

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).<sup>1</sup> Since the Covid Pandemic pet ownership in Canada has increased (Canadian Animal Health Institute, 2023).<sup>2</sup> 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.<sup>3</sup> On average, sound levels for kennels range from 85 decibels to 100 decibels (Garvey et al., 2016).<sup>4</sup> 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 <sup>2</sup>                           | N/A   | N/A            |
| West Hants Regional  | Yes         | X  | X  | N/A   | 30.48 m (100 ft) [Front],<br>15.24 m (50 ft) [Rear & Side],<br>& 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] &<br>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 <sup>2</sup> (40,000 ft <sup>2</sup> )* | 7.6 m (25 ft) [Front & Rear] &<br>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 <sup>2</sup>                          | 8 m (26.3 ft) [Front] & 15 m (50 ft) [Rear & Side] | Yes |
| District of Guysborough  | Yes  | X | X | 10,117 m <sup>2</sup><br>(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 |  |   |   |  |  |     |



Appendix B: Amending Pages

**A BYLAW TO AMEND THE WEST RIVER ANTIGONISH HARBOUR PLAN AREA  
MUNICIPAL PLANNING STRATEGY**

The Municipal Planning Strategy for the West River Antigonish Harbour Plan Area is hereby amended by:

1. Adding to the following text in bold to Policy L-1.2:

Policy L-1.2 Within the Rural Development Designation it shall be the policy of Council to establish a Rural General (RG-1) Zone in the Land Use By-law which permits the following and similar types of uses: agricultural uses including commercial livestock operations and related uses, **kennels**, forestry and related uses, fishery and related uses, single detached dwellings, institutional uses and recreational uses, and boarding and guest houses.

2. Adding to the following text in bold to Policy L-4.8:

Policy L-4.8 Within the Business Park Designation it shall be the policy of Council to establish a Business Commercial (BC-1) Zone in the Land Use By-law which permits the following and similar types of uses: building supply, equipment depots, display courts, **kennels**, construction operations and rentals, light industrial manufacturing or assembly, warehousing, transportation and maintenance depots, automobile services, gas stations, garages, storage facilities, professional offices, wholesale or retail sales, and offices necessary to the administration of permitted uses.

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
INTERIM CAO

**A BY-LAW TO AMEND THE WEST RIVER ANTIGONISH HARBOUR PLAN AREA**

**LAND USE BY-LAW**

1. Part 6: “General Provisions for All Zones” is hereby amended by adding the following **text in bold** to Subsection 6.A.11 titled “Existing Undersized Lots”:
  - a. Notwithstanding anything else in this By-law, a lot in existence on the effective date of this By-law having less than the minimum frontage or area required by this By-law may be used for a purpose permitted in the zone in which the lot is located **except for the use of kennels**, and a building may be erected on the lot, provided that all other applicable provisions in this By-law are satisfied.
2. Part 8: “Rural General (RG-1) Zone” is hereby amended by adding the following **text in bold** following the subsection titled “Special Provision: Lots with Frontage on a Local Road” and before the subsection titled “Intensive Livestock Operations” and renumbering accordingly:

...

***Special Provision: Lots with Frontage on a Local Road***

- 8.5 Any new un-serviced lot fronting on a local road in the RG-1 zone shall be permitted to have the following requirements: Minimum lot area of 3,716 m<sup>2</sup> (40,000 ft<sup>2</sup>); and minimum lot frontage of 18.3 metres (60 feet).

***Kennels***

- 8.6 A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.
- 8.7 Kennels shall only be permitted in the side yard and rear yard.
- 8.8 Notwithstanding Section 8.2 of this Part, the minimum lot area for a kennel in the Rural General (RG-1) Zone shall be **10,000 square metres (107,639 square feet)**.
- 8.9 Notwithstanding Section 8.2 of this Part, the minimum side yard and rear yard for a kennel in the Rural General (RG-1) Zone shall be **15.0 metres (50 feet)**.
- 8.10 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:
  - a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or
  - b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or
  - c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Intensive Livestock Operations*

...

3. Part 15: “Local Commercial (C-1) Zone” is hereby amended by adding the following text in bold to Subsection 15.1 titled “C-1 Uses Permitted” and renumbering accordingly:

15.1 No development permit shall be issued in a Local Commercial (C-1) zone except for one or more of the following uses:

a. Autobody shops

...

j. Health clinics

**k. Kennels**

l. Liquor stores

...

