

Bylaw Information

Bylaw 52: Pets/Animals

No animal (also referred to as a "pet") of any kind be it mammal/fowl/reptilian/amphibian/fish or arthropods shall be kept in any Unit unless approved in writing by the Board, which approval the Board may on reasonable grounds withhold, and may, if given, withdraw upon breach of the Act or the Bylaws by the Owner or the pet, at any time on fifteen (15) days' notice. Notwithstanding the foregoing, Owners may keep fish in an aquarium, or birds in a cage (but only one (1) bird, if the bird is larger than a parakeet), or either one (1) domestic cat or one (1) dog (which when full grown does not weigh in excess of 14 kilograms (30 pounds) or more than .38 meters (15 inches) at the shoulder). Pets shall bear a leash, as determined by the Board. All pets which may bear a leash must bear one when on the Common property.

- a) If the Board, in its sole discretion, deems any pet whatsoever to be or be causing unreasonable disturbance to other Unit occupiers, a nuisance or to be a hazard to or harmful to any Unit, Common property or to other Owners or Unit occupiers, then the Owner, Tenant or Occupier of the Unit in which such pet is kept shall forthwith, on notice from the Board, remove or cause to be removed such pet from his Unit and such pet shall thereafter not be kept in that Unit or on the Common property at any time.
- b) No Owner shall feed any animals or wildlife, including squirrels, pigeons, gulls or other birds from the windows or doors of his Unit, or anywhere near the Units without the written approval of the Board.
- c) No pet of any kind shall be kept, defecate, urinate, exercised on, or be allowed to run at large over any part of the Common property.
- d) Owners will be responsible for cleaning up after their pet and for any damage caused by their pet and shall indemnify the Corporation for any costs incurred, including any legal costs.
- e) Any Owner of a pet at the time these bylaws are registered shall, subject to these bylaws, be entitled to keep that pet, if previously approved by the Board. All pets must be approved as contemplated in bylaw 57(a).

- f) All pets must be licensed as required by the City of Edmonton. Restricted dogs as defined by the City of Edmonton bylaw 13145 (or any bylaw passed in substitution therefore), are not permitted in the Units or on the Common property.
- g) Notwithstanding the foregoing, the Board shall grant approval to an Owner to keep a certified service dog required by the Owner to assist with the Owner's needs for daily living.

Violation and Complaint Procedure

Bylaw 87: VIOLATION OF BYLAWS OR THE ACT

Any bylaws of the City of Edmonton shall apply to the Owners. Municipal (bylaw) Enforcement Officers are hereby authorized to enforce the City of Edmonton bylaws affecting the Common property or any Unit.

Any infraction, violation or default of the Act or these Bylaws or any resolutions established pursuant to these Bylaws by an Owner, the Owners family members or pets, Tenants, Occupiers, servants, agents, contractors, licensees, or invitees may be corrected, remedied, or cured by the Corporation (including, without restriction, actions, damages, or injunctive relief). Any Legal costs, fines, costs, or expenses expended or incurred by the Corporation in correcting, remedying, or curing such infraction, violation or default shall be charged to such Owner and shall be added to and become part of that Owner's assessment and shall bear Interest (as stipulated in Bylaw 1.1(k)) until paid. The Board may impose sanctions (including monetary sanctions) as set out in Schedule "B".

Any dispute between the Corporation and any person or corporation, respecting any matter arising under the Act* or the Bylaws may, with the agreement of the parties to the dispute, be referred to alternative dispute resolution as provided in Section 69 of the Act.

* [*Condominium Property Act.*](#)

Complaints

If a pet is being offensive, the offended party should first talk with the pet owner and request correction. If the offence continues, written details for each occurrence should be submitted to the Board c/o Converge Condo Management including as much information as possible (the offence/time/place/pet description/owner's unit number).

It is everyone's responsibility to enforce this policy; all complaints will be handled in strict confidence as per the PIPA Act.

Provisions

Fines

Unit owners are subject to a fine as specified by the Board of Directors in accordance with the Condominium Corporation Bylaws and by the Board fine procedures as set out in Schedule "B".

Pet Removal: Bylaw 57. B.

If the Board, in its sole discretion, deems any pet whatsoever to be or be causing unreasonable disturbance to other Unit occupiers, a nuisance or to be a hazard to or harmful to any Unit, Common property or to other Owners or Unit occupiers, then the Owner, Tenant or Occupier of the Unit in which such pet is kept shall forthwith, on notice from the Board, remove or cause to be removed such pet from his Unit and such pet shall thereafter not be kept in that Unit or on the Common property at any time.

Steps:

1. Read and complete pages 2 to 4,
2. Sign page 4, and
3. Submit the completed application with a current picture of your pet to Converge Condo Management, Dan, dan@convergecondo.com, 11810 Kingsway NW, Edmonton, AB, T5G 0X5.

Personal Information Protection Act (PIPA) Consent

To permit Converge on behalf of the Board, to be able to contact you directly and complete your request for pet approval, please complete the following form. By completing this application, you give consent for Converge to process this form and contact you. You have the right to cancel your consent at any time in the future.

