

STAFF REPORT

TO: MUNICIPAL COUNCIL
FROM: BETH SCHUMACHER, DEPUTY CLERK
SUBJECT: **A BY-LAW RESPECTING COMMERCIAL DOG CARE AND KENNEL FACILITIES**
DATE: 10/09/2024

SUMMARY

A Kennel Licensing By-law has been prepared for consideration in conjunction with proposed amendments to planning documents in several Plan Areas in the municipality, to permit kennels as of right subject to special restrictions. The proposed by-law would require commercial dog care and kennel facility operators to make application to the Municipality, where staff would verify that their operations meets specific standards for siting to ensure compatibility with adjacent land uses. The proposed Licensing By-law also establishes design standards for outdoor dog enclosures and runs to help minimize noise from barking dogs.

BACKGROUND

Staff at the Eastern District Planning Commission (EDPC) received complaints regarding kennels in the Central Antigonish Plan Area. In response to discussions with landowners who have kennels located on their properties EDPC staff were asked by the Municipality to examine the Municipal Planning Strategies and Land Use By-laws of all the Plan Areas in the County with the intention of permitting kennels as of right subject special restrictions and in conjunction with a kennel licensing by-law in order to minimize impacts to adjacent properties.

The proposed amendments to the West River Antigonish Harbour, Central Antigonish, and Keppoch-Beaver Mountain Municipal Planning Strategies and Land Use By-laws to allow kennels as of right with special restrictions in specific rural zones were presented to the Planning Advisory Committee on Tuesday, September 3rd. A copy of this staff report is appended to this report for further background information.

DISCUSSION

The intent of the proposed by-law is to create a process to provide confirmation that kennel operations meet the setback and location requirements outlined in the land use by-law, and to also provide minimum standards for insulation to reduce the transmission of noise, as well as restricting the hours during which dogs can be left outdoors. Staff feels that this proposed by-law will round out the measures that can be used to help mitigate concerns regarding the use should the land use by-law amendments allow it more broadly throughout the County.

ALTERNATIVE OPTIONS

The Committee may decide not to proceed with the proposed by-law, in which case the wording of the proposed Land Use By-law amendments will need to be modified, likely to increase setbacks to try to mitigate sound concerns posed by the use.

RECOMMENDATION

Staff is recommending that the Committee proceed with the proposed by-law in conjunction with the amendments to the West River Antigonish Harbour, Central Antigonish, and Keppoch-Beaver Mount Municipal Planning Strategies and Land Use By-laws, and consider the following motion:

The Committee recommends that Municipal Council gives first reading to the By-law Respecting Commercial Dog Care and Kennel Facilities, and schedules second reading of the proposed by-law at a future Municipal Council meeting.

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

BY-LAW 01-2024

BEING A BY-LAW RESPECTING COMMERCIAL DOG CARE AND KENNEL FACILITIES

WHEREAS Section 172(1) of the Nova Scotia Municipal Government Act (MGA) provides Municipalities with the power to make by-laws, for Municipal purposes, respecting the health, well-being, safety and protection of persons; the safety and protection of property; the regulation of businesses and respecting nuisances, activities and things that, in the opinion of Council, may be or may cause nuisances, including noise; and,

WHEREAS Section 174(f) of the MGA provides Municipalities with the power to make by-laws respecting wild and domestic animals and activities in relation to them; and,

WHEREAS Section 175 of the MGA provides Municipalities with the power to make by-laws specifically pertaining to dogs.

NOW THERE BE IT ENACTED AS FOLLOWS:

INTERPRETATION

1. Short Title

- 1.1. This Bylaw shall be known and may be cited as the “Commercial Dog Care and Kennel Facility Bylaw” of the Municipality of the County of Antigonish and shall apply to all lands within the Municipality of the County of Antigonish.

2. Purpose and Scope

- 2.1. The purpose of this Bylaw 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 help minimize noise from barking dogs.
- 2.2. This Bylaw does not exempt any individual from complying with the requirements of other bylaws or regulations in force within the Municipality of the County of Antigonish and from obtaining any license, permission, permit, authority or approval required by the Municipality, the Province of Nova Scotia, and/or the Federal Government of Canada.
- 2.3. The Bylaw shall apply to all commercial dog care and kennel facilities existing before the adoption of this Bylaw except as exempted by herein.

