

**PET BY-LAW
BY-LAW NO. 22**

A By-Law to replace Pet By-Law No. 19.-

In principal, Fairlea Park Co-operative believes permitting pets to live within the Co-op is an asset to the Community. This is partly due to the growing recognition of the therapeutic value of pets. Out of respect for the rights of Co-op members, the keeping of pets is a **privilege**, not a right of occupancy.

In this By-law "Pet" shall mean "Animal" and "Animal" shall mean "Pet", except for certified working animals (e.g.. seeing eye dogs) which are not considered as "Pets".

Certified working animals are exempt from the By-Law.

1. GENERAL

Members are allowed to keep pets in the Co-op. Pets must not interfere with another member's use or enjoyment of his/her unit or in common areas.

The potential pet owner/new member is responsible for finding out whether a pet is allowed, what is required for registration and any other pet bylaw issues, from the Pet Sub Committee, Member Relations Committee or the Co-ordinator/Board of Directors.

Pet owners must comply with all City of Ottawa By-laws governing the license and control of pets. Since Fairlea Park Co-op is private property, there may be times when the membership chooses to have bylaws that differ but do not exceed the City of Ottawa Bylaws. When members sign their occupancy agreement, they are agreeing to uphold, to the best of their ability, the Fairlea Park Co-op Pet Bylaw.

The Pet Bylaw is administered by the Pet Sub Committee (under the umbrella of the Member Relations Committee). In the event that neither the Pet Sub Committee nor Member Relations Committee is in existence, the Co-ordinator/Board of Directors will assume the responsibility of carrying out the Pet Bylaw.

2. CONTAINED PETS

Pets that are normally contained in a cage, tank or other container may be kept in reasonable quantities and do not have to be registered with the Co-op. The City of Ottawa By-Law dictates quantities allowed.

3. EXOTIC PETS

Exotic pets, even if normally contained, must be registered with the Co-op if they are required to have a permit by the City of Ottawa. They are also subject to the limits defined in paragraph 4. Examples of exotic pets include, but are not limited to, animals on the endangered list, animals that carry disease, etc.

4. DESTRUCTIVE/DANGEROUS

The Co-op reserves the right to disallow any pet or variety of pet which it deems to be potentially dangerous or destructive. Examples of such pets include, but are not limited to, tarantulas, boa constrictors, cougars, vicious dogs, etc.

5. MAXIMUM QUANTITIES

Except as provided in Paragraph 2, each household may have NO more than two pets four months or older.

b) Members who wish to foster pets for a recognised fostering organization may do so as long as they maintain the maximum quantities allowed by the Pet By-Law. Proof of organization pet is registered with must be provided to the Pet Sub Committee or the Co-ordinator/Board of Directors.

6. REGISTRATION

a) Except as provided in Paragraph 2, all pets over four months old must be registered with the Co-op.

b) Each member when registering a pet must sign an agreement to abide by this by-law and any decisions made by the Co-op regarding his/her pet. Before signing the agreement, each member must provide, for each pet, the following information to be appended to the agreement:

- type of animal
- name (if any)
- approximate age
- license number (if applicable)
- inoculation records

c) When an exotic or dangerous pet (as described in Sections 3 and 4) is registered, the Pet Sub Committee and /or Co-ordinator/Board of Directors will send a written notice to all members notifying them of the pet's arrival.

d) All pet owners in the Co-op are required to purchase, from the Co-op Office or the Pet Sub Committee, at their own expense, bright orange collar tags with unit number for identification purposes and ensure that their pets wear such tags.

7. CONDITIONS OF ANIMALS

- a) Pet owners must protect their pets against parasites (including fleas) and diseases. A certificate of inoculation against rabies and distemper for all animals, plus F.E.R. for cats and hepatitis for dogs, must be filed with the Co-op when the pet is registered or when it has reached four months of age, and annually thereafter.
- b) All pets six months of age or older **should** be spayed or neutered. A certificate indicating that the spaying or neutering has taken place, issued by the Humane Society or a licensed veterinarian, must be filed with the Pet Sub-Committee and/or Co-ordinator/Board of Directors.
- c) The requirements for inoculation, of a pet may be waived or postponed, as appropriate, if the necessity for such a waiver or postponement is confirmed in writing by the Humane Society or a licensed veterinarian. In such cases, the pet must be kept inside the owner's unit, or under strict control when outside the unit.

8. NUISANCE

- a) **STOOP AND SCOOP** - as per the City of Ottawa By-law, any poop dropped by a members pet must be picked up.
 - i) Stoop and Scoop must be practised on a regular basis in each pet owners private yard.
- b) A member must control his/her pet to prevent any noise that disrupts others.
- c) A member must control his/her pet to prevent them from causing any damage to other members yards or common areas. (e.g.. digging or eating plants)

9. CONTROL

- a) Pets are not allowed in the indoor common areas for extended periods of time. (i.e.. the office, laundry and meeting room.)
- b) Pets **must be on a leash at all times** while in the outdoor common areas of the Co-op.
- c) Pets are allowed in the private backyards of the units if properly secured and there is a responsible person in the unit.

10. COMPLAINTS PROCEDURES

a) Any member with a complaint about a pet should first approach the owner and try to resolve the problem. If that is unsuccessful, the complaint should be put in writing and submitted to the Pet Sub Committee or Member Relations Committee.

b) In the event of a pet complaint, the member should:

i) verify the pet by photo or a detailed description.

ii) send a written grievance to the Pet Sub Committee or the Member Relations Committee. (Verbal grievances and/or phone calls cannot be processed.)

In order to process any grievances, the Pet Sub Committee or the Member Relations Committee must receive:

1. 3 written complaints

OR

2. 1 written complaint accompanied by a clear photo of the pet in action.

c) For the 1st grievance the Pet Sub Committee will send a written warning.

d) For the 2nd grievance, a fine of \$15.00 will be imposed by the Co-op.

e) For the 3rd grievance, a fine of \$30.00 will be imposed by the Co-op and the member will be served with a Notice to Appear at a specified meeting of the Board of Directors to explain why the pet should not be permanently removed.

f) All unpaid fine will be treated as Housing Charge Arrears.

g) Failure of a member to remove a pet when directed by the Board is grounds for termination of occupancy rights.

11. COMPENSATION FOR DAMAGES

a) A member is financially responsible for the damages caused by his/her pet to another member. This includes, but is not limited to, digging up or private yards, eating plants, damaging clothing or private property.

b) A member must see to the repair of any damage to the Co-op property caused by his/her pet. Should the member not have the damage repaired within 30 days, the Co-op will have the damage repaired and will invoice the member for the cost of the repairs. The Finance Committee will make arrangements for payment after receiving notification from the Co-ordinator/Board of Directors.

Approved by the Board of Directors April 7, 1997

Approved by the Members April 22, 1997