4. Part 15: “Local Commercial (C-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Garbage Bins” and before the subsection titled “Landscaping” and renumbering accordingly:

...

*Garbage Bins*

15.2 Preferably, garbage and recycling should be stored inside of a building, whether the main building or an accessory building. Where this is not possible, all garbage and recycling bins associated with a commercial use shall be screened by an opaque visual barrier at a height adequate to visually screen the bin from all adjacent properties and roadways.

***Kennels***

**15.3 A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**15.4 Kennels shall only be permitted in the side yard and rear yard.**

**15.5 Notwithstanding Section 15.2 of this Part, the minimum lot area for a kennel in the Local Commercial (C-1) Zone shall be 10,000 square metres (107,639 square feet).**

**15.6 Notwithstanding Section 15.2 of this Part, the minimum side yard and rear yard for a kennel in the Local Commercial (C-1) Zone shall be 15.0 metres (50 feet).**

**15.7 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or

b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or

c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Landscaping*

15.8 Where a new commercial use abuts a residential use, a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s) and must be maintained in perpetuity.

...

5. Part 16: “General Commercial (C-2) Zone” is hereby amended by adding the following text in bold to Subsection 16.1 titled “C-2 Uses Permitted” and renumbering accordingly:

16.1 No development permit shall be issued in a General Commercial (C-2) zone except for one or more of the following uses:

a. Autobody shops

...

i. Hotels, motels or tourist inns

j. **Kennels**

k. Laundromats

...

6. Part 16: “General Commercial (C-2) Zone” is hereby amended by adding the following text in bold following the subsection titled “Automobile Service Stations” and before the subsection titled “Waste Bins” and renumbering accordingly:

...

***Kennels***

**16.2 Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**16.3 Kennels shall only be permitted in the side yard and rear yard.**

**16.4 Notwithstanding Section 16.2 of this Part, the minimum lot area for a kennel in the General Commercial (C-2) Zone shall be 10,000 square metres (107,639 square feet).**

**16.5 Notwithstanding Section 17.2 of this Part, the minimum side yard and rear yard for a kennel in the General Commercial (C-2) Zone shall be 15.0 metres (50 feet).**

**16.6 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or

b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or

c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Waste Bins*

16.7 All garbage and recycling bins associated with a commercial use shall be stored indoors, within an accessory structure, or wholly screened by an opaque visual barrier so as to not be seen from any adjacent non-commercial properties or roadways.

...

7. Part 21: “Business Commercial (BC-1) Zone” is hereby amended by adding the following text in bold to Subsection 21.1 titled “BC-1 Uses Permitted” and renumbering accordingly:

21.1 No development permit shall be issued in a Business Commercial (BC-1) zone except for one or more of the following uses:

a. Building supply or equipment depots

...

e. Industrial manufacturing or assembly

f. **Kennels**

g. Warehousing or storage facilities

...

8. Part 21: “Business Commercial (BC-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “BC-1 Zone Lot Requirements” and before the subsection titled “Landscaping” and renumbering accordingly:

...

***Kennels***

**21.3 Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**21.4 Kennels shall only be permitted in the side yard and rear yard.**

**21.5 Notwithstanding Section 21.2 of this Part, the minimum lot area for a kennel in the Business Commercial (BC-1) Zone shall be 10,000 square metres (107,639 square feet).**

**21.6 Notwithstanding Section 21.2 of this Part, the minimum side yard and rear yard for a kennel in the Business Commercial (BC-1) Zone shall be 15.0 metres (50 feet).**

**21.7 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

**a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**

**b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or**

**c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.**

*Landscaping*

21.8 A minimum front landscaping buffer of no less than 1.25 metres high and at least 3.0 metres wide shall be required. A landscaping buffer of at least 3.0 metres wide shall be required along shared lot line(s).

...

9. Part 25: "Definitions" is hereby amended by removing the following text in strikethrough and adding the following text in bold:

...

~~KENNEL means a building or premises for domestic canine or feline boarding, breeding, grooming or training.~~ **the use of land, a building, structure, outdoor enclosure, other facility or part thereof for a commercial establishment where dogs and other domestic animals, excluding livestock, are bred, raised, trained at a facility specifically for training, sold, and/or boarded. This commercial establishment may include daily and overnight boarding, breeding facilities, daycare or combination thereof. A kennel does not include veterinary clinics, fosters of shelter/rescue animals, pet grooming businesses that do not provide any form of boarding or daycare and do not have an outdoor pet run or enclosure, and hobby or occasional breeders having no more than two litters of domestic animals bred per calendar year on the premises to be sold for commercial purposes and/or monetary gain.**

...

