservation Authority. The balance of the ‘A2-406’ zoned portion of the 24.3 hectare lot will include a holding ("h" suffix), and no development or site alteration would be permitted within the ‘A2-406-h’ zoned area until an Environmental Impact Study has demonstrated that such development or site alteration would not negatively impact the natural heritage features that exist on the property or adjacent lands and the ‘h’ symbol has been lifted by By-law.

The lands are designated ‘Rural’ and ‘Hazard Lands’ on Schedule A to the County of Grey Official Plan.

Any person may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the bylaw is passed, the person or public body is not entitled to appeal the decision of the Municipality of West Grey Council to the Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of West Grey before the bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. A complete application has been received by the Municipality.

Additional information relating to the proposed Zoning By-law Amendment may be obtained by contacting the undersigned during regular business hours. A Key Map is provided to show the location of the lands to which this By-law pertains. A complete application has been received by the municipality.

Dated at the Municipality of West Grey this 9th day of April, 2019.

Mark Turner, Hons. B.A., AMCT, Clerk
Municipality of West Grey, 402813 Grey Rd. 4, RR 2, Durham, Ontario, NOG 1R0
Ph: (519) 369-2200; Fax: (519) 369-5962; email: mturner@westgrey.com
Proposed Severance Sketch
283103 Southgate-Glenelg Townline
Geographic Township of Glenelg
Municipality of West Grey
2019

Lands Subject to By-law Amendment
Lands Subject to Holding Provision
The Corporation of the Municipality of West Grey  
By-law Number xx - 2019

Being, a By-law to amend Zoning By-law No. 37-2006, for the Municipality of West Grey;

Whereas, the Council of the Corporation of the Municipality of West Grey deems it in the public interest to pass a By-law to amend By-law No. 37-2006;

And whereas, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

Now Therefore the Council of the Corporation of the Municipality of West Grey enacts as follows:

1. Schedule "28" to By-law No. 37-2006, is hereby amended by changing the zone symbol of Part Lot 30, Pt Div 2 & 3 Concession 1 EGR and Part Lots 69 and 70, Concession 2 EGR, Geographic Township of Glenelg, Municipality of West Grey as shown on Schedule "2BD", attached to and forming part of this by-law.

2. Section 35 to By-law No. 37-2006 is hereby further amended by adding the following subsections:

A2-405 (see Schedule "2BD")

Notwithstanding Subsection 9.1 of By-law No. 37-2006, those lands zoned 'A2-405' on Schedule "28D" shall be used in accordance with the 'A2' zone excepting however that:

(a) The minimum lot area shall be 7.4 hectares and may include lands zoned 'NE'; and,

(b) The minimum lot frontage shall be 7.9 metres.

A2-406 (see Schedule "28D")

Notwithstanding Subsection 9.1 of By-law No. 37-2006, those lands zoned 'A2-406' on Schedule "28D" shall be used in accordance with the 'A2' zone excepting however that:

(a) The minimum lot frontage shall be 20 metres and may include lands zoned 'NE' and,

(b) No development or site alteration shall occur on lands zoned 'A2-406-h' until an Environmental Impact Study has demonstrated that such development or site alteration would not negatively impact the natural heritage features that exist on the property or adjacent lands and the 'h' (holding) symbol has been lifted by By-law.
3. Schedule "28D" and all other notations thereon is hereby declared to form part of this By-law.

4. THAT THIS By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

Read a first and second time this ___th day of ______________, 2019.

Read a third time and finally passed this ___th day of ______________, 2019.

_________________________  _______________________
Christine Robinson, Mayor       Mark Turner, Clerk
SEE SCHEDULE 21

MUNICIPALITY OF WEST GREY

ZONING
SCHEDULE 28D

By-Law Number

Date Passed

Mayor

Clerk

ZONES
A1 Agricultural
A2 Rural
A3 Restricted Rural
R1A Unserviced Residential
R1B Residential
R2 Residential
R3 Residential
ER Estate Residential
MH Mobile Home Park
C1 General Commercial
C2 Highway Commercial
C3 Neighbourhood Commercial
C4 Space Extensive Commercial
C5 Hamlet Commercial
C6 Rural Commercial
MU1 Mixed Use
M1 Industrial
M2 Restricted Industrial
M3 Rural Industrial
M4 Extractive Industrial
I Institutional
OS Open Space
FD Future Development
NE Natural Environment
NE2 Natural Environment 2
FL Flood Way
FL-1 Flood Fringe Overlay
R-1 Regional Storm Floodline
Regulation Limit
Zone Exception

TOWNSHIP OF SOUTHGATE

MAR 2019 - 11X17 - GREY COUNTY PLANNING
Planning Report
for the Municipality of West Grey
Planning Advisory Committee

Date: May 14, 2019
File No: ZA-02-19
Owner: Doug and Don Marshall
Applicant: Spencer Planning Services Inc.
Legal Description: Part Lot 30, Concession 1 EGR and Part Lots 69 and 70, Concession 2 EGR, Geographic Township of Glenelg, Municipality of West Grey

Purpose of Application:
The purpose of the rezoning application is to facilitate the severance of the subject property into two parcels.

The retained parcel would be rezoned to ‘A2-405’ zone to allow for a reduced lot area and frontage of 7.4 hectares and 7.9 metres respectively. The severed parcel would be rezoned to ‘A2-406’ zone to permit a reduced lot frontage of 20 metres. As well, the building envelope on the severed parcel as identified by the Saugeen Valley Conservation Authority (SVCA) will be reflected in the Zoning By-law Amendment.

Subject Lands:
The subject property is located along the north side of Southgate-Glenelg Townline. This holding has a small amount off frontage along this boundary road and another small frontage along Concession 2.
The site comprises 313.7 hectares of land, contains the aforementioned detached dwelling and is predominantly forested. A portion of the former rail line forms part of the subject property.

**Adjacent Lands:**

This general area comprises mostly forested parcels with detached dwellings. The Marshall Heights subdivision is located nearby, to the west of the site. Some farming activity is also occurring to the north and east of the site.

**Official Plan Conformity:**

The subject lands are designated ‘Rural’ and ‘Hazard Lands’ on Schedule A to the County of Grey Official Plan.

The ‘Rural’ consent policies typically allow for a maximum lot density of three lots per original 40 hectare Crown lot, i.e. two severed parcels and a retained lot.

It was demonstrated during the evaluation of the Consent application that the proposed lot creation conforms to the County Official Plan. In this regard, the proposed Zoning By-law Amendment should also be deemed to be compliant with the Official Plan.

The subject lands are most 'Significant Woodland' on Appendix B to the Official Plan. A small area is also shown as 'Other Identified Wetland'. Development and site alteration is prohibited in a 'Significant Woodlands' or within 120 metres of the 'Significant Woodland', or within 30 metres of an 'Other Identified Wetland', unless it can be demonstrated that such development or site alteration would not negatively impact these natural heritage features or their functions. On this note, the Saugeen Valley Conservation (SVCA) and the applicant have together chosen a building envelope on the vacant severed parcel within a clearing where the SVCA is satisfied that neither of the these two natural heritage features would be identified. This building envelope has been identified in the draft Zoning By-law Amendment.

**Provincial Policy Statement:**

The consent application has been deemed consistent with the Provincial Policy Statement (PPS) and therefore the proposed rezoning should be also be deemed to be consistent with the PPS.
Discussion and Recommendation:

The requested rezoning is intended to facilitate a severance of a rural property into two parcels. This amendment conforms to the Official Plan and is consistent with the PPS. As such, the requested amendment can be approved.

Please note that this Report was prepared before all of the agency comments had been received and prior to the Public Meeting. It is possible that comments received after the writing of this Planning Report could warrant a reconsideration of the aforementioned recommendation.

Respectfully submitted,

Ron Davidson, BES, RPP, MCIP
Dear Mr. Turner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of application B05-2019 is to sever a rural lot and retain a rural lot.

The purpose and effect of application ZA02.2019 is to rezone the subject lands from ‘A2’ (Rural) Zone and ‘NE’ (Natural Environment) Zone to the ‘A2-405’ (Rural Exception) Zone, ‘A2-406’ (Rural Exception) Zone and ‘NE’ (Natural Environment) Zone. The ‘A2-405’ zone would allow for a lot, containing an existing dwelling, comprising 7.4 hectares and having a frontage of 7.9 metres. The ‘A2-406’ zone would allow for a lot, currently vacant, comprising 24.3 hectares and having 20 metres of frontage. Both parcels would also include lands zoned ‘NE’. A building envelope on the 24.3 hectare parcel has been identified on the Zoning By-law Amendment schedule as a result of discussions with the Saugeen Valley Conservation Authority. The balance of the ‘A2-406-h’ zoned area until an Environmental Impact Study has demonstrated that such development or site alteration would not negatively impact the natural heritage features that exist on the property or adjacent lands and the ‘h’ symbol has been lifted by By-law.

