

CITY OF BROOKS

BYLAW NO. 22/05

A BYLAW OF THE CITY OF BROOKS IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 14/12 BEING THE LAND USE BYLAW.

WHEREAS it is desirable to amend Bylaw No. 14/12 being the Land Use Bylaw for the City of Brooks;

AND WHEREAS the purpose of the proposed amendment is to define Kenneling and add it as a discretionary industrial use with associated development criteria;

AND WHEREAS a Public Hearing, as required by Section 692 of the Municipal Government Act, will be held prior to second reading of this Bylaw;

NOW THEREFORE, the Council of the City of Brooks in the Province of Alberta hereby enacts as follows:

1. That Schedule 6: Definitions of the Land Use Bylaw, be amended by adding the following:

Kenneling means a development for the purpose of boarding small animals normally considered as household pets and includes indoor or outdoor enclosures, pens, runs or exercise areas. This land use may also include training, grooming, impounding/quarantining facilities, animal shelters, and retail sales of associated products. This land use shall not be closer than 150 meters (492.12 ft) from any residential dwelling unit, or existing or future residential land use.

2. That Schedule 2: Land Use Districts Industrial Light (I-L), Industrial General (I-G), and Industrial Heavy (I-H) subsection 2.2 Discretionary, be amended by adding the following:

Kenneling

3. That Schedule 2: Land Use Districts Industrial Light (I-L), Industrial General (I-G), and Industrial Heavy (I-H) subsection 9(1)(b) Use-specific Standards of Development: Schedule 4, be amended by adding the following:

Section 97: Kenneling

4. That Schedule 3: General Standards of Development subsection 73.2(2) Minimum Off-Street Parking Requirements: Non-residential Uses be amended by adding the following:

Kenneling

2 stalls/100 m² (1076.39 ft²) GFA

5. That Schedule 4: Use Specific Standards of Development be amended by adding the following:

Section 97: Kenneling

97.1 APPLICABILITY

The requirements of this section apply to all kenneling businesses where animals are kept on premises for short or long term stays. Animals kept at such facilities must be acceptable under the Animal Control Bylaw.

97.2 GENERAL REQUIREMENTS

- (1) Signage and advertising may only be permitted in compliance with Schedule 5: Signage Standards;
- (2) Parking and Loading is required in accordance with Schedule 3, Section 73;
- (3) As provided in the definition, Kenneling shall be located not closer than 150 meters (492.12 ft) from any residential dwelling unit, or existing or future residential land use. The measurements shall be taken from the residential property boundary to the kennel property boundary;
- (4) Kenneling shall only be a Discretionary Use within the Industrial Light (I-L), Industrial General (I-G), and Industrial Heavy (I-H) Land Use Districts; and
- (5) Kenneling shall be operated in accordance with provincial health regulations. All excrement and similar waste shall be disposed of in a manner acceptable to Alberta Health Services.

97.3 DEVELOPMENT REQUIREMENTS

- (1) Operations of the kennel shall be:
 - (a) adequately designed and maintained to suppress emissions and further that pens, rooms and runs shall be adequately soundproofed;
 - (b) designed with washable surfaces and cleaned regularly;
 - (c) equipped with an indoor exercise area;
 - (d) equipped with a separate air exchange system in the animal holding area where heating and air conditioning is shared with other businesses;
 - (e) outdoor use shall be limited to the hours of 7 a.m. - 10 p.m. Monday to Friday and 7 a.m. - 10 p.m. weekends;
 - (f) cleaned regularly; and

(g) adequately fenced to the satisfaction of the Development Authority.

6. That the amendments to Bylaw No. 14/12, being the Land Use Bylaw, make use of formatting that maintains the consistency of the portions of the Bylaw being amended.
7. That this Bylaw shall take effect upon final passing thereof.


Read a first time this 6th day of September, 2022.

Read a second time this 19th day of September, 2022.

Read a third time and finally passed this 19th day of September, 2022.



Mayor



Chief Administrative Officer