

## Section 25 – Kennel (K) Zone

**25.1.** Within a Kennel (K) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **25.2. Permitted Uses**

25.2.1. Residential Uses:

- a) Single detached dwelling

25.2.2. Non-Residential Uses:

- a) Commercial breeding kennel
- b) Domestic animal boarding facility
- c) Hobby kennel
- d) Agricultural use in accordance with the Agricultural Zone subsection 3 and Minimum Distance Separation provisions
- e) Home occupation in accordance with the General Provisions Section
- f) Passible outdoor recreation
- g) Public use in accordance with the General Provisions Section

### **25.3. Zone Provisions**

25.3.1. Refer to Section 3 – General Provisions.

25.3.2. Lot area (minimum) 20 ha (49.42 acres)

Except in the case where a lot owner is able to achieve the minimum distance separation by siting the kennel or boarding facility on his property in which case the existing lot shall be deemed to comply.

25.3.3. Lot Frontage (minimum) 120 m (393.70 ft.)

25.3.4. Minimum Distance Separation between a Kennel Facility and any Residential Dwelling Off-Site 200 m (656.17 ft.)

25.3.5. Lot Coverage (maximum) 20%

25.3.6. Provisions for Commercial Breeding Kennel or Domestic Animal Boarding Facility located within or attached to dwelling or detached.

|    | <b>Provision</b>   | <b>Required</b>  |
|----|--------------------|------------------|
| i) | Rear Yard Setbacks | 60m (196.85 ft.) |

|      | <b>Provision</b>  | <b>Required</b>  |
|------|---|------------------|
| ii)  | Side Yard Setbacks  | 45m (147.64 ft.) |
| iii) | Where a kennel facility is located within or attached to a dwelling, the front yard setback for the dwelling shall be | 30m (98.43 ft.)  |
| iv)  | Notwithstanding the provisions of 25.3.15 a) i), ii) and iii), the greater of the stated setbacks shall apply         |                  |
| v)   | Notwithstanding any provisions to the contrary, a detached kennel facility shall only be permitted in a rear yard.    |                  |

25.3.7. Provisions for Single Detached Dwelling Unit where Kennel or Boarding Facility is detached:

|       | <b>Provision</b>  | <b>Required</b>                                     |
|-------|---|---|
| i)    | Front Yard Depth (minimum)  | 9.0 m (29.53 ft.)                                   |
| ii)   | Rear Yard Depth (minimum)   | 7.5m (24.61 ft.)                                    |
| iii)  | Interior Side Yard Width (minimum)  | 3.0 m (9.85 ft.)                                    |
| iv)   | Exterior Side Yard Width (minimum)  | 7.5 m (24.61 ft.)                                   |
| v)    | Dwelling House Area (minimum)   | 100.0 m <sup>2</sup> (1076.43 ft. <sup>2</sup> )    |
|       | a) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground area required. |   |
| vi)   | Building Height (maximum)   | 11.0 m (36.09 ft.)                                  |
| vii)  | Dwelling Units per Lot (maximum)  | 1   |
| viii) | Accessory buildings   | Refer to the Accessory Buildings General Provisions |

In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft.<sup>2</sup>) in total.

|     |         |  |
|-----|---------|--|
| ix) | Parking | Refer to the Off-street Parking Section of the General Provisions. |
|-----|---------|--|

25.3.8. In the case of a single detached dwelling used in conjunction with a hobby kennel, the following zone provisions shall apply:

|      | <b>Provision</b>                                 | <b>Required</b>     |
|------|--|---------------------|
| i)   | Minimum Lot Area (Section 3.27.8 does not apply) | 1.0 ha (2.47 acres) |
| ii)  | Minimum Lot Frontage                             | 60.0 m (196.85 ft.) |
| iii) | Minimum Yards (all yards)                        | 15.0 m (49.21 ft.)  |

|       | <b>Provision</b>  | <b>Required</b>   |
|-------|---|---|
| iv)   | Dwelling House Area (minimum)   | 100.0 m <sup>2</sup> (1076.43 ft. <sup>2</sup> )  |
|       | a) In the case of a 1½ storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80 percent of the minimum ground area required.   |   |
| v)    | Building Height (maximum)   | 11.0 m (36.09 ft.)  |
| vi)   | Dwelling Units per Lot (maximum)  | 1   |
| vii)  | Any kennel or part of a kennel shall be attached to the main building and when attached to the main building will be located along the rear wall of the main building.  |   |
| viii) | Any kennel facilities or structures such as exercise runs or fenced enclosures intended to contain the dogs shall be kept to the rear of the rear wall of the main building and shall be located no closer than 15 metres (49.21 ft.) to any lot line.  |   |
| ix)   | Where a Site Plan Control Agreement has not been imposed and in the alternative to such an Agreement, the kennel facility and structures associated with the housing and containment of dogs shall be appropriately landscaped and screened from abutting roadways and abutting and adjacent residential uses. The term appropriately screened is intended to mean and include a visual barrier, sufficient in height so that it is not possible for the dogs to view or be in visual contact with normal ground level activities associated with the offsite uses noted above. |   |
| x)    | Accessory buildings   | Refer to the<br>Accessory Buildings<br>General Provisions   |
|       | In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft. <sup>2</sup> ) in total.  |   |
| xi)   | Parking   |   |
|       | a)  | Refer to the General Provisions Section for additional parking requirements.  |
|       | b)  | No part of the required front yard of any lot, or the required exterior side yard of a corner lot, shall be used for the parking or storage of the whole or any part of a boat trailer, boat, truck, bus, coach or streetcar. |
|       | c)  | Not more than 50% of the area of a side yard or rear yard of any lot shall be occupied by parking area.   |

### 25.3.9. Adjacent Residential Development

- a) No new residential dwelling unit shall be constructed within 200 metres (656.17 feet) of a kennel facility except on a lot of record existing at the time of passage of this By-law.

#### 25.3.10. Development Timing

- b) A dwelling unit shall be constructed and maintained on the property in conjunction with the kennel facility prior to the issuance of a Kennel License.

#### **25.4. Zone Exceptions**