Schedule A of the County OP designates the subject lands as ‘Rural’. Policy 2.3.4(2) states,
April 26th, 2019

All consents for new lot development shall be no smaller than 0.8 hectares in area, and a maximum density of two lots may be considered (plus the retained lot), by the consent process, per 40 hectares.

The subject consent application meets the above noted policy requirements.

Schedule A of the OP designates a portion of the subject property as 'Hazard Lands'. Policy 2.8.2(3) outlines,

no buildings or structures are generally permitted within the ‘Hazard Lands’ designation. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the policies of Section 2.8.

Appendix B identifies a significant portion of the lands as 'Significant Woodlands'. Policy 2.8.4(1) states,

no development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

Appendix B also identifies 'Other Identified Wetlands' and a 'Stream' on the subject lands. Policies 2.8.6(5), 2.8.6(6) & 2.8.6(7) state,

no development or site alterations are permitted within or within the adjacent lands to other identified wetlands or a stream, shown on Appendix B, unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

SVCA provided pre-submission consultation comments November 14th, 2017 for the subject proposal. A building envelope was identified on the severed parcel by SVCA staff. Staff also noted that the requirement for the preparation of an Environmental Impact Study (EIS) could be waived, provided future development on the proposed severed parcel is restricted to the recommended building envelope. SVCA recommended the building envelope for the severed parcel should be formally established through the Planning Act process and that development outside of the building envelope should be restricted using a holding provision or other appropriate planning mechanism, until an acceptable EIS is completed or the requirement for the preparation of an EIS is waived. County planning staff recommend comments are received from the local conservation authority to confirm the conditions outlined in the zoning by-law amendment application address the proposed environmental protection measures for the subject lands. Outside of the building envelope, the balance of the 24.3 hectare parcel is proposed to be zoned with a holding symbol until an
Environmental Impact Study has demonstrated that such development or site alteration would not negatively impact the natural heritage features that exist on the property or adjacent lands.

Schedule B of the County OP identifies an 'Aggregate Resource Area' on the subject property. Policy 2.7.3(6) states,

Non-farm lot creation shall not be permitted within lands identified as Aggregate Resource Area on Schedule B.

Rural policy 2.3.4(7) further states,

Non-farm lot creation shall not be permitted within an area identified as Aggregate Resource Area on Appendix B to this Plan.

And policy 2.3.3(1)(i) states,

On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction or represent an incompatible land use.

The proposed severed parcel contains entirely the Aggregate Resource Area on the subject lands. Under the Rural policies 2.3.3(2), minimum lot size within the Rural designation for newly created farm lots shall be 20 hectares. The severed parcel is proposed to be 24.3 hectares. County planning staff have no concerns with the above noted policy.

As per policy 2.3.3(1)(b),

New land uses, including the creation of lots and new or expanding livestock facilities shall comply with the Provincial Minimum Distance Separation (MDS) formulae.

MDS calculations were completed and submitted as part of the applications. There are no concerns in this regard.

While the submitted application suggests that the severed parcel is to be accessed through a private right-of-way, further clarification and title search provided by the property owner's planning consultant indicates that they own the right-of-way. County planning staff have no further concern.
Provided the building envelope is identified on the severed parcel and there is a holding symbol placed on the balance of the lands with the condition that it is not lifted until an Environmental Impact Study has demonstrated that such development or site alteration would not negatively impact the natural heritage features that exist on the property or adjacent lands and the 'h' symbol has been lifted by By-law, comments are received from MNRF regarding the potential endangered species, and positive comments are received from the local conservation authority, County planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

Stephanie Lacey-Avon
Planner
(519) 372-0219 ext. 1296
stephanie.lacey-avon@grey.ca
www.grey.ca
May 8, 2019

Municipality of West Grey
Committee of Adjustment
402813 Grey Road 4, RR#2
Durham, ON, N0G 1R0

ATTENTION: Mark Turner, Secretary-Treasurer/Clerk

Dear Mr. Turner,

RE: Application for Consent BO5/2019; and,
Proposed Zoning By-law Amendment ZA-02-19
283103 Southgate-Glenelg Townline
Roll No. 420522000110700
Concession 1 EGR, Part Div 2 and 3, Part Lot 30, Concession 2 EGR, Part Lots 69 and 70
Geographic Township of Glenelg
Municipality of West Grey (Spencer Planning Services)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted applications in accordance with the SVCA’s mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Municipality of West Grey relating to plan review. The purpose of the Application for Consent is to sever a rural lot for proposed future residential use. The proposed severed lot consists of existing accessory structures and a proposed buildable area. The retained lands feature existing rural residential use and consists of an existing single detached dwelling and accessory structures. Concurrently, the application for zoning by-law amendment proposes to rezone the subject lands from the “A2” (Rural) Zone and “NE” (Natural Environment) Zone to the “A2-405” (Rural Exception) Zone, “A2-406” (Rural Exception) and “NE (Natural Environment) Zone to facilitate the severance. The ‘A2-405’ zone would allow for existing residential use on the retained lot; whereas the ‘A2-406’ zone would allow for the currently vacant severed lot. The proposed building envelope on the severed lands was reviewed by SVCA staff in 2017 and includes existing cleared lands. The balance of the ‘A2-406’ zoned portion of the severed lot will include a holding (“h” suffix) and no development or site alteration would be permitted within this holding zone until an Environmental Impact Study (EIS) is undertaken to demonstrate development would not negatively impact the natural heritage features located on and adjacent to the property. It is SVCA staff’s understanding, the proposed zoning amendment does not include a change to the existing ‘NE’ zone.

The proposal to sever the subject lands into two parcels and proposed zoning amendment is acceptable to SVCA staff, and the following comments are offered.
Natural Hazards

Portions of the property are designated Hazard Lands in the Grey County Official Plan (OP), and these same areas are zoned Natural Environment (NE) in the Municipality of West Grey Zoning By-law, both of which are in general conformance with hazard lands as plotted by the SVCA. Based on our review of the ‘Proposed Severance Sketch’ submitted with the applications, the proposed buildable area is in accordance with SVCA staff’s recommendations (SVCA letter, dated November 14, 2017) and is located outside the aforementioned hazard lands.

Natural Heritage

In the opinion of SVCA staff, the significant natural heritage features affecting the subject property include: Significant Woodlands, potentially Significant Wildlife Habitat, Fish Habitat, and potentially the Habitat of Endangered Species and Threatened Species. It is also noted that Other Identified Wetlands exist on the property.

Significant Woodlands

Significant Woodland are identified in Appendix B Constraint Mapping of the Grey County Official Plan (OP) and are shown to cover the majority of the property. The Grey County OP states that no development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on or adjacent to the subject property. The Grey County OP indicates that the Hazard Lands and the natural features shown on Appendices A and B shall be interpreted as generally representative of many, but not necessarily all, of the significant wildlife habitat. Section 2.8.6 of the OP indicates that development and site alteration shall not be permitted within wildlife habitat, or their adjacent lands, unless it has been demonstrated through an acceptable EIS that there will be no negative impacts to the natural features or their ecological functions.

Fish Habitat

Camp Creek, which flows through the central portion of the property, is considered to be 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.
Other Identified Wetlands

Other identified wetlands are also shown on the Appendix B Constraint Mapping of the Grey County OP. Section 2.8.6(7) of the Grey County OP states in part that no development or site alterations are permitted within the adjacent lands to other identified wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Environmental Impact Study

In the opinion of SVCA staff, future development within the proposed building envelope on the severed lot could occur without impacting the natural heritage features mentioned above, or their ecological functions. The building envelope is acceptable to SVCA staff as it is located on existing cleared lands. As such, in accordance with Section 2.8.7 (2) of the Grey County Official Plan, SVCA staff is of the opinion that the requirement for the preparation of an Environmental Impact Study (EIS) could be waived. SVCA staff finds the holding provision on the proposed severed lot acceptable.

Habitat of Threatened or Endangered Species

It has come to the attention of SVCA staff that Habitat of a Threatened or Endangered Species may be located on or adjacent to the subject property. 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 Environment, Conservation and Parks (MECP) for information on how to address this policy.

Please be advised SVCA staff is not able to speak to provincial and federal requirements as they relate to Section 2.1.7 of the PPS, and that the above SVCA staff opinion that an EIS is not required at this time does not take into account the Habitat of Threatened or Endangered Species that may be on or near the subject property.

SVCA Regulation

Portions of the property are within the Approximate Screening Area associated with the SVCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act R.S.O, 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any “development” within a Regulated Area or alteration to a wetland or watercourse.

“Development” and Alteration

Subsection 28(25) of the Conservation Authorities Act defines “development” as:

a) the construction, reconstruction, erection or placing of a building or structure of any kind,
b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,

c) site grading, or

d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting, or interference in any way with the existing channel of a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

To determine where the SVCA's areas of interest are located associated with our Regulation, please refer to the SVCA's online mapping program, available via the SVCA's website at http://eprweb.svca.on.ca. Should you require assistance, please contact our office directly.