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
INTERIM CAO

**A BYLAW TO AMEND THE CENTRAL ANTIGONISH PLAN AREA  
MUNICIPAL PLANNING STRATEGY**

The Municipal Planning Strategy for the Central Antigonish Plan Area is hereby amended by:

1. Adding to the following text in bold to the preamble of Section 3.1 titled “Rural Development”:

...

In keeping with the current land use patterns and the potential for future development in rural areas of the county, it is the intention of Council to establish a Rural Development Designation that will apply to all lands outside of the established hamlets. To implement this Designation, Council intends to establish a Rural Development Zone that will permit low-impact rural development, mixed-use developments as well as developments on larger lot sizes (usually privately serviced). These would include low-density residential, forestry and forestry-related uses, fisheries and fishery-related uses, **kennels**, small boarding houses, recreational uses and some local commercial uses. The Rural Development designation and zoning would exclude large scale tourist commercial uses as being permitted as-of-right. Recognizing agricultural uses as a dominant land use in Antigonish County and a major local source of employment, those uses, including intensive livestock facilities and value added operations such as dairy processing facilities, will be allowed. Bed and Breakfasts shall also be permitted, but will be restricted to a maximum of 5 housekeeping units in order to ensure that the operation maintains a low-density neighbourhood scale. Higher-impact uses, including existing rural commercial and industrial developments located within the Rural Development Designation will be zoned Rural Commercial and Rural Industrial. As municipal services expand into rural areas, or as more intensive developments are proposed, Council shall require that any such development be assessed through the Land Use By-law amendment process.

...

2. Adding to the following text in bold to Policy L-1.2:

Policy L-1.2      Within the Rural Development Designation it shall be the policy of Council to establish a Rural Development (RD-1) Zone in the Land Use By-law that permits the following and similar types of uses: agricultural uses including commercial livestock and dairy processing facilities, **kennels**, bed and breakfast establishments to a maximum of 5 rooms, boarding homes to a maximum of 5 rooms, existing tourist commercial uses, fisheries and fishery-related uses, forestry and forestry-related uses, greenhouses, open space, repair shops including auto body shops, existing salvage yards, and all uses permitted in the Hamlet Residential (HR-1) Zone.

3. Adding to the following text in bold to Policy L-3.1:

Policy L-3.1      Within the Rural Development Designation it shall be the policy of Council to establish a Rural Commercial (RC-1) Zone in the Land Use By-law, which permits the following and similar types of uses: automobile sales and service centres (including gasoline stations); **kennels**; banks and other professional offices; country markets; convenience stores; day cares; general merchandise stores; liquor stores; recycling depots; restaurants and licensed establishments; residential units within a commercial building; veterinary clinics; and existing uses subject to the requirements of the RD-1 Zone.

4. Adding to the following text in bold to the preamble of Section 3.2.4 titled “Hamlet Commercial”:

Unlike large-scale commercial developments along the Trans-Canada Highway and closer to the Town of Antigonish, small-scale commercial developments in the heart of the hamlet communities in the Central Plan Area are primarily geared to serve the residents of those hamlets and the immediate outlying areas. Any such commercial developments will be accommodated by the Hamlet Commercial Zone, which will allow most types of commercial development including retail, restaurants, service shops and professional offices that are suitable in a primarily residential area on small municipally serviced lots. While automobile service stations **and kennels** will be permitted in the zone, they will be subject to greater setbacks due to potentially obnoxious impacts on surrounding uses. Likewise, outdoor storage will also be regulated in the Land Use By-law. Existing residential uses will be permitted (and thus be allowed to expand or be rebuilt) and new residential uses permitted at the rear or upper levels of commercial buildings.

...

5. Adding to the following text in bold to Policy L-12.1:

Policy L-12.1 Within the hamlet designation it shall be the policy of Council to establish a Hamlet Commercial (HC-1) zone in the Land Use By-law that permits the following and similar types of uses: automobile sales and service centres; **kennels**; banks and other financial institutions; business and professional offices; country markets; convenience stores; day care facilities; general merchandise stores; grocery stores; liquor stores; restaurants and licensed establishments; residential dwelling units within a commercial building; and existing residential uses subject to the requirements of the HR-1 Zone.

6. Adding to the following text in bold to the preamble of Section 3.2.5 titled “Hamlet Highway Commercial”:

...

