

Review of Zoning Regulations for Kennels and Pet Services - Preliminary Report

Date: June 27, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

An estimated 400 pet establishments operate in Toronto, including any business that keeps live animals on their premises for the purpose of conducting business. These include kennels, pet daycares, and pet grooming salons, but do not include veterinary practices, animal rescues or animal shelters. This business sector has experienced recent growth due to increased pet ownership rates.

Municipal Licensing and Standards (MLS) is reviewing requirements and introducing a new pet establishment business licence class to regulate all businesses for the sale of, grooming, training, daycare or the overnight boarding of animals. Council has directed City Planning to conduct a review of the zoning regulations affecting kennels and pet services in relation to the introduction of the proposed pet establishment business license class. Given the complementary roles of Chapter 545 and the City of Toronto's zoning by-laws, and the interconnectedness of licensing and zoning, MLS and City Planning staff have been working collaboratively to align and streamline recommendations.

The current zoning permissions for pet establishments are a harmonization of regulations found in Toronto's pre-amalgamation zoning by-laws. Current zoning permissions permit pet grooming in commercial areas; however, they restrict the training, boarding, and breeding of pets to the employment industrial (E) zone, which can be far from where residents live. The Zoning By-law also prohibits pet services (i.e. grooming of pets) as a home occupation where customers and clients attend the home to obtain services. Residents have expressed interest in permitting these uses closer to where people live, but have also raised concerns about potential nuisance issues (e.g. noise), especially when permitted close to residential areas.

This preliminary report has been produced in parallel to an MLS final report advancing to Economic and Community Development Committee on July 9, 2025 which recommends a new business licence class for pet establishments. Due to the timing of the reports, City Planning has participated in MLS-led consultations to best align recommendations. This report proposes a zoning framework for the purpose of public consultation to modernize pet establishment permissions by expanding permissions for boarding, training, and breeding in

commercial zones, subject to conditions. The proposed framework seeks to appropriately address potential nuisance issues associated with these uses in an urban context. It also aligns with the proposed business license class for pet establishments, which includes pet shops (retail store), breeding, boarding and training kennels, pet daycares, and pet grooming.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. The Planning and Housing Committee endorse the proposed zoning framework in this report as the basis for public consultation, and direct the Chief Planner and Executive Director, City Planning to report back with final recommendations by the first quarter of 2026.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

DECISION HISTORY

On December 15, 2021, City Council adopted item 2021.GL27.30 Kennels - Let Every Dog have its Day - Even at a Kennel, which requested the Executive Director, Municipal Licensing and Standards and the Chief Planner, and Executive Director, City Planning to develop a plan to license kennels in Toronto and consider any interim steps needed to address problems created by a small portion of kennel operators in Toronto. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.GL27.30>

On July 19, 2022, City Council adopted item 2022.EC31.5 Updates to Chapter 349, Animals. In addition to various amendments to the Municipal Code, recommendation 7 requested the Executive Director, Municipal Licensing and Standards and the Chief Planner and Executive Director, City Planning to review on the zoning regulations affecting kennels and pet services in relation to the introduction of a proposed pet establishment or kennel business license class. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EC31.5>

On December 18, 2024, City Council considered item 2024.PH17.2 Expanding Housing Options in Neighbourhoods – Neighbourhood Retail and Services Study Phase Two Final Report, referring the item back to the Chief Planner and Executive Director, City Planning for consultation with the public and residents' associations accompanied with a professional

communications campaign through mainstream media channels to explain the proposal and gather their opinion. The report included proposed permissions for pet services along major streets and increased permissions for home occupations. The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH17.2>

BACKGROUND

An estimated 400 pet establishments operate in Toronto, with recent growth in this industry due to increased pet ownership rates. Although it is unknown exactly how many pets live in Toronto households, according to the Canadian Animal Health Institute, in 2019, it was estimated that 41 percent of Canadian households had at least one dog, while 38 percent of households had at least one cat. Many pet owners who may have been working from home during the COVID-19 pandemic are returning to the office more frequently. Residents have expressed an interest and need for more pet boarding permissions across the city, and this may continue to increase as more workers return to the office.