Permission for Development

If development or alteration including construction, reconstruction, conversion, grading, filling (including improvement to the existing access) or excavation is proposed within the Approximate Regulated Area on the subject property, the SVCA should be contacted, as permission may be required.

Conclusion

All of the plan review functions listed in the Agreement have been assessed with respect to these applications. The Application for Consent and proposed Zoning By-law Amendment are acceptable to SVCA staff.

We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.

Sincerely,

Brandi Walter

Environmental Planning Coordinator
Saugeen Conservation

BW/

cc: Ron Davidson, Planner, Municipality of West Grey (via e-mail)
Christine Robinson, Authority Member, SVCA (via e-mail)
Tom Hutchinson, Authority Member, SVCA (via e-mail)
Your File: ZA-02-19  
Our File: West Grey Municipality  

Mr. Turner,  

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, zoning, land severance, Official plan and/or Zoning By-law Amendments.  

Thank you for the opportunity to review this matter.  

Regards,  

Chris Hachey  
Assistant Coordinator, Lands, Resources and Consultation  

Historic Saugeen Métis  
204 High Street  
Southampton, Ontario, N0H 2L0  
Telephone: (519) 483-4000  
Fax: (519) 483-4002  
Email: hsmasstlrcc@bmts.com  

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Notice of Complete Application and Notice of Public Meeting Concerning a Proposed Zoning By-law Amendment

Take notice that the Municipality of West Grey is in receipt of a complete application to amend the Municipality of West Grey Comprehensive Zoning By-law.

And take further notice that the Council of the Corporation of the Municipality of West Grey will hold a Public Meeting on Tuesday, May 14, 2019 @1:45 p.m., in the Municipal Council Chambers at 402813 Grey Rd. #4 to consider the proposed Zoning By-law Amendment under Section 34 of the Planning Act, R.S.O. 1990, as amended.

The purpose of the Zoning By-law Amendment is to rezone the subject lands described as Plan 813, Block 68, Geographic Township of Glenelg, Municipality of West Grey from the “OS” (Open Space) Zone and “NE” (Natural Environment) Zone to the “A3” (Restricted Rural) Zone and “NE” (Natural Environment) Zone. The Amendment would have the effect of permitting the construction of a detached dwelling on the subject property.

The lands are designated as “Rural” on Schedule A to the County of Grey Official Plan.

Any person may attend the Public Meeting and/or make written or verbal representation either in support of or in opposition to the proposed Zoning By-law Amendment. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of West Grey before the bylaw is passed, the person or public body is not entitled to appeal the decision of the Municipality of West Grey Council to the Local Planning Appeal Tribunal. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of West Grey before the bylaw is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. A complete application has been received by the Municipality.

Additional information relating to the proposed Zoning By-law Amendment may be obtained by contacting the undersigned during regular business hours. A Key Map is provided to show the location of the lands to which this By-law pertains. A complete application has been received by the municipality.

Dated at the Municipality of West Grey
This 17th day of April, 2019.

Mark Turner, Hons. B.A., AMCT, Clerk
Municipality of West Grey, 402813 Grey Rd. 4, RR 2, Durham, Ontario, NOG 1R0
Ph: (519) 369-2200; Fax: (519) 369-5962; email: mturner@westgrey.com
Key Map (not to scale)

Plan 813, Blk 68,
Geographic Township of Glenelg,
Municipality of West Grey
The Corporation of the Municipality of West Grey
By-law Number 129 - 2018

Being, a By-law to amend Zoning By-law No. 37-2006, for the Municipality of West Grey;

Whereas, the Council of the Corporation of the Municipality of West Grey deems it in the public interest to pass a By-law to amend By-law No. 37-2006;

And whereas, pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, By-laws may be amended by Councils of Municipalities;

Now Therefore the Council of the Corporation of the Municipality of West Grey enacts as follows:

1. Schedule “50” to By-law No. 37-2006, is hereby amended by changing the zone symbol of Plan 813, Block 68, Geographic Township of Glenelg, Municipality of West Grey, from the “OS” (Open Space) Zone and “NE” (Natural Environment) Zone to the “A3” (Restricted Rural) Zone and “NE” (Natural Environment) Zone, as shown as shown on Schedule “50G”.

2. Notwithstanding subsection 6.20.2 of By-law No. 37-2006 to the contrary, lands within the Natural Environment (NE) Zone shall be included in the calculation of lot area for the lands subject to this By-law.

3. Schedule “50G” and all other notations thereon is hereby declared to form part of this By-law.

4. THAT THIS By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

Read a first and second time this ________ day of May, 2019.

Read a third time and finally passed this ________ day of May, 2019.

Christine Robinson, Mayor

Mark Turner, Clerk
SEE SCHEDULE 18
CURLEY'S LAKE

SUBJECT LANDS

MUNICIPALITY OF WEST GREY
ZONING SCHEDULE 50G

By-Law Number
Date Passed
Mayor
Clerk

ZONES
A1 Agricultural
A2 Rural
A3 Restricted Rural
R1A Unserved Residential
R1B Residential
R2 Residential
R3 Residential
ER Estate Residential
MH Mobile Home Park
C1 General Commercial
C2 Highway Commercial
C3 Neighbourhood Commercial
C4 Space Extensive Commercial
C5 Hamlet Commercial
C6 Rural Commercial
MU1 Mixed Use
M1 Industrial
M2 Restricted Industrial
M3 Rural Industrial
M4 Extractive Industrial
I Institutional
OS Open Space
FD Future Development
NE Natural Environment
NE2 Natural Environment 2
F1 Flood Way
FF Flood Fringe Overlay
RS Regional Storm Floodline
RL Regulation Limit
ZE Zone Exception

APR 2019 - 11K17 - GREY COUNTY PLANNING
Planning Report
for the Municipality of West Grey
Planning Advisory Committee

Date: May 14, 2019
File No: ZA-03-19
Owner: Roger Bassett, Hassan Mokhtari and Alfred Schmidt

Legal Description: Block 68, Registered Plan 813,
Geographic Township of Glenelg,
Municipality of West Grey

Purpose of Application:

The purpose of this rezoning application is to change the zoning of a property from ‘OS’ (Open Space) to ‘A3’ (Restricted Rural) to facilitate the construction of a detached dwelling on the property.

Subject Lands:

The subject property is located within the subdivision at Curleys Lake and has frontages along Lookout Drive, Highland Drive and Lake Drive.

The site comprises eight hectares of land, of which approximately three hectares are forested. The non-forested area of the property (adjacent to Lookout Drive) is considerably higher in elevation than the rest of the property and all other lands in the surrounding area.

Adjacent Lands:

Several new homes have been erected within this subdivision over the last few years. Several vacant lots, however, still exist.
Official Plan Conformity:

The subject lands are designated 'Rural' on Schedule A to the County of Grey Official Plan. The 'Rural' policies would allow for the erection of a house on this property.

Almost the entire subdivision is shown on Schedule B as an 'Aggregate Resource Area'. The policies of the Official Plan generally prohibit new development where it would potentially inhibit or prohibit the future extraction of the material. In this particular case, however, aggregate extraction will definitely not occur on the subject lands or abutting properties because the lands are within a residential subdivision that contain several houses. In this regard, the aggregate policies should not be applied to this rezoning request.

There are forested lands within approximately 50 metres of the site that are shown on Appendix B as 'Significant Woodland'. The Saugeen Valley Conservation Authority (SVCA) has advised that the property may also feature a groundwater recharge area that hydrologically supports adjacent wetlands and surface water features, including Curleys Lake; and that, the subject lands may also support ecological functions for adjacent significant woodlands, significant wildlife habitat and the habitat of endangered species and threatened species. Allowing development to occur in certain areas of the subject lands could potentially impact water quantity and quality to adjacent hydrologic features. On this note, the Official Plan contains policies intended to protect such natural heritage features and hydrologic features. The SVCA has advised that rezoning the entire property to 'A3' for the purpose of allowing one residential development is premature at this time without the benefit of supporting technical studies (i.e. Environmental Impact Study and Hydrogeological Study). The SVCA, however, is also of the opinion that the subject lands could support one residential development somewhere on the site without the need to undertake the aforementioned studies provided the proposed location is in an area where clearing of vegetation and significant site alteration is not required. The SVCA is requesting that the owner prepare a site plan showing the proposed building location; and, if the building envelope is satisfactory to the SVCA, they will be recommending that only that specific area of the site be rezoned from 'OS' to 'A3'.

Provincial Policy Statement:

The Provincial Policy Statement (PPS) contain policies to protect natural heritage features, hydrologic features and areas of known aggregate deposits. As noted above, the SVCA has advised that it is premature to deal with the rezoning application until a development envelope has been identified on the site, in fear of the development potentially impact the natural heritage and hydrologic features in the area. Until this matter has been resolved, it cannot be confirmed that the proposed rezoning is consistent with the PPS.
Discussion and Recommendation:

The subject lands are zoned 'OS' because they were likely intended to be owned by the Municipality and used for park purposes when the subdivision was being approved. This obviously did not occur. (This happened elsewhere within this subdivision as well.)