A Hamlet Highway Commercial zone will be established within the Hamlet designation in order to address the existing businesses in the high traffic areas along Highway 104 in the Lower South River hamlet. This zone will allow a wide range of commercial establishments similar to what is permitted in the Hamlet Commercial zone, but will also include such uses as hotels and motels, display courts (including prefabricated homes), **kennels**, equipment rental businesses and visitor information centres. Special setbacks will be established for automobile service stations and for expansions to existing recycling depots. New and existing residential uses will be permitted subject to the same standards as applies in the Hamlet Commercial Zone. Due to the size and scale of businesses locating in this zone as well as current traffic and access concerns, (particularly the number of driveways on the Trans-Canada Highway), large minimum lot size, frontage and setback requirements will be established in the Land Use By-law.

...

7. Adding to the following text in bold to Policy L-13.1:

Policy L-13.1 Within the hamlet designation it shall be the policy of Council to establish a Hamlet Highway Commercial (HHC-1) zone in the Land Use By-law that permits the following and similar types of uses: automobile sales establishments; automobile service centres (including gas stations and car washes); **kennels**; display courts including prefabrication



homes and mobile homes; convenience stores, hotels, motels or tourist inns and associate uses, laundromats, leasing or rental establishments, tourist commercial uses, residential units in a commercial establishment, restaurants and licensed establishments, retail stores, visitor information centres, veterinary clinics, agricultural uses, existing recycling depots and existing residential dwellings.

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
INTERIM CAO

**A BY-LAW TO AMEND THE CENTRAL ANTIGONISH PLAN AREA**

**LAND USE BY-LAW**

1. Part 6: “General Provisions for All Zones)” is hereby amended by adding the following **text in bold** to Subsection 6.A.11 titled “Existing Undersized Lots”:
  - a. Notwithstanding anything else in this By-law, a lot in existence on the effective date of this By-law having less than the minimum frontage or area required by this By-law may be used for a purpose permitted in the zone in which the lot is located **except for the use of kennels**, and a building may be erected on the lot, provided that all other applicable provisions in this By-law are satisfied.
  
2. Part 8: “Rural Development Zone (RD-1)” is hereby amended by adding the following **text in bold** to Subsection 8.1 titled “RD-1 Uses Permitted” and renumbering accordingly:
  - 8.1 No development permit shall be issued in a Rural Development (RD-1) zone except for one or more of the following uses:
    - a. Agricultural uses, including intensive livestock operations
    - ...
    - h. Institutional uses
    - i. **Kennels**
    - j. Open space uses
    - ...
  
3. Part 8: “Rural Development Zone (RD-1)” is hereby amended by adding the following **text in bold** following the subsection titled “Boarding Homes” and before the subsection titled “Intensive Livestock Operations” and renumbering accordingly:

...

*Boarding Homes*

8.6. Boarding Homes shall be limited to a maximum of five (5) lodging rooms.

***Kennels***

- 8.7 **A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**
- 8.8 **Kennels shall only be permitted in the side yard and rear yard.**
- 8.9 **Notwithstanding Section 8.2 of this Part, the minimum lot area for a kennel in the Rural General (RG-1) Zone shall be 10,000 square metres (107,639 square feet).**
- 8.10 **Notwithstanding Section 8.2 of this Part, the minimum side yard and rear yard for a kennel in the Rural General (RG-1) Zone shall be 15.0 metres (50 feet).**
- 8.11 **Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**
  - a. **a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**

- b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or
- c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Intensive Livestock Operations*

...

- 4. Part 10: “Rural Commercial (RC-1) Zone” is hereby amended by adding the following text in bold to Subsection 10.1 titled “RC-1 Uses Permitted” and renumbering accordingly:

10.1 No development permit shall be issued in a Rural Commercial (RC-1) zone except for one or more of the following uses:

- a. Agricultural uses, including intensive livestock operations
- ...
- g. Day care centres
- h. Kennels**
- i. Leasing or rental of commercial equipment
- ...

- 5. Part 10: “Rural Commercial (RC-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Automobile Service Stations” and before the subsection titled “Landscaping” and renumbering accordingly:

...