The request to review the feasibility of a licensing regime for kennels arose following a series of complaints from local residents about select dog kennels in the city, citing both animal welfare concerns as well as nuisance and noise concerns. Through managing these complaints and communication with the local Councillor and residents, Municipal Licensing and Standards (MLS) by-law enforcement officers identified a gap in enforcement. The City has limited ability to enter and inspect facilities and address concerns, outside of noise and zoning related complaints. This is primarily because the only pet-related establishments that require a business license is a pet shop, which is a business for the sale of animals. (MLS) is responsible for issuing the pet shop business license and enforcing the regulations under Municipal Code Chapter 545, Licensing.

City Council has directed MLS to review requirements and introduce a new pet establishment business licence class to regulate all businesses for the sale of, grooming, training, daycare or the overnight boarding of animals, and develop a plan to license kennels in Toronto. City Council has also directed City Planning to conduct a review of the zoning regulations affecting kennels and pet services in relation to the introduction of the proposed pet establishment or kennel business license class. Pet establishments generally refer to any business that keeps live animals on their premises for the purpose of conducting business, such as kennels, pet daycares, and pet grooming salons, but excludes veterinary practices, animal rescues or animal shelters.

Under the city-wide Zoning By-law 569-2013 'pet establishments' fall under three defined land uses: kennels, pet services, and retail stores. The current zoning permissions for pet establishments is a harmonization of regulations found in the Former General Zoning By-laws. Current zoning permissions permit pet grooming in commercial areas, and restrict the training, boarding, and breeding of animals to the employment industrial (E) zone, which can be far from where residents live.

Given the complementary roles of Chapter 545 and the City of Toronto's zoning by-laws, and the interconnectedness of licensing and zoning, MLS and City Planning staff have been working collaboratively to align and streamline recommendations. As such, this report has

been produced in parallel to an MLS final report which is to be reviewed by Economic and Community Development Committee on July 9, 2025, which recommends a new business licence class for pet establishments, which includes pet shops (retail store), breeding, boarding and training kennels, pet daycares, and pet grooming. This framework expands upon the existing licensing structure for pet shops. The proposed new business license is an activity-based licencing approach (ABL). This framework applies activity-based requirements in addition to an overarching set of category wide requirements. Higher impact businesses, in terms of animal welfare, nuisance, and consumer protection, as determined by their business activity, may receive more oversight.

POLICY AND PLANNING FRAMEWORK

Planning Act

Section 2 of the *Planning Act* establishes matters of provincial interest to which the City shall have regard to, including (h) the orderly development of safe and healthy communities, (o) the protection of public health and safety, and (p) the appropriate location of growth and development.

Provincial Planning Statement, 2024

On October 20, 2024, the Provincial Planning Statement, 2024 (PPS (2024)) came into effect and combines the Provincial Policy Statement, 2020, and the Growth Plan for the Greater Golden Horseshoe, 2019, into a single policy document. All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS 2024 and shall conform to provincial plans, including the Greenbelt Plan, 2017, and others.

The PPS (2024) provides provincial-wide direction on matters of provincial interest to regulate the development and use of land, promoting the support for a strong and competitive economy. It also directs planning authorities to support complete communities by accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long term needs.

Section 2.1 of the PPS (2024) directs planning authorities to support the achievement of complete communities by:

- accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;
- improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

The PPS defines complete communities as “places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations”.

City of Toronto Official Plan

The City’s Official Plan provides for a long-term vision for growth in the city. It establishes the urban structure of the city, policies to guide decision-making based on the Official Plan’s goals for the human, built, economic and natural environments and land use designations and implementation methods.