In any regard, the lands are owned privately and allowing for one house to be erected on this large private property seems to be reasonable request. There’s no doubt that this property, given its size and altitude, would provide for a highly desirable building site.

At the present time, however, there is concern from the SVCA about rezoning the entire property to ‘A3’ because development on certain areas of the site could have a negative impact on the natural environment, as stated above. As per the recommendation of the SVCA, the application should be deferred until the applicant has provided a drawing showing building envelope to the SVCA. Once the SVCA’s concerns have been satisfied, they will be recommending that only those particular lands be rezoned to ‘A3’.

In view of the foregoing, the application should be deferred.

Please note that this Report was prepared before all of the agency comments had been received and prior to the Public Meeting. It is possible that comments received after the writing of this Planning Report could warrant a reconsideration of the aforementioned recommendation.

Respectfully submitted,

Ron Davidson, BES, RPP, MCIP
May 3rd, 2019

Mark Turner, Clerk
Municipality of West Grey
4028130 Grey Road 4, RR 2
Durham, Ontario
N0G 1R0
*Sent via E-mail

RE: Zoning By-law Amendment ZA-03-19
Plan 813, Block 68
Municipality of West Grey
Applicant/Owner: Roger Bassett, Alfred Schmidt and Hassan Mokhtari

Dear Mr. Turner,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose of the subject application is to rezone the subject lands described as Plan 813, Block 68, Geographic Township of Glenelg, Municipality of West Grey from the “OS” (Open Space) Zone and “NE” (Natural Environment) Zone to the “A3” (Restricted Rural) Zone and “NE” (Natural Environment) Zone. The Amendment would have the effect of permitting the construction of a detached dwelling on the subject property.

Schedule A of the OP designates a portion of the subject property as 'Rural'. Section 2.3.2 of the County OP states,

(1) The predominant use of the lands shall be for agriculture and forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. In addition to the uses permitted under Section 2.1.1 (1) of this Plan, other uses also permitted within the Rural designation shall include low density non-farm residential, gardens suites, small scale commercial and industrial uses, institutional and resource based recreational uses, sand and/or gravel operations proposed within Aggregate Resource Area identified on Schedule B, licensed aggregate operations identified as Mineral Resource Extraction on Schedule B, and wayside outs and quarries in accordance with Section 2.7.2 of this Plan.
The subject application meets the above noted policy, therefore County planning staff have no concerns.

Schedule A of the OP indicated that the subject property is adjacent to a ‘Hazard Lands’ designation. Section 2.8.2 of the OP states,

(2) Permitted uses in the Hazard Lands designation are forestry and uses connected with the conservation of water, soil, wildlife and other natural resources. Other uses also permitted are agriculture, passive public parks, public utilities and resource based recreational uses. The aforementioned uses will only be permitted where site conditions are suitable and where the relevant hazard impacts have been reviewed.

(3) In the Hazard Lands designation buildings and structures are generally not permitted. Minor extensions or enlargements of existing buildings and structures may be permitted subject to the Grey County OP

Appendix B of the OP identifies the existence of ‘Significant Woodlands’ adjacent to the subject project. Policy 2.8.4 (1) states,

No development or site alteration may occur within Significant Woodlands or their adjacent lands unless it has been demonstrated through an Environmental Impact Study, as per section 2.8.7 of this Plan, that there will be no negative impacts on the natural features or their ecological functions.

The proposed development would be located outside the above noted natural heritage features, therefore County planning staff have no concerns.

Schedule B of the OP identifies the Aggregate Resource Area on a portion of the parcel. Section 2.3.3 of the OP states,

On areas identified as an Aggregate Resource Area on Schedule B to this Plan, as well as within 300 metres of areas identified as Mineral Resource Extraction on Schedule B, non-farm development (other than passive open space uses) shall only be permitted where it has been demonstrated that the proposed land use or development would not significantly preclude or hinder future aggregate extraction, or represent an incompatible land use.

In general, the County does not allow for development to occur in Aggregate Resource Areas which could potentially inhibit future access to the resources. In this case, the subject property is surrounded by residential dwellings and thus impacts on the resource already exist; therefore, County planning staff do not have any concerns.
Section 5.3 of the OP, along with section 1.6.6 of the PPS speak to ensuring new development can be adequately serviced with water and sewer, or on-site private services.

Provided that the proposed development can be adequately serviced, County planning staff have no further concerns.

The County requests notice of any decision rendered with respect to this application.

If you wish to discuss this matter further, please do not hesitate to contact me.

Yours truly,

Hiba Hussain
Planner
(519) 372-0219 ext. 1241
hiba.hussain@grey.ca
www.grey.ca
May 8, 2019

Municipality of West Grey
402813 Grey Road 4, RR#2
Durham, ON, N0G 1R0

ATTENTION: Mark Turner, Secretary-Treasurer/Clerk

Dear Mr. Turner,

RE: Proposed Zoning By-law Amendment ZA-03-19
Property Roll No. 420522000511760
Plan 813, Block 68
Geographic Township of Glenelg
Municipality of West Grey (Bassett, Mokhtari, Schmidt)

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application in accordance with the SVCA's mandate, the SVCA Environmental Planning and Regulations Policies Manual, amended October 16, 2018, and the Memorandum of Agreement between the SVCA and the Municipality of West Grey relating to plan review. The purpose of the application is to rezone the subject lands from the “OS” (Open Space) Zone and “NE” (Natural Environment) Zone to the “A3” (Restricted Rural) zone and “NE” (Natural Environment) Zone for the purpose of permitting the construction of a detached dwelling. Based on our review of applicable policies, historical correspondence, and mapping, SVCA staff recommends the application be deferred. Please refer to the following comments for more information.

Natural Hazards

The subject property is not directly affected by natural hazard features.

Natural Heritage

In the opinion of SVCA staff, the significant natural heritage features affecting the subject property are significant woodlands and their adjacent lands, adjacent lands to local wetlands, potentially significant wildlife habitat, and potentially habitat of threatened species and endangered species. It is also SVCA staff's opinion, the lands zoned “OS” Open Space may contain portions of an aquifer / groundwater recharge area that likely serves as an important hydrologic feature that supports the ecological function of Curley's Lake and adjacent wetlands.
Significant Woodlands

As presented on Appendix B in the County of Grey Official Plan (OP) there appears to be a small portion of significant woodland plus 50 metres adjacent lands (as per s. 6.19 of OP) located on the south-east corner of the property. Section 2.8.4, Significant Woodlands policies of the County OP does not support development in significant woodlands or on adjacent lands to the woodland unless it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural feature or it’s ecological functions. It is SVCA staff’s recommendation that an EIS should not be required to support this application, subject to conditions / comments noted-below in the ‘Conclusion’ section of this report.

Other Wetland

Wetlands are not directly located on the property as indicated in the County Official Plan - Schedule B. However, SVCA mapping, historical correspondence for the Curley’s Lake Subdivision (42T-76058), and SVCA staff review of site specific proposals on adjacent lots (48 – 50) identify wetlands adjacent to the property and immediately north of Lake Dr. These wetlands are primarily contained within the Hazard Lands designation (Schedule A) and the “NE” Zone as delineated in the Municipality of West Grey Zoning By-law. Portions of the wetlands have been identified in Schedule B. However, it is SVCA staff’s opinion these wetlands form part of a larger wetland complex not identified in the OP. As such, SVCA staff, at the County’s request, would be pleased to provide mapping to update wetlands at the subject location for Schedule B, upon request.

In general, s. 2.8.6, Natural Function policies of the County OP does not support development within adjacent lands to “other wetlands” unless it has been demonstrated through an EIS that there will be no negative impacts on the natural feature or it’s ecological functions. S. 6.19 of the County OP defines adjacent lands to “other wetlands” as 30 metres to the wetland boundary. It is SVCA staff’s recommendation that an EIS should not be required to support this application, subject to conditions / comments noted-below in the ‘Conclusion’ section of this report.

Significant Wildlife Habitat

While there is no County-wide mapping of significant wildlife habitat, it has come to the attention of SVCA staff that significant wildlife habitat may be located on and/or adjacent to the property. The Grey County OP states in part that development and site alteration shall not be permitted within significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts to the habitat or its ecological functions. It is SVCA staff’s recommendation that an EIS should not be required to support this application, subject to conditions / comments noted-below in the ‘Conclusion’ section of this report.

