

Chapter 36

Commercial Dog Care and Kennel Facility By-law



1. Title, Purpose and Scope:

- 1.1 This By-law is enacted pursuant to Section 172 of the Municipal Government Act S.N.S 1998, c. 18 as amended from time to time and shall be known and may be cited as the “Commercial Dog Care and Kennel Facility By-law” of the Municipality of Colchester and shall apply to all lands within the Municipality of the County of Colchester.
- 1.2 The purpose of this By-law is to establish standards for the siting of commercial dog care and kennel facilities to ensure compatibility with adjacent land uses and to establish design standards for outdoor dog enclosures and runs to moderate noise from barking dogs.
- 1.3 This By-law does not exempt any person from complying with the requirements of other By-laws or regulations in force within the Municipality of the County of Colchester and from obtaining any licence, permission, permit, authority or approval required by the Municipality, the Province of Nova Scotia, and/or the Government of Canada.
- 1.4 This By-law shall apply to all Facilities existing before the coming into force of this By-law except as exempted herein. For greater certainty, the requirements of paragraphs 4.1 to 4.4 inclusive shall not apply to existing Facilities.

2. Definitions:

For the purposes of this By-law:

- 2.1 “Adjacent Dwelling” means any dwelling unit not on the property on which a Commercial Dog Care and/or Kennel Facility is located.
- 2.2 “Animal Control Officer” means the Municipality’s Dog Control Officer or Animal Control Officer appointed by the Chief Administrative Officer or Council.
- 2.3 “Appeals Committee” means the Appeals Committee appointed pursuant to the Appeals Committee By-law.
- 2.4 “Commercial Dog Care and Kennel Facility”, “Facility” or “Facilities” means any land, building, structure, outdoor enclosure or other facility where dogs are kept, boarded or bred for commercial purposes. A commercial dog care facility may include daily and overnight boarding, breeding facilities, kennels and dog daycares or combination thereof. For greater certainty, activities exempt from this By-law include:
 - 2.4.1 Veterinary clinics;
 - 2.4.2 Grooming businesses that do not provide any form of unattended care and do not have an outdoor dog enclosure or run;

2.4.3 Training facilities where each attending dog is handled at all times by either the owner or trainer and in which the facility has no boarding capacity;

2.4.4 Hobby or occasional breeding where no more than four litters for smaller breeds up to 20 lbs and two litters for those breeds over 20 lbs, are bred per calendar year on the premises, regardless of the number of mating pairs that may reside on the premises;

2.4.5 Personal ownership or fostering through a recognized animal welfare organization of any number of dogs for which there is no financial remuneration made for any care or services provided.

2.5 “Committee” means the Standing Committee designated under this By-law.

2.6 “Development Officer” shall mean the Development Officer appointed by the Council of Municipality of the County of Colchester.

2.7 “Permit” means a Commercial Dog Care and Kennel Facility Permit issued pursuant to this By-law.

2.8 “Municipality” means the Municipality of the County of Colchester.

2.9 “Outdoor Dog Enclosure” or “Run” means an area of land that is fenced in accordance with the requirements of this By-law and is intended to provide a secure outdoor area for dogs to socialize, exercise and/or relieve themselves.

2.10 “Owner” and “Operator” mean respectively any owner or operator of a commercial dog care and kennel facility for which a Permit is required under this By-law.

3. Administration:

3.1 No person shall establish, alter, expand or modify a commercial dog care or kennel facility in the Municipality of the County of Colchester without first having obtained a Commercial Dog Care and Kennel Facility Permit from the Development Officer.

3.2 Notwithstanding 3.1 above, a commercial dog care or kennel facility lawfully existing on the effective date of this By-law shall be deemed to be permitted under Section 3.1 above and may continue to exist without being required to meet the locational requirements and conditions of paragraphs 4.1 to 4.4 inclusive. Any expansion, alteration or modification to such a facility after the effective date of this By-law will, however, be subject to such locational requirements and conditions and these shall apply only to the expansion, alteration or modification.