The Official Plan sets ambitious goals to ensure Toronto is a livable and caring city that meets the needs of its residents through complete communities that create a sense of place, reduce disparities, and enable residents to conveniently access the necessities of daily life. This includes a broad range and mix of local amenities and services. Growth areas, such as Centres, Avenues, and lands designated Mixed Use Areas, offer opportunities for non-residential uses to support new residential development. Certain parts of Neighbourhoods and Apartment Neighbourhoods also present opportunities to offer increased convenience to people through the development of small-scale, frequently utilized commercial uses.

Chapter Two lays out the structure of growth in the City into the Downtown, Centres, Avenues and Employment Areas, as shown on Map 2 - Urban Structure.

The Downtown, Centres, and Avenues are designated both Mixed Use Areas and Regeneration Areas. Policy 4.5(1) permits a broad range of commercial uses in these areas. These uses include, by way of use permissions in the Commercial Residential (CR) Zone, pet services and retail stores.

Regeneration Areas are areas that are in transition, usually from one predominant land use to one that includes a wide range of new uses. Policy 4.7(1) permits for a broad range of uses consistent with those permitted in Mixed Use Areas that intend to revitalize areas of the City that are largely vacant or underused.

Policy 2.2.4(2) outlines the direction of Employment Areas to be used exclusively for business and economic activities to provide work opportunities for residents of nearby neighbourhoods.

Employment Areas are further delineated as Core Employment Areas and General Employment Areas in the Official Plan. Core Employment Areas are typically located in the interior of Employment Areas and are generally intended for heavier industrial, and services uses. General Employment Areas are typically located on the exterior of Employment Areas along major streets. In addition to the permitted uses in Core Employment Areas, General Employment Areas also permit various types of retail and service uses.

Policy 2.2(2) states that growth will be directed to the Centres, Avenues, Employment Areas and the Downtown as shown on Map 2 in order to:

- (b) concentrate jobs and people in areas well served by surface transit and higher order transit stations;
- (d) promote mixed use development to increase opportunities for living close to work and to encourage walking and cycling for local trips; and
- (f) facilitate social interaction, public safety and cultural and economic activity.

Chapter Three contains policies to guide decision-making based on the Official Plan's goals for the human, built, economic and natural environments.

Policy 3.5.1(1)(i) states Toronto's economy will be nurtured and expanded to provide for the future employment needs of Torontonians and the fiscal health of the City by supporting employment and economic development that meets the objectives of Toronto's Workforce Development Strategy, including people-based planning and the Vision Statement on Access, Equity and Diversity and by promoting infrastructure and support programs to ensure that all Torontonians, particularly equity-seeking groups, such as racialized youth, persons with disabilities, single mothers and newcomers, especially refugees, have equitable access to employment opportunities.

Across the various land use designations, including within Neighbourhoods, small-scale retail, service, and office uses are required to have minimal adverse impacts on adjacent or nearby residences (Policy 4.1(3)).

Expanding Housing Options in Neighbourhoods - Neighbourhood Retail and Services Study

The Expanding Housing Options in Neighbourhoods (EHON) work program includes the Neighbourhood Retail and Service study. The study seeks to expand permissions for small scale retail, service, and office uses in neighbourhoods, as well as expand permissions for home occupations. A final report was considered by City Council in December 2024 and referred back to staff. The report recommended permitting pet services in low-rise apartment buildings in all Residential Zones abutting Major Streets, subject to conditions, to permit local businesses and services in neighbourhoods. The study also recommended expanded permissions for specific home occupation uses, such as music or dance instruction, in ancillary buildings. The study previously proposed adding pet services (i.e. grooming of pets) as a home occupation where customers and clients attend the home to obtain services. Consultations in 2024 raised concerns regarding the amount of noise from pet services, and the final recommendations did not add this permission.

City-wide Zoning By-law 569-2013

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013 which harmonized 43 former municipal by-laws into one zoning by-law. The Zoning By-law comprehensively regulates all land uses, buildings and structures and applies to most of the City of Toronto.