***Kennels***

**10.4 A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**10.5 Kennels shall only be permitted in the side yard and rear yard.**

**10.6 Notwithstanding Section 15.2 of this Part, the minimum lot area for a kennel in the Local Commercial (C-1) Zone shall be 10,000 square metres (107,639 square feet).**

**10.7 Notwithstanding Section 15.2 of this Part, the minimum side yard and rear yard for a kennel in the Local Commercial (C-1) Zone shall be 15.0 metres (50 feet).**

**10.8 Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

- a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or
- b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or
- c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Landscaping*

- a. Where a new rural commercial use abuts a hamlet residential zone, a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s), which must be maintained for the life of the development.

...

- 6. Part 16: “Hamlet Commercial (HC-1) Zone” is hereby amended by adding the following text in bold to Subsection 16.1 titled “HC-1 Uses Permitted” and renumbering accordingly:

- 16.1. No development permit shall be issued in a Hamlet Commercial (HC-1) zone except for one or more of the following uses:

- a. Automobile service centres

...

- j. Grocery stores

- k. **Kennels**

- l. Liquor stores

...

- 7. Part 16: “Hamlet Commercial (HC-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Garbage Bins” and before the subsection titled “Landscaping” and renumbering accordingly:

...

***Kennels***

- 16.5. **A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

- 16.6. **Kennels shall only be permitted in the side yard and rear yard.**

- 16.7. **Notwithstanding Section 16.2 of this Part, the minimum lot area for a kennel in the Hamlet Commercial (HC-1) Zone shall be 10,000 square metres (107,639 square feet).**

- 16.8. **Notwithstanding Section 10.2 of this Part, the minimum side yard and rear yard for a kennel in the Hamlet Commercial (HC-1) Zone shall be 15.0 metres (50 feet).**

- 16.9. **Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

- a. **a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or**

- b. **a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or**

- c. **a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.**

*Landscaping*

16.10. Where a new hamlet commercial use abuts a hamlet residential use, a visual barrier no less than 1.5 metres (5 feet) high is required along the shared lot line(s) and must be maintained in perpetuity.

...

8. Part 17: “Hamlet Highway Commercial (HHC-1) Zone” is hereby amended by adding the following text in bold to Subsection 17.1 titled “HHC-1 Uses Permitted” and renumbering accordingly:

17.1 No development permit shall be issued in a Business Commercial (BC-1) zone except for one or more of the following uses:

b. Building supply or equipment depots

...

k. Hotels, motels or tourist inns

l. **Kennels**

m. Laundromats

...

9. Part 17: “Hamlet Highway Commercial (HHC-1) Zone” is hereby amended by adding the following text in bold following the subsection titled “Gas Stations and Car Washes” and before the subsection titled “Landscaping” and renumbering accordingly:

...

*Kennels*

**17.11. Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**

**17.12. Kennels shall only be permitted in the side yard and rear yard.**

**17.13. Notwithstanding Section 17.2 of this Part, the minimum lot area for a kennel in the Hamlet Highway Commercial (HHC-1) Zone shall be 10,000 square metres (107,639 square feet).**

**17.14. Notwithstanding Section 17.2 of this Part, the minimum side yard and rear yard for a kennel in the Hamlet Highway Commercial (HHC-1) Zone shall be 15.0 metres (50 feet).**

**17.15. Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:**

a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or

b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or

c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

...

10. Part 19: “Definitions” is hereby amended by removing the following text in strikethrough and adding the following text in bold:

...

~~KENNEL means a building where domestic household animals and birds are kept, boarded and/or bred~~  
**the use of land, a building, structure, outdoor enclosure, other facility or part thereof for a commercial establishment where dogs and other domestic animals, excluding livestock, are bred, raised, trained at a facility specifically for training, sold, and/or boarded. This commercial establishment may include daily and overnight boarding, breeding facilities, daycare or combination thereof. A kennel does not include veterinary clinics, fosters of shelter/rescue animals, pet grooming businesses that do not provide any form of boarding or daycare and do not have an outdoor pet run or enclosure, and hobby or occasional breeders having no more than two litters of domestic animals bred per calendar year on the premises to be sold for commercial purposes and/or monetary gain.**

...

