

Pets

Policy

1. There will be a maximum of two cats and/or dogs allowed per unit. A maximum of four small caged animals will be allowed per unit. An incoming member with more than the maximum of cats and/or dogs may at the Board's discretion have a maximum of three but cannot replace a cat and/or dog past the two pet maximum.
2. Animals on the City of Vancouver's banned pets list are not allowed.
3. Dogs must be kept in owner's unit or fenced yard of unit.
4. When a dog is on Co-op common property it must be kept on a leash and supervised.
5. All animal droppings must be picked up from yards and common areas immediately and disposed of in the pet owner's garbage bin.
6. Pet owners must adhere to all City of Vancouver Bylaws regarding pets, including:
 - *LEASH BY-LAW: dogs must be on a leash at all times.*
 - *CANINE WASTE BY-LAW: owners must pick up waste of their dogs at all times.*
 - *NOISE BY-LAW: any undue noise at any time of the day or night is not permitted.*
 - *LICENSE BY-LAW: all dogs must be licensed with the City of Vancouver.*
 - *ANIMAL CONTROL BY-LAW: no pet belonging to a member shall be permitted to wander.*
7. Pet owners must adhere to all Co-op Occupancy Agreement items regarding pets, including but not limited to section 7.02(Good Neighbour Provision) and section 10.01(Interior Condition).
8. No pets are allowed in any common indoor areas or the playgrounds. This includes but is not limited to laundry room, Chlan Centre, maintenance room, etc. service animals are exempt from this policy item.
9. All dogs and cats must have current S.P.C.A. recommended vaccinations. Owners must present proof of vaccinations upon request by the Board of Directors.
10. All dogs and cats must be spayed or neutered. Owners must present proof of spaying or neutering upon request by the Board of Directors.
11. The owner of a pet is responsible for repairing any damage caused by said pet.

12. No pet may be housed on a balcony.

13. All rules that apply to member's pets will apply to visitor's pets.

14. Unattended dogs may be reported to the City of Vancouver Animal Control.

CO-OP Recommendations to Members Re: Pets

- that "Beware of Dog" signs be used where applicable
- that owners keep animals clean and free of fleas
- that dog owners have liability insurance
- that dog owners have childproof latches on their yard gates.

Note: This policy must not be in conflict with our Co-op's Rules and Occupancy Agreement.

The Co-op will not change anything in the policy before checking its own Rules and Occupancy Agreement.

Policy approved by general meeting dated: AUGUST 30, 2018

Replaces all Pet Policies or House Rules and/or Procedures previously adopted by the Kinross Creek membership and/or Board of Directors.

Procedures

1. Pet and Service Animal Registration
 - a. At the same time as annual income verification, members shall:
 - i. register their pets and/or service animals with the Co-op Coordinator;
 - ii. register vaccination certificates, if applicable;
 - iii. register spayed or neutered certificates, if applicable.
 - b. The Co-op Coordinator will review that pets and/or service animals are not banned.
 - c. The Membership Committee shall ensure new members register pets and/or service animal when they take residence.
 - d. The Co-op will follow all by-laws and other legal requirements for service animals.
2. Reporting Concerns of Policy Violations
 - a. All reporting, or specific concerns, should be directed to the Board via email to board@kinross-creek.org.
 - b. The Board may investigate when deemed necessary.
 - c. The Board will make an official determination of any violation and take appropriate action.
3. If a dog is off-leash or unsupervised in a common area.
 - a. If it appears to be a service animal, it is probably looking for help, and you should consider this an emergency, and make best efforts to investigate.
 - b. If there are safety concerns, call the City of Vancouver Animal Control at 311.
 - c. Otherwise, report to the Board.
4. If you observe someone not picking up droppings after their dog on common property, report details (person/animal) to the Board.
5. If you observe a city bylaw being violated, report details (person/animal/bylaw) to the Board.
6. If you are aware of a violation of Co-op Rule 7.02 (Good Neighbour Provision) and/or Section 10.01 (Interior Condition), report details to the Board.
7. Pet Damage
 - a. As part of annual inspections and/or move-out inspections, notes shall be made of any suspected pet damage.
 - i. During these types of inspections, pets should be locked up or tied to prevent risk of attack or injury.
 - b. Any serious damage shall be brought to the attention of the Board immediately. These include, but are not limited to:

- i. Health and/or safety concerns
 - ii. Building integrity and security concerns
 - c. Members are responsible to ensure carpets are cleaned with an appropriate, deep-clean carpet cleaning option for pets, provided by the cleaning company.
- 8. Visitor's Pets and Service Animals
 - a. Members are responsible for actions and damage undertaken by pets of Co-op visitors.
- 9. For Immediate Safety Concerns
 - a. Report to Animal Control; call 311.
 - b. Notify the Co-op Coordinator and Board.

Procedures Approved by the Board of Directors: June 13, 2019.