A 'kennel' is defined as "premises used for boarding, training or breeding of dogs, cats or other domestic animals". The definition does not distinguish between the daytime and overnight care of animals. The Employment Industrial (E) zone is the only zone that permits kennels.

'Pet services' is defined as "premises used to provide for the grooming of domestic animals. A veterinary hospital or a kennel are not pet services". Pet Services are permitted in the Commercial Local (CL), Commercial Residential (CR), Commercial Residential Employment (CRE), and Employment Industrial (E) Zone categories. The use is also permitted in the Residential Apartment Commercial (RAC) zone if it is located in an apartment building containing at least 100 dwelling units, is not above the first storey of the building, and is limited to 200 square meters.

A 'retail store' is defined as "premises in which goods or commodities are sold, rented or leased". This use is permitted in most zone categories which allow commercial uses and includes the permission to sell animals (e.g. a pet shop). Retail stores are permitted subject to conditions in Commercial, Commercial Residential, and Commercial Residential Employment zones (CL, CR, CRE), select Residential and Residential Apartment zones (R, RA, RAC), select Employment Industrial zones (EL, E, EO), most Institutional zones (I, IH, IE), and select Open Space zones (OR).

A home occupation is permitted in all residential zones and is defined as "a business use within a dwelling unit, where the dwelling unit is the principal residence of the business operator". The By-law limits the types of home occupations that can be conducted from someone's home and intends to mitigate any impacts on adjacent neighbours and the neighbourhood. Kennels are specifically prohibited from being home occupations.

Regulations also limit who can attend the premises, the number of employees permitted to work at the premises, the percentage of the interior floor area of the dwelling unit a home occupation may occupy. The regulations further restrict outdoor activities, services, display or open storage. Permitted home occupations which have the potential to produce an increased amount of noise (e.g. dancing and music instruction or training) are restricted to a detached house.

Toronto Municipal Code

Toronto's Municipal Code contains a number of chapters that are relevant to regulation of pet establishments.

Toronto Municipal Code, Chapter 349, Animals includes regulations regarding the keeping and treatment of animals. This includes the maximum number of pets that can be kept in a dwelling unit, the tethering of animals, unsanitary conditions, and the responsibility to care for animals.

Toronto Municipal Codes, Chapter 441, Fees and Charges works together with Toronto Municipal Code Chapter 545, Licensing. The processing of applications, monitoring of issued licences, and investigation of potential non-compliance include the administration of fees and charges, including for businesses that are pet establishments.

Toronto Municipal Code Chapter 545, Licensing requires a variety of businesses to obtain a licence from the City and comply with its regulations for the purpose of public health and safety, consumer protection, and nuisance control. This includes those associated with pet establishments

Toronto Municipal Codes, Chapter 591, Noise regulates noise in Toronto. This Chapter balances the city's vibrancy with the needs of residents and visitors and provides time restrictions and sound level limits for various types of noise, including those made by animals. Premises that operate as pet establishments must comply with the Noise By-law.

COMMENTS

Pet establishments (including retail stores, kennels and pet services) play an important role across the city, providing residents with employment opportunities and places to breed, train, groom, board, and purchase pets and pet accessories. Certain nuisance issues, such as noise and odour, can be associated with the keeping of grooming, training, and breeding of pets if appropriate mitigation measures are not taken. Associated outdoor facilities for the training and exercise of animals may create nuisance issues, particularly when close to residential areas.

Kennels

Kennels play an important role in providing care, shelter, training and socialization for animals, and are occasionally combined with pet services uses. They may house multiple animals in confined or open/outdoor spaces, which can lead to noise, particularly from barking, and odour if waste and cleaning schedules are not properly managed.