3.3 A Permit for a commercial dog care or kennel facility shall be issued by the Development Officer subject to the following requirements:

3.3.1 The owner and/or operator shall submit a completed application form hereto attached as Schedule “A”;

3.3.2 The Application shall be co-signed by the registered property owner if the premises are not owned by the owner and/or operator.

3.3.3 A completed application form is accompanied with an application fee as set out in the Municipal Fees Policy approved by Council.

3.3.4 The requirements contained in Section 4 of this By-law have been met.

3.3.5 Any additional requirements prescribed under the Municipality's Land Use By-laws have been met.

3.4 Duration of Permit:

3.4.1 A Permit issued or deemed pursuant to 3.2 under this By-law shall remain in effect during the continuous operation of the commercial dog care and kennel facility;

3.4.2 Should a commercial dog care and kennel facility cease to operate for a period of twelve (12) months or more, the facility owner and/or operator may reapply for a Permit to re-establish the facility provided all requirements of this By-law, including Section 4, can be satisfied.

3.4.3 A Permit issued or deemed pursuant to 3.2 under this By-law shall automatically lapse and become null and void if the commercial dog care and kennel facility has not been established within one (1) year of the issuance of the Permit.

3.5 Notice of Decision:

3.5.1 Within a reasonable amount of time of receiving a completed application for a Commercial Dog Care and Kennel Facility Permit, the Development Officer shall either issue the Permit or notify the Applicant of a decision to refuse the issuance of the Permit;

3.5.2 A decision to refuse an application for a Commercial Dog Care and Kennel Facility Permit shall be served to the Applicant in writing by ordinary mail and shall include the reasons for not issuing the permit.

4. Locational Requirements and Conditions:

4.1 An application for a Commercial Dog Care and Kennel Facility Permit shall meet the following requirements:

4.1.1 Any proposed outdoor dog enclosure shall be located a minimum of 150 meters from an adjacent dwelling unit existing on the date the application for a Permit was made; and,

4.1.2 Any proposed building or outdoor dog enclosure shall be located a minimum of 15 meters from any property line.

4.2 The perimeter of an outdoor dog enclosure shall be screened with an opaque material such as a solid board fence to a height of 2 meters;

4.3 Notwithstanding 4.1.1 above, an outdoor dog enclosure may be located a minimum of 100 meters from a dwelling unit existing on the effective date of this By-law provided a 2.5-meter-wide acoustical buffer is provided and maintained around the infringing side(s) of an outdoor dog enclosure at a distance of 3 meters and no more than 5 meters from the fence. The acoustical buffer shall comprise the following:

4.3.1 coniferous trees having a minimum height of 2 meters and planted at a rate of 1.5 meters on center in a staggered arrangement for the entire depth and area; or,

- 4.3.2 an earthen berm having a minimum height of 2 meters; or,
- 4.3.3 notwithstanding the required distances above, a synthetic acoustical treatment attached to the fence and designed for such purposes which is installed in accordance with the manufacturer's specifications.
- 4.4 Buildings devoted to the commercial dog care and kennel facility shall be constructed in accordance with the Municipality's Building By-law and have a minimum insulating value of R-12 for walls and R-20 for ceilings.
- 4.5 Noise Control:
 - 4.5.1 The owner and/or operator of a commercial dog care and kennel facility shall take all reasonable efforts to control the behaviour and barking of dogs kept in an outdoor enclosure or run in order to minimize disruption to the surrounding neighborhood.
 - 4.5.2 If in the opinion of the Animal Control Officer, the owner and / or operator of the Facility is not meeting its obligations of 4.5.1 above, the Animal Control Officer has the discretion to suspend or revoke the Permit, including any Facility deemed to be permitted under paragraph 3.2 above.

5. Enforcement:

5.1 Right of Inspection:

Subject to any restrictions or limitations contained in valid and applicable constitutional, federal or provincial law, the Development Officer and any employees of the Municipality authorized by the Development Officer, including the Animal Control Officer, to assist in the administration of this By-law may, for purposes of inspection, maintenance and enforcement, including attempting to determine whether this By-law is being or has been contravened, gathering evidence of a possible contravention, or attempting to prevent a contravention or a continuation of a contravention of the By-law, with a warrant or other legal process where required by law, but otherwise without a warrant enter upon or into private property, take photographs, video tape or otherwise record or preserve evidence, and disturb or interfere with people or properties to the extent reasonably necessary therefore.