Notwithstanding Subsection 4.6.2, the requirements of Section 5 shall not apply to facilities legally operating on the date of the passing of this By-law.

3. Definitions

For the purposes of this Bylaw:

- 3.1. **“Adjacent Dwelling”** means any dwelling unit not on the property on which a Commercial Dog Care and/or Kennel Facility is located.
- 3.2. **“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 daycare or combination thereof. For greater clarity, activities exempt from this Bylaw include:
 - 3.2.1. Veterinary clinics;
 - 3.2.2. Pet grooming businesses that do not provide any form of unattended care and do not have an outdoor dog enclosure or run;
 - 3.2.3. Pet training facilities where each attending dog is handled at all times either by the dog owner or trainer and in which the facility has no boarding capacity;
 - 3.2.4. Hobby or occasional breeding where no more than two litters are bred per calendar year on the premises to be sold for commercial purposes or monetary gain; and
 - 3.2.5. 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.
- 3.3. **“Council”** means the Council of the Municipality of the County of Antigonish.
- 3.4. **“Dog Control Officer”** means a person appointed or authorized by the Municipality to enforce this by-law, a by-law enforcement officer appointed under the Police Act, or a peace officer.
- 3.5. **“Development Officer”** shall mean a Development Officer appointed by the Council of the Municipality of the County of Antigonish.
- 3.6. **“Permit”** means a Commercial Dog Care and Kennel Facility Permit issued pursuant to this Bylaw.
- 3.7. **“Municipality”** means the Municipality of the County of Antigonish.

- 3.8. **“Municipal Staff”** means the Municipality’s Dog Control Officer or a person appointed by the CAO or Council to act on the Municipality’s behalf for the purposes of this By-law.
- 3.9. **“Outdoor Dog Enclosure”** or **“Run”** means an area of land that is fenced in accordance with the requirements of this Bylaw and is intended to provide a secure outdoor area for dogs to socialize, exercise and/or relieve themselves.
- 3.10. **“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 Bylaw.
- 3.11. Any term not defined herein shall have that meaning given in the *Municipal Government Act*, or any replacement or successor legislation that empowers the Municipality to enact a by-law regulating dogs.
- 3.12. Where a word is not defined under Section 3, the word shall have the meaning or meanings assigned by accepted Canadian English dictionaries.

4. Administration

- 4.1. No person shall establish, alter, expand or modify a commercial dog care or kennel facility in the Municipality of the County of Antigonish without first having obtained a Commercial Dog Care and Kennel Facility Permit from Municipal Staff and a Development Permit from the Development Officer.
- 4.2. Notwithstanding Section 4.1 above, a commercial dog care or kennel facility lawfully existing on the effective date of this Bylaw shall be deemed to be permitted under Section 4.1 above and may continue to exist without being required to meet the requirements and conditions of Sections 5. Any expansion, alteration, or modification to such a facility after the effective date of this Bylaw will be subject to such requirements and conditions and these shall only apply to the expansion, alteration or modification.
- 4.3. In reviewing an application for a Permit, Municipal Staff will provide a copy of the application to the Development Officer, then the Development Officer will advise the Permit Administrator.
- 4.4. Eastern District Planning Commission will determine all planning and zoning requirements of the applicable Land Use By-Law and Municipal Planning Strategy for the proposed Permit location(s) identified in the application. Eastern District Planning Commission will advise the Applicant of such requirements, which may include obtaining a development permit from Eastern District Planning Commission. A fee for a development permit may apply.

