

Pet Policy

Purpose of the policy

To regulate the number, type and behaviour of pets in our co-op, and to stress member responsibility for pets.

Policy

General

- 1.1 Each unit must have a maximum total of two cats or dog (i.e. two dogs, two cats OR one of each) unless otherwise approved by the majority of membership voting at a GM.
- 1.2 Notwithstanding the Pet Policy 1.1 above and in addition to pets allowed under Pet Policy 1.1, fish and small caged animals are acceptable provided that the member adhere to the following restrictions:
 - Permission must be requested and proof of insurance must be provided to the Board of Directors if you have an aquarium, or combination of aquariums, in excess of 40 gallons;
 - Each unit shall have no more than 3 small caged animals;
 - Pets that are deemed exotic reptiles and/or arachnoids are not allowed unless Board of Director permission in writing is granted. If in doubt whether a pet falls into the above categories, the member shall request clarification and permission from the Board of Directors in writing prior to obtaining the pet.
- 1.3 No vicious dog will be permitted or allowed on Co-op property. The definition of vicious dog shall be the same definition as set out in the City of Vancouver Animal Bylaw as it is from time to time amended.
- 1.4 In all circumstances, the Principal Member of the Unit is accountable if any complaints are received, and all residents owning pets must demonstrate responsible pet ownership.

Registering

- 1.5 All cats and dogs must be registered with the Co-op and be spayed or neutered. In only very exceptional circumstances, the Board of Directors may approve an exemption from this rule upon request from the owner.

1.6 Proof of spaying or neutering is to be provided to the Membership Committee when the pet is registered. If a certificate of spay or neuter, or veterinarian's note confirming spay or neuter is not available, a letter must be written to the Board of Directors requested an exemption from providing this proof. The written exemption by the Board of Directors is to be placed in the member's file.

1.7 All cats and dogs must be controlled by their owner

Responsibilities

1.8 Dogs must be kept under control in all Co-op common areas. "Under Control" means not harassing or annoying other people or pets and not behaving aggressively.

1.9 Members are responsible for controlling noise made by their pets.

1.10 Members are responsible for the immediate cleaning up if their pet's excreta anywhere on the Co-op property – including the unit's outdoor area (yard, balcony, porch, etc.).

1.11 Members are responsible for all damage and mess caused by their pets and must promptly carry out any repairs or cleaning required. In cases where members do not act promptly, the Board of Directors may authorize maintenance crews to do the work at the member's expense.

1.12 Disregard of the pet rules may lead to a demand by the Board of Directors that the pet involved be removed from the Co-op. Failure to comply will be cause for a review of membership, as per the Emma G Occupancy Agreement.

For Policy Committee Use

Procedures needed to carry out this policy:

1. Procedure for declaring pet(s) on member application form or when pet moves in. Information to all applicants and members about the policy.
2. Where members must register pets.
3. Registration form including proof of neutering or spaying and vaccination.
4. Pet records will be included in a member's unit file.
5. Permitted size of fish tanks and/or required water damage liability insurance.