

NIAGARA ESCARPMENT COMMISSION - DOG KENNEL GUIDELINES

Approved September 15, 2010

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General:

1. The guidelines shall apply to all lands located in the Niagara Escarpment Development Control Area.
2. The guidelines apply only to new or expanded dog kennels, including instances where dogs and other household pets are bred or boarded on the same property in conjunction with a single dwelling.
3. Any property that accommodates more than three (3) licensed dogs shall require approvals for a kennel through the Development Permit Application process.
4. A kennel consists of a structure and related facilities used in conjunction with a single dwelling for the purpose of boarding and breeding dogs, including a dog daycare and a dog rescue shelter. A dog boarding or breeding kennel may include grooming/spa and obedience training as an ancillary use, provided that the maximum number of animals permitted in the guidelines is not exceeded.
5. A dog grooming/spa and dog obedience training business located entirely within an accessory structure may be considered to be a home business unless there is a boarding, breeding or daycare component. In such a case, the operation will be considered to be a kennel.
6. Animal kennels in conjunction with a single dwelling are permitted uses in the Escarpment Protection Area, Escarpment Rural Area, and where permitted by a municipality, on lands designated as Niagara Escarpment Development Control Area.
7. A "pet store" use is not considered to be a kennel use and is prohibited in the Escarpment Protection and Escarpment Rural Area designations of the Niagara Escarpment Plan.

Criteria:

1. The maximum number of dogs in a kennel shall be limited to twelve (12), not including up to three (3) licensed dogs (owned by the residents of the dwelling) kept in the single dwelling and in the case of a breeding operation, not including any litters/pups under the age of three (3) months.
2. For a kennel that both breeds and boards dogs, the maximum number of dogs shall be limited to twelve (12), not including up to three (3) licensed dogs (owned by the residents of the dwelling) kept in the single dwelling and not including any litters/pups under the age of three (3) months.

3. A dog boarding kennel can be permitted to accommodate up to a maximum of six (6) cats, in addition to the twelve (12) dogs.
4. Where an existing accessory structure is being converted for use as a dog kennel or dog kennel/cattery (especially a particularly large structure), it must be demonstrated that the number of permitted animals, as prescribed above, will not be exceeded, through the submission of a floor plan/kennel design.
5. A dog kennel shall not be established on any property that has less than a minimum lot size of 10.0 hectares (25.0 acres).
6. A minimum setback distance of 150 m (492 ft) is required from all kennel-related facilities (including any outdoor runs or other areas to be used by the dogs) to the nearest dwelling located on a separate lot.
7. A minimum setback distance of 60 m (197 ft) from any property line is required for all kennel-related facilities (including any outdoor runs or other areas to be used by the dogs)
8. Any proposal for a new or expanded dog kennel operation shall demonstrate compliance with a municipal kennel by-law where such by-law is more restrictive, or has provisions which are more restrictive than these Kennel Guidelines.
9. Municipal official plan policies and standards (e.g. fencing, parking, lot size shall be met.
10. Municipal and agency permit, licensing and approval requirements shall be satisfied (e.g. kennel, building, access, health, safety, conservation authority).
11. Any proposal for a dog breeding kennel operation shall require proof of membership with the Canadian Kennel Club, or an equivalent professional kennel organization, or the Niagara Escarpment Commission be satisfied that applicable federal and provincial health, safety and care requirements and standards can be met.
12. All kennel-related facilities shall be fenced and where determined necessary, vegetative screening shall be provided.
13. Any proposed kennel-related structure shall be accessed by a common driveway access shared with the single dwelling, including an existing accessory building to be converted to a kennel, where possible.
14. Any proposed kennel-related structure shall be located within 30 m (100 ft) of the single dwelling on the same lot, or in the case of an existing structure to be converted for kennel-related purposes, no more than 50 m (150 ft) from the single dwelling on the same lot.

15. Only one (1) unlit sign having a maximum size of 0.9 square metres (9.7 square feet) identifying the kennel business shall be permitted on the lot.
16. The kennel operation shall be secondary to a primary residential use on the lot, or a primary agricultural use on the lot that includes a single dwelling.
17. The kennel shall be operated by the residents of the single dwelling on the same lot, not including employees.
18. A Development Permit issued in conjunction with a dog/animal kennel shall only be transferred to a new owner where the prospective owner is provided with a complete copy of the Development Permit from the Permit holder, prior to the property's transfer to the new owner, and in the case of a breeding kennel, subject to a new owner providing the Niagara Escarpment Commission with proof of membership with the Canadian Kennel Club or an equivalent professional organization prior to commencing operation of the kennel. A new Development shall be applied for and obtained should the foregoing requirement(s) not be addressed.