- 4.5. A Permit for a commercial dog care or kennel facility shall be issued by Municipal Staff subject to the following requirements:
 - 4.5.1. The owner/operator shall submit a completed application form hereto attached as Schedule "A";
 - 4.5.2. The Application Form shall be co-signed by all registered property owners, if the premises is not owned by the commercial dog care and kennel facility owner and/or operator.
 - 4.5.3. A completed application form is accompanied with an application fee as approved by Council.
 - 4.5.4. The requirements contained in Section 5 of this Bylaw have been met.
 - 4.5.5. Any additional requirements prescribed under the Municipality's Land Use Bylaws have been met.
- 4.6. Duration of Permit
 - 4.6.1. A Permit issued or deemed pursuant to Section 4.1 and 4.2 under this Bylaw shall remain in effect during the continuous operation of the commercial dog care and kennel facility;
 - 4.6.2. 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 will be required to reapply for a Permit to re-establish the facility provided all requirements of this By-law, including Section 5, can be satisfied.
 - 4.6.3. A Permit issued or deemed pursuant to Section 4.1 and Section 4.2 under this Bylaw 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.
- 4.7. Notice of Decision:
 - 4.7.1. Within a reasonable amount of time of receiving the completed application for a Commercial Dog Care and Kennel Facility Permit, Municipal Staff shall either issue the Permit or notify the Applicant of a decision to refuse issuance of the Permit;
 - 4.7.2. 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.

5. Requirements and Conditions

- 5.1. All requirements pertaining to “kennels” prescribed under the Municipality’s corresponding Land Use Bylaws have been met.
- 5.2. Buildings that house, hold, board, kennel or otherwise contain a dog or dogs devoted to the commercial dog care and kennel facility shall include:
 - 5.2.1. A wholly enclosed building that is properly ventilated in accordance with the National Building Code;
 - 5.2.2. Soundproofing of the walls and ceiling to a sound transmission class of at least 50 decibels as prescribed by the National Building Code;
 - 5.2.3. A minimum insulating value of R-12 for walls and R-20 for ceiling in accordance with the National Building Code
- 5.3. **Reserved for a clause regarding kennel facility building area to number of dogs permitted ratio based on Planning Advisory Committee Recommendation made September 3, 2024.**
- 5.4. All soundproofing and/or aesthetic buffering required to receive the Commercial Dog Care and Kennel Facility Permit and Development Permit must be maintained in good working order for the duration of the operation of the facility. Failure to maintain the required soundproofing and/or aesthetic buffering may result in the suspension or revocation of the Commercial Dog Care and Kennel Facility Permit.
- 5.5. All dogs shall be confined indoors during the hours of 8:00pm to 7:00am.

6. Enforcement

- 6.1. Right of Inspection:

Subject to any restrictions or limitations contained in valid and applicable constitutional, federal or provincial law, any employees of the Municipality authorized by the CAO or Council to act on the Municipality’s behalf for the purposes of this By-law, including but not limited to a Development Officer, Dog Control Officer, By-law Enforcement Officer and/or Peace Officer, for the purposes of inspection, maintenance and enforcement, including attempting to determine whether this Bylaw 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 Bylaw, 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.

6.2. Offence:

It shall be an offence to:

- 6.2.1. Contravene any provision of this Bylaw, including permit requirements, requirements and conditions or condition of operation;
- 6.2.2. Contravene any condition specified on a Commercial Dog Care and Kennel Facility Permit;
- 6.2.3. Fail to comply with any representations contained within an application in respect of which a permit has been issued.

6.3. Punishment:

Offences pursuant to Section 6.2 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.

6.4. 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 notification of the refusal, suspension, or revocation, file an appeal to Council. Council shall hear the appeal at a hearing scheduled within 60 days of the filing of the appeal and Council may allow the appeal, dismiss the appeal or vary the decision under the appeal.

7. 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 Bylaw should for any reason be declared invalid by any court, it is the intention and desire of the Council that each and every of the then remaining provisions hereof should remain in full force and effect.

CERTIFICATION PAGE

By-law 01-2024; Being a By-Law Respecting Commercial Dog Care and Kennel Facilities

READ a first time this

____ day of _____, 2024

READ a second time and passed
this

____ day of _____, 2024

Warden

CAO

Notice of Adoption Published _____, 2024

Kennel Application Form

Schedule "A" to the By-law Respecting Commercial Dog Care and Kennel Facilities

Date Application Received:	
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Type of Facility	Fee
Breeding Kennel	<input type="checkbox"/>
Boarding Kennel	<input type="checkbox"/>

Applicant Information			
Full Name	Last	First	MI
Mailing Address	Street Name and Number		P.O. Box
	Apt#	City/Town	Postal Code
Home Phone:		Business Phone:	
Email:			
Name of Commercial Dog Care and Kennel Facility:			
Kennel Civic Address:			