Habitat of Endangered Species and Threatened Species

It has come to the attention of SVCA staff that the habitat of endangered species and threatened 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 and threatened species, except in accordance with provincial and federal requirements. It is the responsibility of the applicant to ensure the endangered species and threatened species policy referred to in the PPS has been appropriately addressed. Please contact the Ministry of Environment, Conservation and Parks (MECP) for information on how to address this policy.
Aquifer / Groundwater Recharge Area

Based on SVCA staff’s review of topographical mapping, adjacent land uses, and historical correspondence for the Curley’s Lake Subdivision (42T-76058) it is our opinion the property may feature a groundwater recharge area, which likely supports adjacent wetlands and water input to Curley’s Lake. The lake appears to be a remnant “pot hole” lake, where water input to the lake would be from surface water sheet flow, surrounding groundwater seeps and wetlands. Current mapping does not suggest there is an online watercourse that supports the lake’s water levels. As such, development on the remaining Open Space Zones in the Curley’s Lake Subdivision could potentially impact water quantity and quality to adjacent hydrologic features (lake and wetland.)

SVCA staff review of the Subdivision Agreement, s. 52 (1979) in our files suggest the property was zoned Open Space for the benefit of adjacent landowners and that proposed recreational use was subject to the requirements of the Ministry of Natural Resources. Given the Subdivision Agreement is dated, and that SVCA staff cannot comment on the Ministry’s intent for supporting the current Open Space zoning, we can only surmise the property was selected for recreational use based on its potential hydrologic function as a groundwater recharge area as indicated in our review of the Ministry’s correspondence/concerns.

SVCA Regulation

Please be advised that portions of the portions of the property are subject to the SVCA’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 169/06, as amended). This Regulation is in accordance with Section 28 of the Conservation Authorities Act, R.S.O. 1990, Chap. C. 27, and requires that a person obtain the written permission of the SVCA prior to any “development” in a Regulated Area or alteration to a wetland or watercourse.

“Development” and Alteration

Subsection 28(25) of the Conservation Authorities Act defines “development” as:

- a) the construction, reconstruction, erection or placing of a building or structure of any kind;
- b) any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure;
- c) site grading; or,
- d) the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere.

And;

According to Section 5 of Ontario Regulation 169/06, as amended, alteration generally includes the straightening, diverting or interference in any way with a river, creek, stream or watercourse, or the changing or interfering in any way with a wetland.

Based on our review of SVCA mapping and historical correspondence for the subdivision and adjacent lands, the Regulated Area affecting the property is primarily comprised of lands adjacent to the wetlands and includes a small section on the north-west property boundary. In order to determine where the SVCA’s area of interest
is located associated with our Regulation on the subject property please refer the SVCA’s online mapping program, available via the SVCA’s website at http://eprweb.svca.on.ca.

Permission for Development or Alteration

If development or alteration including construction, reconstruction, conversion, grading, filling or excavation is proposed within SVCA’s areas of interest on the property, the SVCA should be contacted as permission may be required.

Conclusion

Based on our review of the aforementioned policies, mapping, and historical context of the “OS” Open Space zoning, it is our opinion the property may feature a groundwater recharge area that hydrologically supports adjacent wetlands and surface water features, including Curley’s Lake; and that, the subject lands may also support ecological functions for adjacent significant woodlands, significant wildlife habitat and the habitat of endangered species and threatened species.

It is our understanding, the proposed zoning by-law amendment would allow for the construction of one residential development on the property. In the opinion of SVCA staff, rezoning the entirety of the Open Space Zone for the purpose of allowing one residential development is premature, at this time, without the benefit of supporting technical studies (i.e. EIS, Hydrogeological Study). Rezoning the entirety of the Open Space zone may open up the potentially sensitive lands to future development. None-the-less, it is also staff’s opinion the subject lands could support one residential development without the need to undertake the aforementioned studies, provided the proposed location is in an area where clearing of vegetation and significant site alteration is not required. However, a site plan for the proposed location of the development was not submitted in support of this application. As such, SVCA staff cannot comment, at this time, as to whether the proposed location for development is acceptable.

Therefore, it is SVCA staff’s recommendation that;

1. The application be deferred until a site plan for proposed development is submitted to the Municipality.
2. SVCA staff be provided the opportunity to review the proposed buildable location to address our above-noted concerns; and that;
3. Only the location for the proposed building site be rezoned from “OS” Open Space to proposed “A3” Restricted Agriculture in the absence of supporting technical documentation to prevent future development that could impact adjacent natural heritage features.

All of the plan review functions listed in the Agreement have been assessed with respect to these applications. We trust this information is helpful. Should questions arise, please do not hesitate to contact this office.
Municipality of West Grey
ZA-03-19
May 8, 2019
Page 5 of 5

Sincerely,

[Signature]

Brandi Walter
Environmental Planning Coordinator
Saugeen Conservation

BW/
cc: Christine Robinson, Authority Member, SVCA (via email)
    Tom Hutchinson, Authority Member, SVCA (via email)
Mark Turner

From: Lands and Resources Consultation Coordinator <saugeenmetisadmin@bmts.com>
Sent: Wednesday, April 17, 2019 12:55 PM
To: Mark Turner
Subject: Request for Comments - West Grey (Roger Bassett, Alfred Schmidt, Hassan Mokhtari) Zoning By-law Amendment

Your File: ZA-03-19
Our File: West Grey Municipality

Good Afternoon Mr. Turner,

The Historic Saugeen Metis (HSM) Lands, Resources, and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed development, land re-designation, rezoning, land severance, Official Plan and/or Zoning By-law Amendments.

I trust this may be helpful.

Regards,

George Govier

Co-ordinator Lands, Resources, and Consultation

Historic Saugeen Metis
204 High Street
Southampton, Ontario
NOH 2L0
Direct Line (519) 483-4001
Fax (519) 483-4002
Email HSMLRCC@bmts.com

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Durham Town Council
402813 Grey Road 4, RR2
Municipality of West Grey, ON

re: Request to amend by-law with regard to raising chickens in an urban zone.

Dear Town Council,

As a resident of Durham for almost 30 years and a retired teacher, I have lately become attracted to the idea of raising a few chickens on my property. However, I understand that present West Grey by-laws forbid raising chickens in an area zoned urban/residential. Therefore I'm turning to you to have the appropriate by-law amended.

If my submission is accepted, Durham would be joining a number of Ontario municipalities that now allow the raising of “backyard chickens”, including, but not limited to:

- Barrie
- Brampton
- Caledon
- Guelph
- Kingston
- London
- Mississauga
- Newmarket
- Niagara Falls
- Quinte West
- Saugeen Shores
- parts of Toronto
- Waterloo

Appended to this document is Saugeen Shore's By-Law 42-2017, detailing the requirements and prohibitions relating to its acceptance of backyard chickens. I submit it as a possible template for a revised West Grey by-law.
Because some of you may have reservations, I will first identify the most obvious objections to a by-law amendment, and then respond to them.

Vermin
Objection: Uneaten chicken food will attract mice and rats.
Response: Stored feed must be kept in rodent-proof containers, and any uneaten food discarded at the end of the day.

Smell
Objection: Chicken droppings create odours that will offend neighbors.
Response: Droppings must be removed frequently, and stored in an covered composting container. When I was a teenager, my family raised 75 chickens, and the smell that they generated was discernible for only a short (less than 5 meter) distance. Our neighbors never complained!

Avian Flu
Objection: Backyard chickens could increase the spread of Avian Flu.
Response: It is important not to confuse human cases of avian influenza with cases of human influenza. Human influenza ("the flu") is a common respiratory disease that spreads easily and rapidly from person to person. Although different strains of avian flu virus circulate year-round among birds, the virus does not usually spread to people.

Source:

Moreover, Avian Influenza is a problem mostly in the developing world rather than throughout the western world. While there are vaccines available globally, there are several strains of AI, and it is almost impossible to have one for every strain out there. To make matters worse, the Avian Influenza virus is constantly changing, meaning that a given vaccine may be useless within weeks or months of being manufactured.

Source:
https://poultrykeeper.com/respiratory-problems/avian-influenza/

Noise
Objection: Roosters will wake up neighbors at four in the morning!
Response: Roosters will not be allowed.
THE GOOD NEWS

Here are a few reasons why the citizens of West Grey would benefit greatly from a revised by-law:

- Chickens provide fresh, healthy food on a daily basis.
- Raising chickens provides a rewarding occupation for retired people like myself.
- Children develop the discipline required to raise livestock, all the while discovering the wonder therein.
- Watching chickens is entertaining. They are smarter and more dignified than most people realize.
- Getting eggs from happy, well-cared-for free-range chickens provides an ethical alternative to buying eggs produced by factory farming.

Finally, I heartily thank the West Grey Town Council for the opportunity to propose this by-law amendment.