The definition of a kennel in the city-wide Zoning By-law does not distinguish between the daytime or overnight care of animals. Some kennels operate a scoped set of activities, such as one of the following:

- Breeding kennels: Facilities where animals are kept for the purposes of being bred, raised, and sold;
- Boarding kennels: Facilities that provide temporary care for animals, which typically include overnight or long-term stays;
- Training kennels: Facilities that provide behavioural or obedience training, which may include short-term stays or daytime sessions; and
- Pet daycares: Facilities that provide temporary care for animals, without overnight stays.

As kennels are only permitted as-of-right in the E zone, which are typically in the interior of employment industrial areas, pet owners may have to travel great distances to access a kennel facility. A review of Committee of Adjustment applications indicates that kennels have been permitted via minor variance applications outside of the E zone, subject to conditions.

Pet Services

Under the city-wide Zoning By-law, “pet services” are limited to the grooming of domestic animals, are considered a commercial use, and are permitted in mixed use buildings and apartment buildings in some parts of the city. They are typically located along main streets, close to where people live. Pet grooming (i.e. pet services) is occasionally combined with other uses, including a kennel (e.g. daytime boarding) or a retail store (e.g. a pet supply store).

Pet Shops / Retail Stores

Pet shops (retail stores) offer animals and animal supply products for sale to the public and usually include the boarding of animals on the premises. They are typically located in commercial zones, often along main streets, close to residential areas. Only stores that house live animals are licenced and regulated as pet shops. No concerns have been raised regarding current permissions in the city-wide Zoning By-law.

Jurisdictional Scan

Staff conducted a jurisdictional scan of zoning regulations for pet establishments in several other municipalities within proximity to Toronto and in other large Canadian municipalities. This scan includes the municipalities of Ottawa, London, Waterloo, Cambridge, Mississauga, Vaughan, Hamilton, Brampton, Markham, Ajax, Vancouver, Calgary, Regina, St. John’s, and Halifax. Please refer to Attachment 1 for a detailed summary.

Of the zoning by-laws reviewed, many municipalities define kennels, pet shop, pet services, or related terms. The majority of municipalities define kennels as a business that keeps, breeds, boards or trains dogs and other domestic animals. Many municipalities also define “pet services” or a variation of it, sometimes as “animal care establishments” (the City of Ottawa) or “pet care service” (the City of Calgary). The City of Mississauga explicitly defines “animal boarding services” distinct from a kennel. These terms are often defined as premises used to provide the grooming of domestic animals, specifying that veterinary hospitals and kennels are not included as pet services. Some of these definitions allow for the daytime boarding of domestic animals, but not overnight boarding.

Zoning permissions across jurisdictions generally align with Toronto’s approach. In urban contexts, kennels that provide boarding are typically permitted in employment or industrial zones. Where rural areas exist, kennels may also be permitted in agricultural zones in proximity to residential uses. Pet services and similar businesses are more broadly permitted in mixed-use, commercial, and employment zones that allow for daytime boarding, grooming, and training. Few municipalities such as Mississauga, Vaughan, and Waterloo allow for outdoor facilities associated with pet services.

Few municipalities establish specific performance standards for pet services. A notable exception is Vancouver, where some zones permit pet establishments in mixed-use buildings and limit the size. These findings and emerging best practices will inform the development of potential implementation options. A summary of the jurisdictional scan is provided in Attachment 1.

Review of Applications, Complaint Records and Internet Scan

To obtain an understanding of the potential location and number of kennels, pet services, and pet shops in Toronto, staff in MLS and City Planning obtained building permit application records and conducted an internet search relating to the uses. A significant number of businesses offered more than one service to the public, such as a combination of kennel and training uses. A total of approximately 265 kennel establishments were found. 125 establishments only offered pet services uses. Each of the uses were located evenly throughout the city and in a range of zone categories, including Employment Industrial, Residential, Commercial Residential, Commercial, and Commercial Residential Employment Zone Categories.