Required Information For Your Application	
<input type="checkbox"/>	Authorization from the Property Owner for this use of the property, if the Commercial Dog Care and Kennel Facility Owner does not own the property
<input type="checkbox"/>	Confirmation from Planning that the Zoning Permits the Commercial Dog Care and Kennel Facility
Confirmation of compliance with the requirements of the Commercial Dog Care and Kennel Facility By-law, specifically:	
<input type="checkbox"/>	A wholly enclosed building that is properly ventilated in accordance with the National Building Code
<input type="checkbox"/>	Soundproofing of the walls and ceiling to a sound transmission class of at least 50 decibels as prescribed by the National Building Code
<input type="checkbox"/>	A minimum insulation value of R-12 for walls and R-20 for ceiling in accordance with the National Building Code.

How many dogs are currently kept on the property?	
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How many dogs are proposed to be kept on the property?	
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To: **Antigonish County Planning Advisory Committee
Antigonish County Council**

From: **Planning Staff (EDPC)**

Date: **September 03, 2024**

Reference: **Review of Kennel Provisions within the: West River Antigonish Harbour, Central Antigonish, and Keppoch-Beaver Mountain Plan Areas**

Recommendation:

That Antigonish County Council **approve** the proposed amendments to the West River Antigonish Harbour, Central Antigonish, and Keppoch-Beaver Mountain Municipal Planning Strategies and Land Use By-laws to allow kennels as of right with special restrictions in specific rural zones.

Background Information:

The Eastern District Planning Commission received complaints regarding kennels in the Central Antigonish Plan Area. In response to discussions with landowners who have kennels located on their properties, Staff were asked by the Municipality to examine the Municipal Planning Strategies and Land Use By-laws of all the Plan Areas with the intention of permitting kennels as of right subject special restrictions and in conjunction with a kennel licensing by-law in order to minimize impacts to adjacent properties. On February 20, 2024, Joshua Knocton made a Planning Application for a text amendment to the Central Antigonish Plan Area to permit kennels in the Rural Development (RD-1) Zone

The Central Antigonish Plan Area Municipal Planning Strategy only permits existing kennels in the Hamlet Residential (HR-1) Zone. While the Land Use By-law does not list kennels as a permitted use in any zone it does define “kennel” in the definition section. The Keppoch Beaver Mountain Plan Area does not mention kennels in any capacity in its Municipal Planning Strategy and Land Use By-law. Under the West River Antigonish Harbour Plan Area and current Eastern Antigonish Plan Area kennels are permitted as of right with no special restrictions in the rural zone; the Rural General (RG-1) Zone and Rural (R-1) Zone respectively.

Analysis:

A policy analysis was conducted that examined the Land Use By-laws of 22 rural municipalities in the Province of Nova Scotia. It should be noted that there are some municipalities that have more than one plan area (secondary plan areas) and that there is not always consistency among the policies relating to kennels in each plan area, similar to Antigonish County. Kennels are permitted and considered in varying degrees throughout the 22 rural municipalities’ planning documents as seen in the table in Appendix A.

Kennels as a Permitted Use

Most (18 of the 22 municipalities) permit new kennels as-of-right in at least one zone. Sixteen permit new kennels as of right in all listed permitted zones while 9 of those municipalities permit new kennels as of right subject to special/additional requirements. Two municipalities permit kennels in some zones via Development Agreement or Site Plan. Staff are of the opinion that kennels should be permitted in appropriate, mostly rural zones, as of right subject to special restrictions to mitigate impacts to neighbouring properties.

In several municipalities only existing kennels are permitted in a plan area and no new kennels are permitted. Staff do not recommend this type of policy. The need to permit kennels is important as kennels provide a significant residential service. As of 2020, 1 in 5 households have a dog (Made in CA, 2024).¹ Since the Covid Pandemic pet ownership in Canada has increased (Canadian Animal Health Institute, 2023).² Dogs require more personal exercise and play as opposed to some other pets. Their additional need for extra exercise and attention can make it more difficult for an individual or household to go on a trip without having a professional kennel available. Kennels also provide a safe location for dogs to socialize with supervision and to be dropped off during working hours for proper exercise. Pet ownership is on the rise, meaning new kennel facilities will be required to meet this demand.