Very truly yours,

Norman T. White
THE CORPORATION OF THE TOWN OF SAUGEEN SHORES BY-LAW

42 - 2017

Being a By-law to Regulate the Keeping of Hens in the Town of Saugeen Shores

WHEREAS the Municipal Act, 2001 (S.O. 2001, c.25) authorizes a lower tier municipality to pass By-laws regulating the keeping of animals;

AND WHEREAS the Council of the Corporation of the Town of Saugeen Shores considers it desirable to enact such a By-law;

THEREFORE BE IT RESOLVED that the Council of the Town of Saugeen Shores enacts as follows:

1. DEFINITIONS

1.1 In this by-law,
"Hen" means female chicken
"Official Plan" means the Town of Saugeen Shores Official Plan and its amendments
"Owner" means a person or his or her authorized agent in lawful control of the premises, building, occupancy or other structure or portion thereof under consideration and who keeps or harbours hens
"Town" means Town of Saugeen Shores
"Zoning By-law" means the Town of Saugeen Shores Zoning By-law and its amendments

2. REGISTRY

2.1 The Town's Chief Building Official shall maintain a registry of owners of hens and owners of property on which hens are kept.

2.2 The Registry shall contain the following information:
   a) The name of the owner of property on which hens are kept
   b) The street address of the property on which hens are kept
   c) The mailing address of the owner of property on which hens are kept
   d) A statement from the owner of property on which hens are kept which affirms that all requirements are this by-law will be adhered to

2.3 The Town may collect a fee to maintain the registry and any fee shall be incorporated in the Town's Fees & Charges By-law.

3. LAND REQUIREMENTS

a) No person shall keep, at any one time, more than 5 hens at a property.

b) No person shall keep hens on a property except in accordance with the following provisions:
   c) The owner of the land has paid any applicable fee as authorized by this By-law to register the hens with the Town
   d) The owner of the land has provided the necessary information to the Town in respect of the Registry outlined in this by-law
   e) The owner resides on the property
   f) The property on which the hens are located is zoned R1-Residential One, R2-Residential Two or PD-Planned Development, and any special provisions for the listed zones in the Town's Zoning By-law
   g) The property on which the hens are located is within the Settlement Area of the Town's Official Plan
   h) The property on which the hens are located contains a lawfully existing single detached dwelling unit. The property on which the hens are located is 1000 m² or greater
   i) Hens can only be located in the rear yard, as defined in the Town's Zoning By-law
   j) The owner abides by all provisions of this by-law
4. **HEN REQUIREMENTS**

4.1 All permitted hens shall be kept in a fully enclosed coop or run in a manner that contains the hens on the property and prevents their escape from such coop or run.

4.2 All hens shall be tagged with sufficient information to identify the owner of the hens.

5. **COOP AND MAINTENANCE REQUIREMENTS**

5.1 Coops and any run shall be setback a minimum of 1.5 m from side and rear lot lines and a minimum of 5 metres from any dwelling unit, excluding the dwelling unit on the property on which the hens are located.

5.2 Every owner of hens and every property owner on which hens are kept shall ensure the hens are housed in a coop that is constructed and maintained:
   a) to provide protection from weather and be adequately ventilated
   b) to exclude rodents and predators
   c) with flooring that is resistant to moisture and mold and retains heat in the cold weather
   d) with a chicken box sufficient to accommodate all hens
   e) with a perch area sufficient to accommodate all hens
   f) with an accessible dust bath area

5.3 Every owner of hens and every property owner on which hens are kept shall ensure that:
   a) Coops and runs are maintained in a clean condition
   b) Coops and runs are maintained to ensure that smells do not cause a nuisance to residents of any neighbouring property or any residents of the Town
   c) Coop floors are lined with shavings, straw or other appropriate materials to absorb manure and facilitate cleaning
   d) Coops are deep cleaned at least two times per year including disinfection of troughs, perches and nests
   e) Feeders and water containers are provided and are cleaned and disinfected regularly
   f) All stored feed is kept in rodent proof containers and secured at all times to prevent rodents and other animals from accessing it.
   g) Feeding of hens is done in a manner that minimizes the attraction of rodents or other animals
   h) Manure and droppings are cleaned out daily and stored in a secured container until disposed of in accordance with all applicable laws and regulations
   i) Hens have access to an enclosed outdoor run area
   j) Deceased hens are disposed within 24 hours of death at a livestock disposal facility, through the services of a veterinarian, or through a facility approved by the Ministry of Agriculture, Food and Rural Affairs and are disposed of in accordance with all other applicable laws and regulations
   k) Hens are kept in accordance with all other Town by-laws respecting noise and property maintenance

6. **PROHIBITIONS**

6.1 No person shall engage in the sale of eggs, manure, meat or other products and by-products of hens.

6.2 No person shall engage in the slaughtering or butchering of hens.

6.3 No person shall keep roosters.

7. **NON-APPLICABILITY**

7.1 This By-law does not apply to lands meeting any of the following provisions:
   a) Lands located outside of the Town's Settlement Area as defined in the Town's Official Plan
8. **CONTRAVENTION**

8.1 The provisions of this by-law shall be enforced by the Municipal Law Enforcement Officer or a Police Officer.

8.2 An officer who has reasonable grounds to believe that a person has contravened any provisions of this by-law may require that person to provide identification of themselves, and every person who is required by an officer to provide identification under this section, shall identify themselves to the officer and shall provide their correct name and address.

8.2.1 Providing such information shall constitute sufficient identification.

8.2.2 Failure to provide such information shall constitute obstruction of the Officer.

8.3 Enforcement - Provincial Offences Act

Any person who violates a provision of this by-law is guilty of an offence an on conviction is liable to pay a penalty provided in Section 61 of the Provincial Offences Act R.S.O. Chapter P 33 as amended or re-enacted from time to time.

8.4 Enforcement - Municipal Act

Where any person is directed or required by this by-law to do any matter or thing, such matter or thing may be done in default of its being done by the person directed or required to do it at that person’s expense, and such expense may be recovered by action or as municipal taxes in the manner prescribed by the Municipal Act.

9. **TIME LIMIT**

9.1 Unless this by-law is amended by the Town, all permissions granted by this by-law shall expire 2 years from the date this by-law comes into force.

10. **SEVERABILITY**

10.1 In the event that any provision of this by-law is declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the remaining provisions of this by-law.

11. **EFFECTIVE DATE**

11.1 This by-law comes into force and takes effect upon its passage.

READ A FIRST AND SECOND TIME THIS 8TH DAY OF MAY, 2017.

READ A THIRD TIME AND FINALLY PASSED AND SEALED THIS 8TH DAY OF

______________________________
Linda White, Clerk
ANIMALS - REGULATION

408.6.4 Removal of feeding device - owner/occupant
Every owner and occupier of property shall immediately remove any feeding device placed on the property in violation of this Chapter.

408.6.5 Feeding Wild Birds - Duties of owner/occupant of property
No person shall feed or permit the feeding of a wild bird unless:

(a) having the permission of the owner or occupant of the property where the bird is fed;

(b) ensuring there is no accumulation of bird feces;

(c) making food reasonably inaccessible to wild animals and ensuring that food does not unreasonably attract wild animals in a manner that creates a nuisance to occupants of any property;

(d) promptly removing and disposing of excessive spilled seed or other food to ensure it does not attract wild animals; and

(e) ensuring that the feeding does not interfere with the normal use or enjoyment of any property. "By-law 2016-085, 29 August, 2016."

Article 7
HENS

408.7.1 A person may keep up to four hens at a property in a residential zone under the Zoning By-law providing the conditions and requirements contained in this Article are met.

408.7.2 Every owner of hens and every owner of property on which hens are kept shall ensure that:

(a) the owner of the hens has paid the applicable permit fee as set by Council from time to time, made application for, and obtained a permit from the City to allow the keeping of hens at the property;

(b) the owner of the hens resides at the property;

(c) the property on which the hens are kept has residential zoning under the Zoning By-law and contains a single detached, semi-detached, or townhouse dwelling;

(d) all owner(s) and all adult occupant(s) of the property have consented in writing to the satisfaction of the City to the keeping of hens at the property;
ANIMALS - REGULATION

(e) the hens are kept in a fully enclosed coop or run in a manner that contains the hens on the property and prevents their escape from such coop or run;

(f) the coop and any run are within the rear yard, exterior side yard, or interior side yard of the property; and

(g) the coop and any run are set back at least 1.2 metres from the rear lot line and at least 2.5 metres from any interior side lot line or exterior side lot line of the property and at least 2.5 metres from any rear lot line abutting an exterior side yard or interior side yard of another property unless all owner(s) and all adult occupant(s) of any property from which the aforementioned setbacks are not in place have consented in writing to the satisfaction of the City to the placement of the coop or run.

408.7.3
When a coop is built within a shed or other structure, only the portion actually used to house hens shall be required to meet the setback requirements of section 408.7.2.

408.7.4
Every owner of hens and every property owner on which hens are kept shall ensure the hens are housed in a coop that is constructed and maintained:

(a) to provide protection from weather and be adequately ventilated;

(b) to exclude rodents and predators;

(c) with flooring that is resistant to moisture and mold and retains heat in the cold weather;

(d) with a chicken box sufficient to accommodate all hens;

(e) with a perch area sufficient to accommodate all hens; and

(f) with an accessible dust bath area.

