

Kennels (Section 84)

84. Where permitted:
- (1) a **kennel** must comply with the provisions of Table 84;
 - (2) a **kennel** may be located in the same building as a **dwelling unit**, subject to the provisions of Table 84; and
 - (3) a kennel structure associated with a **kennel** is considered to be a building for zoning purposes.

Table 84- Kennel Provisions

I Zoning Mechanisms		Provisions	
		II Kennel with 4 or fewer dog runs	III Kennel with more than 4 dog runs
(a) Minimum width of a lot containing a kennel (m)	(i) In an AG, RU or RC Zone	80	120
	(ii) In all other zones	as per minimum width specified in applicable zone	
(b) Minimum area of a lot containing a kennel (ha)	(i) In an AG, RU or RC Zone	0.8	4
	(ii) In all other zones	as per minimum area specified in applicable zone	
(c) Minimum setback of a kennel or any structure or portion thereof used for the kennel operation (m)	(i) In an AG, RU or RC Zone	(a) from a front lot line or a side lot line - 15 (b) from a rear lot line -12	
	(ii) In all other zones	as per yard setbacks specified in applicable zone	
(d) Maximum height of a kennel (m)		same as an accessory building, but in no case may the kennel contain anything other than single-level dog runs only	
(e) Location of parking spaces required or provided for a kennel	(i) In an AG or RU Zone	no closer than 6 metres to any property line abutting a street	
	(ii) In all other zones	as per zone	
(f) Permitted Location of Dog Runs		restricted to locations in a side yard, rear yard or interior yard abutting a side or rear yard	
(g) Minimum Separation Areas		(a) no building or structure or portion thereof used for kennel purposes may be located closer to any residential use building on another lot than:	
		(i) 215 m for a kennel with more than 4 dog runs; or (ii) 100 m for a kennel with four or fewer dog runs.	

I Zoning Mechanisms	Provisions	
	II Kennel with 4 or fewer dog runs	III Kennel with more than 4 dog runs
	<p>(b) despite (a) above, the minimum separation area between kennel building and structures and residential use buildings on another lot may be reduced to 50 metres in the case of a kennel with more than four dog runs, provided that noise attenuation measures are introduced to mitigate the noise level of all indoor and outdoor kennel facilities so that they do not become a nuisance to surrounding dwellings.</p> <p>(c) despite the required minimum separation distances, no kennel established under these provisions is deemed to be non-complying by the subsequent erection of a residential use building on another lot.</p> <p>(d) all kennels, existing as of the date of adoption of this By-law which would otherwise be made undersized and non-conforming under subsection (a), are deemed to comply with the required minimum separation areas.</p>	