The current definition for “kennel” in the Central Antigonish Land Use By-law is so vague and broad that not-for-profit animal rescues are caught under the definition. Animal rescues often run at full capacity under the kindness of volunteers who try to help as many animals as possible. Animal rescues alleviate some of the stress on the provincially run Society for the Prevention to Cruelty to Animals (SPCA). It should be noted that the increase in pet ownership because of the recent covid pandemic has also led to surge of more pets being abandoned. The need for animal rescues is great, especially in recent times as pet ownership increases.

Minimum Lot Areas and Setbacks

Just 4 municipalities have minimum lot area requirements for new kennels: The District of East Hants, District of Guysborough, District of Argyle and Queens Regional Municipality. The District of Argyle has a 3,717 square metre (40,000 square feet) or Nova Scotia Department of Environment and Climate Change approval minimum lot area requirement for kennels. The rest of the municipalities have a minimum lot area requirement of 10,000 square metres roughly. Staff believe a minimum lot area requirement should be implemented to ensure that a kennel has adequate space to operate and more land to help buffer the use from neighbouring properties.

Eight municipalities have special setback requirements for new kennels. These setbacks include yard and adjacent dwelling setbacks, though of the 8 municipalities with setback requirements for kennels only 2 municipalities include setbacks from dwellings.

Five of the 22 municipalities researched have additional policy requirements that are not minimum area or setback requirements. The Municipality of the District of Argyle classifies “kennels” as a “light industrial use” and requires new kennels to conform to the Light Industrial Zone lot standards. West Hants Regional Municipality has requirements embedded in their Land Use By-law that regulate kennel building construction for soundproofing and the hours of outdoor kenneling. The District of East Hants and District of Guysborough only permit kennels as home occupations that are in the side or rear yard and have an additional setback of 30 metres from wells and watercourses.

Staff feels that special restrictions for kennels to mitigate impacts on neighbouring properties should be implemented. According to Sales et al. (1997), a single dog’s bark can reach up to 100 decibels whereas the recorded sound levels of a kennel can range between 85 decibels and 122 decibels.³ On average, sound levels for kennels range from 85 decibels to 100 decibels (Garvey et al., 2016).⁴ For comparison, hearing loss in humans can occur at 85 decibels and exposure to sounds larger than 90 decibels for more than eight hours can result in serious hearing damage (Garvey et al., 2016). For these reasons, Staff believe adequate buffering is required to reduce the impact of kennels on neighbouring properties, even in rural areas.

The most common ways to reduce noise from kennels is the use of soundproofing materials such as acoustic baffles, panels and blankets that can be used for indoor kennels and outdoor kennels. However, from a planning perspective the Municipal Government Act does not give the Land Use By-law the authority to require the use of these materials in an indoor kennel. Therefore, Staff propose implementing special setback and landscaping requirements as part of the amendments to the Land Use By-laws.

Dog Control By-laws

All 22 rural municipalities analyzed have separate dog by-laws. Of those 22 dog by-laws, 11 mention kennels and only 1 dog by-law has a relationship to its municipality’s land use by-law. Under Colchester County’s Commercial Dog Care and Kennel Facility By-law, acoustic buffers, kennel building insulation standards, opaque screening and barking control are all requirements on top of property line and adjacent dwelling setbacks.

Plan Antigonish and Eastern Antigonish Plan Area

Kennels in the current proposed Antigonish County planning documents are subject to special requirements: a minimum lot area requirement of 10,000 square metres (107,639 square feet) as well as a minimum side yard and rear yard of 15.0 metres (50 feet). This policy seems to align with the modes of the policy analysis regarding minimum lot area requirements and minimum side yard and rear yard setbacks.

Staff are not proposing amendments to the Eastern Antigonish Plan Area within the set of amendments under this file because the new Eastern Antigonish planning documents from the Eastern Antigonish Plan Review are ready to move forward and will contain the same kennel provisions as the ones being proposed by Staff in this file.

