

# Pet Policy



**Effective Date:** 2024/03

## **POLICY:**

To provide greater details to the Owners, Occupants, and Guests of Gateway South Centre on the acceptable allowances for "dog" ownership, occupancy, and temporary visitations within and around the complex and common property. The policy is being developed to ensure proper care and understanding of the effects such animals have on the property and its community as to avoid conflict with all residents and ensure the overall care and maintenance of the complex remains intact.

## **PROCEDURES:**

### **1. Approval:**

- A. All dogs that enter the premises must be obtain pre-approval to do so by the Board of Directors, by submitting the appropriate Pet Application.
- B. Owners or Management Companies should play the lead role in approval for pets and the application form can be found online at: [Pet Application — Lang Property Management \(langpropertymgmt.com\)](https://langpropertymgmt.com)
- C. Once the request form is completed, please await a reply from management.
- D. The Operational staff have been granted authorization to approve such applications that comply with the Bylaws, Pet Application Requirements, and these Procedures.
- E. Approvals are required for Permanent, Temporary, or Visiting Dogs to the Property.
- F. Dogs weight approval is considered based on "Mature" weight.
  - i) An application for a puppy whose primary breed characteristics will see it mature to over the bylaw standard will NOT be approved.
  - ii) Lang Property Management will use the Canadian Kennel Club Breed standards for weight evaluations.
- G. Lang Property Management and its operational staff reserve the right to assign "conditions" to any application endorsement; that may not be expressly outlined within the Bylaws, Policy or application.

### **2. Single Dog Occupancy Only:**

- A. Only one dog (pet), will be approved per Residential Unit,
  - i) Examples:
    1. A Unit with an approved Dog, cannot then have a dog visit the property/Unit.
    2. A Unit with no approved dog, could seek approval to temporarily care for visiting dog- if the dog meets the bylaw and application criteria.

### **3. Visiting Non-Resident Dogs:**

- A. Visiting dogs, that do not reside in the building, and have no approval by Lang Property Management, and are not allowed at or in the complex; please meet for friend and pet visits off-site.

### **4. Relieving your Pet (bathroom duties):**

- A. The bylaws indicate all pets need to be removed from all common areas of the property to relieve themselves.
- B. Dogs are NOT allowed within the courtyards.
- C. Please use designated areas for urination, and do not forget to pick up after your dog.
- D. Occupants who are found relieving pets on the interior or exterior of the property will be subject to non-compliance procedures outlined in section 6 below.

### **5. Pets on Common Property:**

- A. Due to risk of damage to landscaping, pets are not permitted to be in the courtyard.
- B. When taking your pet out for a walk please use an appropriate exit to ensure that the pet is not in the courtyard at any time. Building exits that do not open onto the courtyard should be used when taking your pet out.
- C. Pets can be walked in areas other than the courtyards; however, in accordance with City requirements, you must pick up all feces produced by your dog both on and off Lang Property Management property.
- D. Balconies/patios cannot be used to section off pets.
- E. Pets cannot be left unattended on common property areas (balconies/patios included) at any time.
- F. Pets must always be kept on a leash when on common property, whether indoor or outdoor.
- G. This pet policy serves as written warning that compliance with Lang Property Management requirements is mandatory. Failure to adhere to these requirements will result in disciplinary actions against the applicable tenant.

### **6. Barking Dogs:**

Barking dogs are of particular concern; if your dog tends to bark you must take appropriate measures to ensure the barking does not cause a disturbance for other residents. We suggest the following:

- A. Take your dog with you when you go out
- B. Do not leave your dog unattended in your Unit when away for an extended period of time
- C. Purchase a bark collar
- D. Contact your veterinarian or obedience trainer for suggestions
- E. Contact a pet store for suggestions

### **7. Lang Property Management further adopts the Responsible Pet Ownership Bylaws:**

- A. You must pick up all feces produced by your dog both on and off your property. Ensure that you bring along a suitable means to pick up feces.
- B. You cannot leave your dog unattended while tethered.

- C. All dogs must be licensed by three-months-old.
- D. A dog Owner must ensure their dog does not:
  - i) Bite anyone
  - ii) Injure anyone
  - iii) Chase or threaten anyone
  - iv) Bark, howl or disturb anyone
  - v) Cause damage to property
  - vi) Cause damage to other animals

## **8. Exceptions:**

- A. The only exception allowed to the bylaws is related to a Service Dog.
  - i) Service Dogs in Alberta are governed by the Service Dogs Act, SA 2007 c. s-7.5.
  - ii) A service dog is defined as "a dog trained as a guide for a disabled person and having the qualifications prescribed by the regulation.

## **9. Non-Compliance:**

- A. General Complaints/Observations of non-compliance:
  - i) The Party involved in such a complaint will receive a written (email) notice by the Administrative Staff advising of the concern, and
  - ii) The situation will be monitored for continuation of such noted concerns.
  - iii) If the situation identified continues and repeated complaints or observations are made, the file will progress to section (b).
  - iv) If any such situations involve property damage, or a safety & security risk the file can go directly to (b), or (c).
- B. Breach of Bylaws and Policy/Procedures:
  - i) The Party involved will receive a Formal written (delivered by email and file in Owner file) notice by the General Manager of non-compliance, outlining the action requirements and timeline to come into compliance. Note: Compliance required within 10 days of notice
  - ii) Lang Property Management can impose a security deposit or application fee from the tenant to be used for damages or compliance issues caused by the pet and for establishing rules for keeping the pet at the complex.
  - iii) Failure to meet these written directions, will see the file progress to section (c).
  - iv) If any such situations involve property damage, or a safety & security risk the file can go directly to (b), or (c).
- C. Formal Bylaw Infraction:
  - i) Will be presented to the Board of Directors, at a regular scheduled meeting.
  - ii) The Board will review the severity and will approve direction to:
    1. Chargeback the cost for any damages incurred by the offense,
    2. Impose a Sanction/Fine for the offense,
    3. Revoke the approved pet application and direct removal of the pet from the unit/property,
    4. Obtain a legal demand/or court order to evict/remove the pet.

**NOTE:** Eviction/removal of pets required within 30-90 days depending on Board of Director review.

- D. Responsibility of the breach of bylaws, cost associated with any damage, payment of applied sanction and legal cost will be that of the Registered Owner(s) of the Unit.
- E. Sanctions assigned to this Policy are as outlined in section 6.4.1 of this Policy Manual or attached if being distributed as part of the application process.
- F. Sanctions issued by the Corporation are separate to any City of Calgary Bylaw infractions that may also be investigated in conjunction/separate to the corporation:
  - i) The City of Calgary fine for a dog at large is \$100 and the fine for not licensing your dog is \$250.
  - ii) The City of Edmonton fine for a dog at large is \$100 and the fine for licensing your dog is \$500.