5.2 Offence:

It shall be an offence to:

- 5.2.1 contravene any provision of this By-law, including any permit requirement, location condition or condition of operation;
- 5.2.2 contravene any condition specified on a Commercial Dog Care and Kennel Facility Permit;
- 5.2.3 fail to comply with any representations contained within an application in respect of which a permit has been issued.

5.3 Punishment:

Offences pursuant to subsection 5.2 are punishable on summary conviction by a fine of not less than \$1,000 and not more than \$10,000 and to imprisonment of not more than two months in default of payment thereof.

5.4 Appeals:

Any person who, upon application, is refused a Commercial Dog Care and Kennel Facility Permit or whose commercial dog care and kennel facility permit is suspended or revoked may, by written notice to the Development Officer, within 14 days of receiving written notification of the refusal, suspension or revocation, file an appeal to the Appeals Committee and the Committee shall hear the appeal at a hearing within 60 days of the filing of the appeal and Appeals Committee may allow the appeal, dismiss the appeal or vary the decision under appeal.


6. Severability:

It is hereby declared that each and every of the foregoing Sections of this By-law is severable and that if any provision of this By-law should for any reason be declared invalid by any court, it is the intention and desire of the Council of the Municipality of the County of Colchester that each and every of the then remaining provisions hereof should remain in full force and effect.

THIS IS TO CERTIFY, that amendments to Chapter 36 – Commercial Dog Care and Kennel Facility By-law was duly approved at a duly called meeting of the Municipal Council of the Municipality of the County of Colchester, duly convened and held on the 25th day of September, A.D., 2024.

GIVEN under the hand of the Municipal Clerk and under the corporate seal of said Municipality on this 10th day of October, A.D., 2024.

Dan Troke
Municipal Clerk



Colchester

Notice of Approval
Second Reading – Various By-laws

Take Notice that on Wednesday, September 25, 2024, Council of the Municipality of the County of Colchester approved, by way of Second Reading, adoption of Chapter 17 Appeals Committee By-law and, amendments to Chapter 55 Adult Entertainment By-law, Chapter 36 Commercial Dog Care Kennel Facility By-law, Chapter 57 Construction and Demolition By-law, Chapter 21 Dangerous or Unightly Premises By-law, Chapter 14 Livestock Control By-law, Chapter 29 Sewer Use By-law, Chapter 20 Taxi By-law and Chapter 56 Wind Turbine Development By-law.

The Appeals By-law enables the establishment of a Committee and puts mechanisms in place to deal with appeals relating to the above noted By-laws. Amendments to the other noted By-laws remove references to appeals provisions which would be handled under the Appeals Committee By-law. Additionally, amendments to the Dangerous or Unightly Premises By-law grants authority to the Appeals Committee to issue Orders pursuant to Section XV of the MGA.

The text of the new and amended By-laws may be obtained the Community Development Office, 1 Church Street, Truro, by emailing comdev@colchester.ca or can be viewed on the County website at colchester.ca/administration/by-laws.

Dated October 3, 2024

Dan Troke
Chief Administrative Officer

I, Dan Troke, Municipal Clerk of the Municipality of the County of Colchester, do hereby certify that the adjacent Notice of Approval is a true copy of the Notice of Approval of Chapter 36 – Commercial Dog Care and Kennel Facility By-law, duly advertised in the Thursday, October 3, 2024, issue of the Truro News.

Given under the hand of the Municipal Clerk and under the corporate seal of said Municipality this 10th day of October, 2024.

Dan Troke
Municipal Clerk

First Reading: August 29, 2024
Notice of Intent: September 4, 2024 (Municipal website)
Second Reading: September 25, 2024
Notice of Approval: October 3, 2024 (Truro News)