Conclusion:

Staff believe the proposed amendments will help promote consistency throughout the County by aligning the secondary plan areas' policies more closely regarding kennels and will help residents of the county receive an important service concerning the care of their pets while minimizing impacts to abutting property owners with the implementation of special requirements for kennels.

Planning staff recommends that the Planning Advisory Committee approves the following motion:

That the Planning Advisory Committee gives their approval and recommends that Municipal Council give first reading to, and schedules a public hearing for, the following plan and by-law amendments:

1. West River Antigonish Harbour Plan Area Municipal Planning Strategy
 - a. Amendment to Policy L-1.2 to add kennels to the list of permitted uses in the Rural Development (RG-1) Zone.
 - b. Amendment to Policy L-4.8 to add kennels to the list of permitted uses in the Business Commercial (BC-1) Zone.
2. West River Antigonish Harbour Plan Area Land Use By-law
 - a. Amendment to subsection 6.A.11 to exclude kennel uses from undersized lots.
 - b. Amendment to Part 8, "Rural General (RG-1) Zone", to add clauses regarding kennels.
 - c. Amendment to subsection 15.1 to include kennels as a permitted use in the Local Commercial (C-1) Zone.
 - d. Amendment to Part 15, "Local Commercial (C-1) Zone", to add clauses regarding kennels.
 - e. Amendment to subsection 16.1 to include kennels as a permitted use in the General Commercial (C-2) Zone.
 - f. Amendment to Part 16, "General Commercial (C-2) Zone, to add clauses regarding kennels.
 - g. Amendment to subsection 21.1 to include kennels as a permitted use in the Business Commercial (BC-1) Zone.
 - h. Amendment to Part 21, "Business Commercial (BC-1) Zone, to add clauses regarding kennels.
 - i. Amendment to Part 25, to update the definition of KENNEL.

3. Central Antigonish Plan Area Municipal Planning Strategy

- a. *Amendment to the preamble of Section 3.1 to note kennels in a list of example uses under Rural Development.*
- b. *Amendment to Policy L-1.2 to add kennels to the list of permitted uses in the Rural Development (RD-1) Zone.*
- c. *Amendment to Policy L-3.1 to add kennels to the list of permitted uses in the Rural Commercial (RC-1) Zone.*
- d. *Amendment to the preamble of Section 3.2.4 to note kennels in a list of example uses under Hamlet Commercial.*
- e. *Amendment to Policy L-12.1 to add kennels to the list of permitted uses in the Hamlet Commercial (HC-1) Zone.*
- f. *Amendment to the preamble of Section 3.2.5 to note kennels in a list of example uses under Hamlet Highway Commercial.*
- g. *Amendment to Policy L-13.1 to add kennels to the list of permitted uses in the Hamlet Highway Commercial (HHC-1) Zone.*

4. Central Antigonish Plan Area Land Use By-law

- a. *Amendment to subsection 6.A.11 to exclude kennel uses from undersized lots.*
- b. *Amendment to Subsection 8.1 to add kennels as a permitted use in the Rural Development (RD-1) Zone.*
- c. *Amendment to Part 8, "Rural Development (RD-1) Zone", to add clauses regarding kennels.*
- d. *Amendment to subsection 10.1 to add kennels as a permitted use in the Rural Commercial (RC-1) Zone.*
- e. *Amendment to Part 10, "Rural Commercial (RC-1) Zone", to add clauses regarding kennels.*
- f. *Amendment to subsection 16.1 to add kennels as a permitted use in the Hamlet Commercial (HC-1) Zone.*
- g. *Amendment to Part 16, "Hamlet Commercial (HC-1) Zone", to add clauses regarding kennels.*
- h. *Amendment to subsection 17.1 to add kennels as a permitted use in the Hamlet Highway Commercial (HHC-1) Zone.*
- i. *Amendment to Part 17, "Hamlet Highway Commercial Zone", to add clauses regarding kennels.*