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
INTERIM CAO

**A BYLAW TO AMEND THE KEPPOCH BEAVER MOUNTAIN PLAN AREA  
MUNICIPAL PLANNING STRATEGY**

The Municipal Planning Strategy for the Keppoch Beaver Mountain Plan Area is hereby amended by:

1. Adding to the following text in bold to Policy 3.3:

*Policy 3.3: It shall be the policy of Council to permit in the Rural Development (RD-1) Zone low-density residential uses including single-unit detached dwellings, mobile or mini-homes on individual lots, two-unit dwellings including converted dwellings, one accessory apartment for single unit dwellings, home occupations, open space and parks uses, recreational uses, institutional uses, agricultural uses including the selling of agricultural produce, **kennels**, public utilities, bed and breakfasts/tourist and guest homes or chalets containing no more than six (6) sleeping rooms for overnight accommodation, personal services, senior citizens' housing, institutional uses and cemeteries.*

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
INTERIM CAO

**A BY-LAW TO AMEND THE KEPPOCH BEAVER MOUNTAIN PLAN AREA**

**LAND USE BY-LAW**

1. Part 5: “General Provisions for All Zones” is hereby amended by adding the following **text in bold** to Subsection 5.9 titled “Existing Undersized Lots”:
  9. Notwithstanding anything else in this Bylaw, a vacant lot held in separate ownership from adjoining parcels in existence prior to the effective date of this Bylaw, having less than the minimum frontage or area or both required by this Bylaw, may be used for a purpose permitted in the Zone in which the lot is located **except for the use of kennels** and a building may be erected on the lot provided that all other applicable provisions in this Bylaw are satisfied. In addition, where such lots are increased in size but remain undersized, they are deemed to be existing undersized lots.

2. Part 6: “Rural Development (RD-1) Zone” is hereby amended by adding the following **text in bold** to Subsection 6.1 titled “RD-1 Zone Permitted Uses”:

- 1 The following uses shall be permitted in the Rural Development (RD - 1) Zone:

Agricultural Uses  
...  
Home occupations  
**Kennels**  
Medical clinics  
...

3. Part 6: “Rural Development (RD-1) Zone” is hereby amended by adding the following **text in bold** following the subsection titled “Special Requirement – Agricultural Guidelines” and before the subsection titled “Special Requirement – Site Plan Approval Requirements” and renumbering accordingly:

...

*Special Requirement – Agricultural Guidelines*

1. Agriculture and related uses are permitted in the Rural Development Zone in accordance with Nova Scotia Agriculture Manure Management Guidelines.

*Special Requirement – Kennel Requirements*

2. **A Development Permit for a Kennel shall not be issued until a Kennel License is received from the Municipality.**
3. **Kennels shall only be permitted in the side yard and rear yard.**
4. **Notwithstanding Section 2 of this Part, the minimum lot area for a kennel in the Rural Development (RD - 1) Zone shall be 10 000 square metres (107 639 square feet).**
5. **Notwithstanding Section 2 of this Part, the minimum side yard and rear yard for a kennel in the Rural Development (RD - 1) Zone shall be 15.0 metres (50 feet).**



6. Kennels with outdoor enclosures shall provide an acoustical buffer around side(s) of the enclosure that face the rear and or side lot lines abutting properties with residential dwellings that is comprised of:
- a. a 2.5-metre-wide staggered arrangement of coniferous trees with a minimum height of 2 metres planted at a rate of 1.5 meters on centre for the entire depth and area; or
  - b. a 2.5-metre-wide earthen berm that has a minimum height of 2 metres at a distance of 3 to 5 metres from the outdoor enclosure’s fencing; or
  - c. a synthetic acoustical treatment designed for such a purpose, such as outdoor acoustic panels or blankets, installed in accordance with the manufacturer’s specifications to the outdoor enclosure’s fencing.

*Special Requirement – Site Plan Approval Requirements*

...

4. Part 9: “Definitions” is hereby amended by adding the following **text in bold** following the INSTITUTION definition:

...

**KENNEL means the use of land, a building, structure, outdoor enclosure, other facility or part thereof for a commercial establishment where dogs and other domestic animals, excluding livestock, are bred, raised, trained at a facility specifically for training, sold, and/or boarded. This commercial establishment may include daily and overnight boarding, breeding facilities, daycare or combination thereof. A kennel does not include veterinary clinics, fosters of shelter/rescue animals, pet grooming businesses that do not provide any form of boarding or daycare and do not have an outdoor pet run or enclosure, and hobby or occasional breeders having no more than two litters of domestic animals bred per calendar year on the premises to be sold for commercial purposes and/or monetary gain.**

...

This is to certify that the By-law, of which this is a true copy, was passed at a duly called meeting of the Council for the Municipality of the County of Antigonish on \_\_\_\_\_, 2024.

Given under the hand of the Chief Administrative Officer and under the corporate seal of the said Municipality this \_\_\_\_ day of \_\_\_\_\_, 2024.

---

Shirlyn Donovan  
INTERIM CAO