For questions about the collection and use of this personal information, contact the Board via Converge Condo Management, Dan Shumilin, info@convergecondo.com, 587-462-6762, 11810 Kingsway NW, Edmonton, AB, T5G 0X5.

Date	
Name of Applicant(s)	
Name of Owner(s)	
Name of Renter (if applicable)	
Suite Number	
Phone Number	
Email	

Only 1 dog or 1 cat allowed per unit bylaw 57(a).

Information on pet:

City Edmonton License No. (cat/dogs only)	
Type of pet (include breed)	
Height of pet at Maturity (review Appendix A)	
Age of Pet	
Colour of Pet	
Neutered (yes/no)	
Name of Pet	

Conditions:

If permission to keep a pet is granted, I agree to be bound by the Condominium Bylaws in respect to the ownership of pets; the rules and regulations/policies established by the Board of Directors, Park Place Meadows for the keeping of pets and to specifically abide by the following conditions:

1. Dogs and cats will be kept validly licensed as required of the City of Edmonton.
2. Dogs and cats will be inoculated and spayed/neutered; unless the dog or cat is a show animal (must provide proof from the Canadian Kennel Society).
3. Aquariums (fish tanks) and or any type of holding tanks required for reptilian/amphibian or arthropods must be reported to the Corporation.
4. All pets must be taken off the Common Property including outside grounds and parking areas to relieve themselves. I agree to pay the costs of any cleaning, sanitizing, or deodorizing deemed necessary by the Board to areas of the Common Property soiled by my pet.

5. Pets will not be permitted to create a disturbance which may be annoying to other Residents (ex. excessive barking) and may be reported to Animal Control.
6. All rules and regulations regarding the keeping of a pet by the SPCA, City of Edmonton Bylaws and Federal or Provincial Act or Regulation will be followed.
7. A pet (dog) may not exceed the height or weight as stipulated in the bylaws. How to Measure your Dog (Appendix A is attached).
8. If this Application is made in respect to an immature (young animal) I agree to remove the pet from the premises if its adult height or weight exceeds the measurements as given in the Condominium Bylaws of Park Place Meadows. The animal is to be removed from the premises within 30 days of written notice from the Board of Directors.
9. Failure to complete this application may result in sanctions as stated in the Violations of Bylaws below.
- 10. All new pets for residents must be approved with a Pet Application.**

Notes:

- **Pet Approval for dogs are subject to visual verification, see Appendix A.**
- **This is an “application only.” Approval is only valid once this form has been approved and signed off by the Board of Directors.**

Signature of Building Manager:	
Signature of Applicant:	
Date:	

Appendix "A"

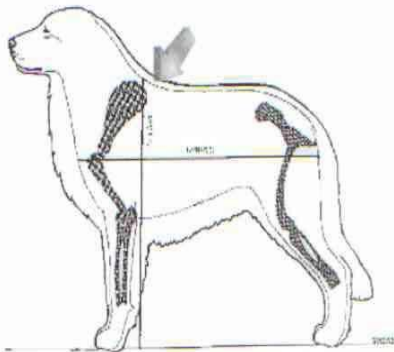
How to Measure Your Dog

Or

My Dog Is Bigger Than Your Dog!

All recognized breeds of dogs have official Standards - a word picture of the ideal dog of that breed. A Standard includes such things as acceptable colors, structure and size. The Great Pyrenees has one of the largest ranges of acceptable heights - from 25 to 29 inches for females, from 27 to 32 inches for males. These ranges were originally set by measuring the available dogs when the Standard was first written in France and, except for small errors caused by metric translation, have remained the same ever since.

How does one accurately measure a dog? The height in all cases is taken with the dog standing on a level surface, his front feet directly under him, his hind feet in the accepted *show stack* position for the breed. If a dog is measured officially at a show, a U-shaped *wicket* is used. Both legs of the wicket are placed flat on the ground, and a moveable bar is adjusted to fit firmly on top of the withers. (See illustration below.)



copyright GPCA Illustrated Standard

The vertical line below the arrow illustrates the line dropped from the point of shoulder to the floor that gives the true height of the dog.

How to you measure your dog if you don't have a wicket? (Official wickets cost several hundred dollars.) Well, it's a little like measuring your kids as they grow, but in the case of dogs, it pays to be a bit more accurate. You'll need a level surface adjoining a blank wall, a carpenter's level, a pencil and a metal measuring tape or a yardstick. You also need a helper unless your dog is perfectly trained to hold a stand-stay. Have your helper position the dog so it is in the above position, with the dog's head level. Place the carpenter's level across the withers, letting it rest on the bone, one end at the wall. Move the ends of the level until the bubble is exactly in the center of the level indicator, then use your pencil to mark the wall underneath the level where it touches the wall. Move your dog away from the wall and measure the distance from the mark to the floor. If you have been careful - and honest - you now have an accurate measurement of your dog's height. Other methods, such as running a tape measure from the shoulder to the floor, or measuring without the use of a level, give rise to some of the bizarre claims for giant Pyrs.

- Catherine de la Cruz