408.7.5
Every owner of hens and every property owner on which hens are kept shall ensure that:

(a) coops and runs are maintained in a clean condition;

(b) coops and runs are maintained to ensure that smells do not cause a nuisance to residents of any neighbouring property or any residents of the City;
ANIMALS - REGULATION

(c) coop floors are lined with shavings, straw, or other appropriate materials to absorb manure and facilitate cleaning;

(d) coops are deep cleaned at least two times yearly including disinfecting of troughs, perches, and nests;

(e) feeders and water containers are provided and are cleaned and disinfected regularly;

(f) all stored feed is kept in rodent proof containers and secured at all times to prevent rodents and other animals from accessing it;

(g) feeding of hens is done in a manner that minimizes the attraction of rodents or other animals;

(h) manure and droppings are cleaned out daily and stored in a secured container or composter in accordance with compost regulations until disposed of in accordance with all applicable laws and regulations;

(i) each hen is banded with such band containing current contact information for the hen's owner;

(j) hens have access to an enclosed outdoor run area;

(k) deceased hens are disposed of at a livestock disposal facility, through the services of a veterinarian, chicken exchange program, or through a facility as approved by the Ministry of Agriculture, Food, and Rural Affairs and are disposed of in accordance with all laws;

(l) there is no sale of eggs, manure or other products associated with the keeping of hens;

(m) no slaughtering or butchering of hens is done on the property;

(n) hens are kept in accordance with all other laws including the City's by-laws respecting noise, lot maintenance, property standards, and animals as well as provincial legislation respecting the keeping of animals.

(1) An owner or adult occupant of property may withdraw consent to placement of a hen coop or run that is closer to their property than otherwise required by submitting written notice to the satisfaction of the City to the City's Director of By-law Enforcement. Where such consent is withdrawn, the City shall notify the owner of the property where the coop or run is placed that consent has been withdrawn.
ANIMALS - REGULATION

(2) Where the City notifies a property owner that consent to have the coop or run closer to a property than otherwise required has been withdrawn, that owner of property on which hens are kept shall ensure that the coop or run is removed or relocated within a permitted area by the later of November 1 of that calendar year or six (6) months following the date of notification being given.

408.7.7
Where an owner of hens can show to the satisfaction of the City's Director of Enforcement that they owned more than four hens on November 8, 2016, the person shall be allowed to keep up to six of the hens owned on that date for the lifetime of the hens but shall not replace any hen that dies until the number of hens is reduced to four. Any person relying on this provision shall provide such information as the Director of Enforcement reasonably requires for the purposes of identifying existing hens and ensuring that new hens are not purchased until the number of hens is reduced to four. This provision shall only apply if the hens are kept in compliance with all other provisions of this by-law.” By-law 2016-118, November 21, 2016

Article 8
ENFORCEMENT

408.8.1 Fine - for contravention
Every owner who contravenes any provision of this Chapter or, an Order issued pursuant to this Chapter, is guilty of an offence and is liable, upon conviction, to a fine not exceeding Five Thousand Dollars ($5000), exclusive of costs, for each offence, recoverable under the Provincial Offences Act. By-law 98-186, 30 November, 1998; By-law 2008-96, 20 May, 2008.

Article 9
SEVERABILITY

408.9.1 Validity
Each and every of the provisions of this Chapter is severable and if any provisions of this Chapter should for any reason be declared invalid by any court, it is the intention and desire of this Council that each and every of the remaining provisions hereof shall remain in full force and effect.

Article 10
REPEAL

409.10.1 By-law - previous
Why backyard chickens are a health risk

By Jen Christensen and Debra Goldschmidt, CNN
Updated 10:25 AM ET, Thu July 26, 2018

Story highlights

212 people across 44 states have gotten sick since February

The CDC has identified nine previous outbreaks due to live poultry since 2011

(CNN) — "Always wash your hands after handling live poultry." That's the reminder from the US Centers for Disease Control and Prevention this week due to another outbreak of salmonella from backyard chickens.

Two hundred twelve people have gotten sick with salmonella since February due to poultry, the agency said Monday. The illnesses have been reported in 44 states.

This is the 10th time since 2011 the CDC has announced an outbreak due to live poultry. According to the agency, 70 salmonella outbreaks linked to live poultry have been declared since 2000.

"A lot of people perceive a bird with salmonella will look sick, but that is really not the case," Dr. Megin Nichols, a CDC veterinarian, told CNN after an outbreak last year. The birds carry the bacteria on their feathers, on their feet and in their droppings.

Symptoms of salmonella begin 12 to 72 hours after a person is infected and include diarrhea, fever and abdominal cramping. This can last about four to seven days, and most individuals recover without treatment. However, those who develop severe diarrhea may need to be hospitalized. Thirty-four people have been hospitalized as part of this latest outbreak.

Those who are very young, who are very old or who have compromised immune systems are most at risk for complications and severe cases of illness.

The trendiness of these birds has probably contributed to the rise in these illnesses, Nichols said, as more people want to know where their food comes from and are providing it for themselves.

Related Article: These foods linked to ongoing outbreaks might make you sick

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The trendiness of these birds has probably contributed to the rise in these illnesses, Nichols said, as more people want to know where their food comes from and are providing it for themselves.
But the basics start with always washing hands with soap and water after touching the birds or anything in their environment. Equipment including food and water bowls can be contaminated with the bacteria, too.

To avoid tracking the bacteria elsewhere, use a separate pair of shoes for taking care of the chickens and don’t wear them inside your home. And, of course, keep the birds outside, too, so they don’t track bacteria into your home.

Children younger than 5 years old should be supervised whenever they are handling these animals as they are particularly susceptible to the infection because they often put their hands in their mouths. Be sure to teach them how to handle the animals.

If you collect your chicken’s eggs, wash them well before use and cook them thoroughly before eating.

Those who are sick in this latest outbreak told federal health investigators their chicks and ducklings came from multiple sources, including feed supply stores, websites, hatcheries and from other people. The CDC is reminding feed stores and mail-order hatcheries that sell the animals to take steps to take to prevent salmonella in flocks.

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Keeping Backyard Chickens and Other Poultry

Backyard chickens and other poultry (ducks, turkeys) can carry germs like *Salmonella*. After you touch a bird, or anything in the area where birds live and roam, wash your hands so you don't get sick!

Owning backyard chickens and other poultry can be a great experience. However, people have gotten sick with *Salmonella* from handling poultry or items in the area where they live and roam. Even handling baby birds displayed at stores or exhibits can spread *Salmonella* infections to people.

There Are Many Ways You Can Get *Salmonella* from Poultry

Poultry might have *Salmonella* germs in their droppings and on their bodies (feathers, feet, and beaks), even when they appear healthy and clean. The germs can get on cages, coops, feed and water dishes, hay, plants, and soil in the area where the birds live and roam. Germs also can get on the hands, shoes, and clothes of people who handle or care for poultry.

People can be infected with *Salmonella* germs when they put their hands or equipment that has been in contact with poultry, in or around their mouth. Children younger than 5 years are more likely to get sick because their immune systems are still developing, and they are more likely to put their fingers and other objects into their mouths.
Sometimes, people can become so sick from a Salmonella infection that they have to go to the hospital. Serious Salmonella infections are more likely to occur in people in these groups:

- Children younger than 5 years
- Adults older than 65 years
- People with immune systems weakened from a medical condition, such as diabetes, liver or kidney disease, and cancer or its treatment
Wash Your Hands and Take Other Steps to Reduce Yours Chances of Getting *Salmonella*

- Always [wash your hands](https://www.cdc.gov/features/handwashing/index.html) with soap and water right after touching backyard poultry or anything in the area where they live and roam.
  - Adults should supervise handwashing by young children.
  - Use hand sanitizer if soap and water are not readily available.
- Don’t let backyard poultry inside the house, especially in areas where food or drink is prepared, served, or stored.
- Set aside a pair of shoes to wear while taking care of poultry and keep those shoes outside of the house.
- Children younger than 5, adults older than 65, and people with weakened immune systems shouldn’t handle or touch chicks, ducklings, or other poultry.
- Poultry should not be kept in daycares, preschools, hospitals, or nursing homes.
- Don’t eat or drink where poultry live or roam.
- Don’t kiss backyard poultry, or snuggle them and then touch your face or mouth.
- Stay outdoors when cleaning any equipment or materials used to raise or care for poultry, such as cages or feed or water containers.
- Buy backyard poultry from hatcheries that participate in the U.S. Department of Agriculture National Poultry Improvement Plan (USDA-NPIP) [U.S. voluntary *Salmonella* Monitoring Program](https://www.fap.org/fndg/FR-2014 or-110/pdf/2014-1010.pdf). This program is intended to reduce *Salmonella* in baby poultry in the hatchery, which can help prevent the spread of illness from poultry to people.