- j. *Amendment to Part 19, to update the definition of KENNEL.*
- 5. *Keppoch Beaver Mountain Plan Area Municipal Planning Strategy*
 - a. *Amendment to Policy 3.3 to include kennels in the list of uses permitted in the Rural Development (RD-1) Zone.*
- 6. *Keppoch Beaver Mountain Plan Area Land Use By-law*
 - a. *Amendment to subsection 5.9 to exclude kennel uses from undersized lots.*
 - b. *Amendment to subsection 6.1 to add kennels as a permitted use in the Rural Development (RD-1) Zone.*
 - c. *Amendment to Part 6, "Rural Development (RD-1) Zone, to add Special Requirement clauses regarding kennels.*
 - d. *Amendment to Part 9 to create a definition for KENNEL.*

Endnotes:

1. "Pet Ownership Statistics In Canada," Made in CA. Accessed February 28, 2024.
<https://madeinca.ca/pet-ownership-statistics-canada/>.
2. "2022 - Latest Canadian Pet Population Figures Released," Canadian Animal Health Institute. Accessed February 28, 2024.<https://cahi-icsa.ca/press-releases/2022-latest-canadian-pet-population-figures-released>.
3. G. Sales., et al., "Noise in Dog Kennelling: Is Barking a Welfare Problem for Dogs?" *Applied Animal Behaviour Science* 52, no 3-4 (1997), 321, doi:10.1016/s0168-1591(96)01132-x.
4. Morgan Garvey, Judith Stella and Candance Croney, "Auditory Stress: Implications for Kennelled Dog Welfare," *Purdue Extension VA*, 18 (2016): 1,
<https://extension.purdue.edu/extmedia/VA/VA-18-W.pdf>.

Appendices:

- Appendix A: Nova Scotia Kennel Policy Analysis (22 Rural Municipalities)
- Appendix B: Proposed Amending By-laws

Appendix A: Nova Scotia Kennel Policy Analysis (22 Rural Municipalities)

Nova Scotia Kennel Policy Analysis (22 Rural Municipalities)						
Municipality	As-of-Right	DA	SP	Min Area Requirement	Min Yard Requirements	Other Policies
Cape Breton Regional Municipality	Yes	X	X	N/A	N/A	N/A
Queens Regional	Yes	✓	X	10,000 m ²	N/A	N/A
West Hants Regional	Yes	X	X	N/A	30.48 m (100 ft) [Front], 15.24 m (50 ft) [Rear & Side], & 91.44 m (300 ft) [Adjacent Dwelling]	Yes
Annapolis County	Yes	X	X	N/A	N/A	N/A
Colchester County (w Dog By-law)	Yes	X	X	N/A	15 m (50 ft) [Any Lot Line] & 150 m (492 ft) [Adjacent Dwelling]	Yes
Cumberland County	Yes	X	X	N/A	N/A	N/A
Inverness County	Yes	X	X	N/A	N/A	N/A
Kings County	Yes	X	X	N/A	3.05 m (10 ft) [Any Lot Line]	N/A
Pictou County	Yes	X	X	N/A	N/A	N/A
Richmond County	Yes	X	X	N/A	N/A	N/A
Victoria County	No	X	X	N/A	N/A	N/A
District of Argyle	Yes	X	X	3,717 m ² (40,000 ft ²)*	7.6 m (25 ft) [Front & Rear] & 6 m (20 ft.) [Side]	Yes
District of Barrington	Yes	X	X	N/A	N/A	N/A
District of Chester	Yes	X	X	N/A	100 m (328 ft) [Any Lot Line]	N/A
District of Clare	No	X	X	N/A	N/A	N/A

District of Digby	Yes	X	X	N/A	3.04 m (10 ft) [Rear & Side]	N/A
District of East Hants	Yes	✓	✓	10,000 m ²	8 m (26.3 ft) [Front] & 15 m (50 ft) [Rear & Side]	Yes
District of Guysborough	Yes	X	X	10,117 m ² (2.5 Acres/1 Hectare)	7.6 m (25 ft) [Front] & 15 m (50 ft) [Rear & Side]	Yes
District of Lunenburg	No	X	X	N/A	N/A	N/A
District of Shelburne (No MPS & LUB)	N/A (No Municipal Planning Strategy & Land Use By-law)					
District of St. Mary's	Yes	X	X	N/A	N/A	N/A
District of Yarmouth	Yes	X	X	N/A	N/A	N/A
* Or pending Nova Scotia Department of Environment and Climate Change approval						