

To: Mayor and Council
From: Administration
Date: August 6, 2025
Subject: Technical Review - Zoning Amendment – 25 Gagnon Place – Kennel Accessory Use

Applicant/Owner	Christina Amouzou
Subject Property	25 Gagnon Place, Mackenzie, BC Lot 31 District Lot 12463 Cariboo District Plan 19463
Proposal Overview	Application to permit the operation of a pet-boarding and daycare facility as an accessory use on the property.
Official Community Plan	<p>The subject property is in the RS: Single Family Residential land-use designation. In general, a home-based business aligns with the intent of the RS land-use designation, subject to Housing & Residential Policy 25 listed below:</p> <p>RS: Single Family Residential: The Single Family Residential (RS) designation includes existing or future residential development that either has or is expected to receive municipal water distribution and sanitary sewer services. Full urban service standards would be expected, such as curb/gutter, paved roads, street lighting, and storm drainage to levels as specified in a subdivision servicing bylaw. The RS designation includes single family dwellings, duplexes and two-family dwellings, secondary suites, community care facilities, home-based businesses, and schools, parks, and greenbelts or buffers.</p> <p>Housing & Residential Policy 25. Enable compatible home-based businesses in residential areas that do not interfere with the enjoyment of neighbouring residential homes. Conditions for home-based business use are established through the Zoning Bylaw to inhibit conflicts with residential neighbourhood attributes.</p>
Zoning Bylaw 1368	<p>Use: The subject property is zoned as R1 – Single-Family Residential. The proposed use does not align with the Zoning Bylaw 1368. Kennels are not permitted in the R1 Zone. Kennels are only permitted in the A1, A2, RR1, RR2, M1 and M2 zones. The intent of the current zoning for Kennel's is due to reduce the potential impact of offensive noise, visuals, or odors to adjacent properties.</p>

Parking: One paved/driveway parking space is required for a home occupation, in addition to those required for the single-family dwelling. This should be able to be accommodated on the property.

Prevention of Cruelty to Animals Act Cattery and Kennel Regulation	<p>The Provincial <i>Prevention of Cruelty to Animals Act</i> Section (4) states:</p> <p><i>The requirements and recommendations contained in A Code of Practice for Canadian Kennel Operations, Third Edition, as produced by the Canadian Veterinary Medical Association and published in 2018, are recognized as reasonable and generally accepted practices of engaging in the operation of a kennel for the purposes of section 24.02 (c) of the Act.</i></p> <p>These guidelines are recommended if the application is approved. They have already been shared with the applicant.</p>
Animal Control & Licensing Bylaw 1354	The proposal indicates that there will be more than three dogs being housed at one time in the facility. Animal Control and Licensing Bylaw No. 1354, 2016 requires the applicant to comply with Section 10 of the bylaw and hold a Kennel Permit.
Business License Bylaw 1355	If approved, the applicant would require an annual Business License.
Noise Bylaw 1352	Kennels can cause undue noise that may impact neighbouring properties due to dog barking. The applicant has been made aware of our Noise Bylaw and has indicated they would do what they could do reduce noise affecting neighbouring properties.
Unsightly Properties Bylaw 1394	Kennel operations may create offensive odour to neighbouring properties, for example due to dog fecal matter on the property. The applicant has been made aware of our Unsightly Properties Bylaw 1394 and has indicated they would adhere with the bylaw requirements and maintain a sanitary, clean, property to prevent odour pollution.
Road Access	Property has appropriate residential street access.
Setbacks	Proposed use aligns with zoning setback requirements.
Water Supply	Property is serviced by appropriate municipal water services. More water use may occur due to the nature of kennel operations – providing water, cleaning, etc.

Sewage Disposal	Property is serviced by municipal sewage disposal system. No issues identified with the proposed use affecting this service.
Garbage Disposal	Property serviced with residential garbage collection. May have larger amounts of garbage due to the home-based business use on the property.
Stormwater	The property is serviced with standard residential stormwater system. No issues identified with the proposed use affecting this service.
Snow Removal	The property is provided standard residential snow removal services. Proposed use is not anticipated to have impact on this service. Increased traffic at the location is anticipated. Off-street parking requirements can be accommodated.
Fire Protection	The property would be serviced by the Mackenzie Fire Department and fire hydrants are located within appropriate proximity.
Contaminated Sites	The proposed use is not anticipated to cause contamination under the <i>Contaminated Sites Regulation</i> .
Hydro	The property has access to appropriate BC Hydro service for the proposed use.
Natural Gas	The property has access to appropriate Fortis BC service for the proposed use.
Health and Safety	Appropriate measures need to be taken to ensure the site is maintained in a way not to put those on premises at risk of illness. Fencing/security will be necessary to ensure that dogs do not leave the property, interact with neighbouring pets or residents, or enter the street causing vehicle and walking/biking traffic hazards.
Landscaping	N/A
Other Considerations	At this time there is limited boarding services for dog owners in Mackenzie. This proposal fills a gap in service for the community.
Alternative Planning Options	Spot zoning is not considered best practice in community planning. Once zoned it can be difficult to change the proposed use back in the future, especially if the use is pre-existing on site, and any change in use can have impacts on property values. An alternative to a zoning amendment is a Temporary Use Permit, which allows a new use to be tested on site before formalizing it in zoning. Due to the investment necessary to set up a boarding facility, the applicant has expressed desire to have a secure long-term approval for use on the property. Temporary Use Permits can be approved for up to 3-years and then renewed for another 3.