Safe Handling Tips for Eggs from Backyard Poultry

Egg shells may become contaminated with *Salmonella* from poultry droppings (poop) or the area where they are laid. To keep your family healthy, follow the tips below when collecting and handling eggs from a backyard flock:
• Always wash your hands with soap and water right after handling eggs, chickens, or anything in their environment.
• Maintain a clean coop. Cleaning the coop, floor, nests and perches regularly will help to keep eggs clean.
• Collect eggs often. Eggs that spend more time in the nest can get more poop on them, or break. Throw away cracked eggs.
• Clean eggs that have dirt and debris with fine sandpaper, a brush, or cloth. Don’t wash eggs, because colder water can pull Salmonella on the egg shell into the egg.
• Refrigerate eggs after collecting them.
• Cook eggs thoroughly so that yolks are not runny and whites are firm. Raw and undercooked eggs may contain Salmonella bacteria that can make you sick.
• Know local regulations for selling eggs. If you sell eggs, follow local licensing requirements.

Learn more about Salmonella and Eggs.

very rarely makes people sick. Learn more about avian flu and steps you can take to protect yourself.

Symptoms of Salmonella Infection

Salmonella germs can make people sick with:

• Diarrhea
• Vomiting
• Fever
• Abdominal cramps

CDC’s Salmonella website has more information about Salmonella infections and the signs of a severe infection.

Call your child’s doctor if your child has:

• Diarrhea that doesn’t improve after 1 day
• Vomiting lasting more than 12 hours for infants, 1 day for children younger than age 2, or 2 days for other children
• Signs of dehydration, including not urinating in 3 or more hours, dry mouth or tongue, or cries without tears
• Fever higher than 102°F (39°C)
• Bloody stools

Call your doctor if you have:

• Diarrhea that doesn’t improve after 2 days
• Vomiting lasting more than 2 days
• Signs of dehydration, including little or no urination, excessive thirst, a very dry mouth, dizziness or lightheadedness, or very dark urine
• Fever higher than 102°F (39°C)
• Bloody stools

Rules About Owning Live Poultry Depend on Where You Live

Rules for poultry ownership vary by city, county, and state. Check with your local government to know the rules for where you live.

More Information

• Healthy Pets Healthy People: Backyard Poultry
• Disease Detectives at Work—Detecting Salmonella Infections from Backyard Flocks
• United States Department of Agriculture’s Biosecurity for Birds (keeping your birds healthy) (http://www.aphis.usda.gov/animal_health/birdbiosecurity)
• Avian Influenza A Virus Infections in Humans

Graphics:

• Healthy Families and Flocks (https://www.cdc.gov/healthypets/publications/healthy-families-flocks.html)
• Always wash your hands around poultry (https://www.cdc.gov/healthypets/images/Poultry-Handwashing-Sticker_150x150.jpg)
• How Infected Backyard Poultry Could Spread Bird Flu to People (https://www.cdc.gov/flu/pdf/aviandinfluavian-flu-transmission.pdf)

Podcasts:


Selected Publications:

• Environmental Investigation of a Multistate Salmonellosis Outbreak Linked to Live Backyard Poultry from a Mail-Order Hatchery — Michigan, 2018 (https://www.cdc.gov/mmWR/volumes/67/wr/mm67s11p06.htm?s_cid=mm67s11p06_w)
• Multistate Outbreak of Human Salmonella Infections Linked to Live Poultry from a Mail-Order Hatchery in Ohio — February–October 2014
• Compendium of Measures to Prevent Disease Associated with Animals in Public Settings, 2017 (https://avmsjournals.ava.org/doi/pdf/10.2480/javms.251.11.1269)
How Infected Backyard Poultry Could Spread Bird Flu to People

Human Infections with Bird Flu Viruses Rare But Possible

1 Direct Contact
(Most Common)

Bird flu virus

Infection can occur without touching poultry.

2 Contaminated Surfaces

Healthy looking birds can still spread bird flu

Bird flu virus

3 Bird Flu Virus in the Air (in Droplets or Dust)

Flapping wings
Scratching
Shaking head

Virus enters through the eyes, nose or mouth

Nasal passage

Lungs

www.cdc.gov/flu/avianflu/avian-in-humans.htm
Bird flu infections in people are rare, but possible. Most reported bird flu infections in people have happened after unprotected contact with infected birds or contaminated surfaces. This fact sheet has information about bird flu and bird flu infections in people.

**Bird Flu in Birds**

Wild water birds (like ducks and geese) can be infected with bird flu viruses, but usually do not get sick. Infected birds have virus in their saliva, mucous and droppings (feces). Bird flu viruses spread easily between birds. Some of these viruses can cause serious illness and death in domestic poultry (like chickens, ducks and turkeys).

**Bird Flu & People**

It is rare for people to get infected with bird flu viruses, but it can happen. Bird flu viruses can infect people when enough virus gets into a person’s eyes, nose or mouth, or is inhaled. This might happen when virus is in the air (in droplets or possibly dust) and a person breathes it in, or when a person touches something that has virus on it and then touches their mouth, eyes or nose. (See picture on reverse side.) Most bird flu infections in people have happened after unprotected contact with infected birds or contaminated surfaces. In some cases, however, no direct contact has been reported. No human bird flu infections have been reported from proper handling of poultry meat or from eating properly cooked poultry or poultry products.

Bird flu illness in people has ranged from mild to severe. Signs and symptoms of bird flu infections in people can include; fever (temperature of 100°F [37.8°C] or greater) or feeling feverish, cough, sore throat, runny or stuffy nose, muscle or body aches, fatigue, headaches, eye redness (or conjunctivitis), and difficulty breathing. Other possible symptoms are diarrhea, nausea, and vomiting. As with seasonal flu, some people are at high risk of getting very sick from bird flu infections, including pregnant women, people with weakened immune systems and people 65 and older. Human infections with bird flu viruses usually can be treated with the same prescription drugs that are used to treat human seasonal flu viruses. These are called “flu antiviral drugs.”

**Bird Flu Outbreaks in Birds**

Outbreaks of bird flu happen among birds from time to time. When deadly bird flu outbreaks happen in U.S. poultry, the United States Department of Agriculture (USDA) works with industry, state and other government partners to stop the outbreak so that it does not spread to other poultry. The Centers for Disease Control and Prevention works with partners to protect the public’s health during these outbreaks. The risk to the public from bird flu outbreaks is low; however, because other bird flu viruses have infected people, it is possible that human infections with these viruses could occur. Risk depends on exposure. People with no contact with infected poultry or contaminated surfaces are thought to be at very low to no risk of infection. People with close or prolonged unprotected contact with infected birds or contaminated environments are thought to be at greater (though probably still low) risk of infection.

More information about bird flu is available at [www.cdc.gov/flu/avianflu](http://www.cdc.gov/flu/avianflu)
Officials send warnings about backyard chickens and bird flu

Canadian Food Inspection Agency gives advice to prevent deadly disease

NICOLE CRESCENZI / Apr. 28, 2018 3:00 p.m. / LOCAL NEWS / NEWS

The Canadian Food Inspection Agency is warning people with backyard chickens to take extra steps to ensure their hens don’t contract avian influenza (AI).

More commonly known as the bird flu, this disease can cause illness and sudden death in birds and is also transferable to humans, who would experience severe flu symptoms.

The most common way for domestic hens to contract AI is through contact with wild birds, said Dr. Abed Harchaoui, national manager of terrestrial epidemiology for the CFIA.

“The origin of transmission is fecal matter, so if a wild bird is leaving fecal matter where there is domestic poultry or if there’s contamination of the feed or water then there is a huge chance that disease can be transmitted,” he said.
Harchaoui also said physical contact between birds could transfer the disease, and that the most common carriers are waterfowl like ducks and geese.

Symptoms among birds can include loss of appetite, lethargy, low egg counts, coughing, vomiting, diarrhea, swelling around the head, neck and eyes and sudden death.

If an owner suspects their birds are carrying the disease, Harchaoui said that they should contact their vet. They can also contact the Provincial Ministry of Agriculture, or the CFIA district offices.

He also recommended several steps to decrease the chance of contamination. These include:

- Preventing contact with wild birds and other animals by ensuring there is good space and physical barriers between the coop and the wild
- Properly cleaning the coop and equipment, and always cleaning hands, clothing and footwear before and after handling birds. These cleaning measures will also prevent the spread of other illnesses and bacteria such as Salmonella.
- Reporting any suspected illness to authorities as soon as possible
- Limiting exposure between birds and visitors
Officials send warnings about backyard chickens and bird flu – Victoria News

- Keeping any new or returning birds in quarantine for at least two weeks before introducing them to the rest of the flock

These tips are further explained in a video put out by the CFIA:

Keeping birds healthy: Tips for pet bird a...

Harchaoui said there aren't any current cases of the bird flu being reported, and that the CFIA simply wants owners to take the right precautions.

The most recent case of avian influenza was in Fraser Valley in 2014 where two backyard poultry flocks were contaminated.

For more information on avian influenza you can visit the Canadian Food Inspection Agency website.

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