Staff also obtained records of complaints associated with pet grooming in residential homes. Between 2015 to 2025, 22 records were found; 7 of from Etobicoke, 11 from Toronto and East York, and 4 from Etobicoke York. A number were also associated with residential buildings with multiple dwelling units.

Committee of Adjustment Applications

Staff are aware of at least 17 applications to the Committee of Adjustment (CoA) from 1998 to October 2024 regarding permissions for kennels and pet services. Five were approved without conditions, ten were approved with conditions, and two were refused. Both refused applications were appealed to the Ontario Municipal Board (OMB) or Toronto Local Appeal Body (TLAB), where they were approved with conditions. One application was for a training facility (kennel), two applications included grooming uses (pet services), and the rest were for the establishment of kennel uses. Of the two grooming uses, one was for a home-based pet grooming business in a low-rise residential building. No applications included mention of pet breeding. Some CoA applications for kennels included supporting documents outlining the proposed cleaning protocols, soundproofing plans, lighting, and air purification to potentially address associated nuisance issues with the proposed use.

The CoA applications were proposed in multiple zone categories, including Employment, Residential, Commercial Residential, Commercial, and Open Space. The types of conditions that the Committee applied to approvals included:

- temporary approval (3 or 5 years);
- restrictions on overnight boarding;
- requirement for noise mitigation measures;
- permission for indoor facilities only;
- restriction on days of the week a business may operate; and
- requirements to be constructed substantially in accordance with plans submitted to the CoA.

Conditions including restrictions on the location of dogs to specific areas of a lot, limits to daytime boarding, and hours of operation are difficult to enforce or are atypical. These conditions were a result of OMB decisions and attempted to alleviate potential noise-related nuisances associated with pet boarding and grooming on adjacent residential neighbourhoods.

The Committee approved four applications with conditions restricting the use to three or five years, thereby requiring additional approval for the continuation of the use. Two of the four applications added a kennel as an ancillary use to pet services. One application was for a kennel with overnight cat boarding, and one was for an ancillary dog grooming business in a detached house.

Public and Stakeholder Consultation

Staff in MLS and City Planning held public and stakeholder consultations between January and April of 2025, as well as a public survey. Three virtual public consultations, two virtual stakeholder consultations, and two individual stakeholder meetings were held with a total of 73 attendees. These sessions explored potential licensing and zoning requirements, discussed industry best practices, and gathered community input on residents' and business owners' experiences with pet establishments. One session specifically focused on the grooming industry.

Two stakeholder consultations were held to provide an opportunity for in-depth discussions on the current state of the industry, best practices for animal care, and potential by-law amendments. These consultations had a total of 38 attendees. Additional feedback was collected through written submissions and individual meetings.

The public was informed about the survey and consultations through social media posts, website updates, and communications from councillors, Business Improvement Areas (BIAs), and Residents' Associations (RAs).

A public survey was conducted to gather input from a wide range of individuals, including pet owners, pet establishment operators, nearby businesses and residents, animal welfare advocates, and other interested community members. The survey ran from January 21 to February 28, 2025, receiving 292 complete responses.

Key zoning-related insights from industry stakeholders and the public included:

- Concerns over noise/nuisance complaints;
- Support for expanding permissions for pet establishments and other pet related businesses in the Commercial and Commercial Residential zones;
- Questions and concerns over expanding permissions for kennel facilities; and
- Support for permitting home-based pet establishment operations.

The majority of comments received were in relation to the proposed licencing updates, while fewer were directed towards updates to zoning requirements. Consultations included very little discussion regarding training facilities, and there was no significant mention of breeding facilities.

Substantial interest was shown by pet groomers regarding grooming of animals in residential homes. Stakeholders compared pet grooming as a potential home occupation to the current permissions for personal service shop as a home occupation in residential zones (e.g. hairdresser, barber, beautician, or tailor) which is permitted to have clients or customers attending the premises. Stakeholders suggested pet services be permitted as a

home occupation and consider mitigating nuisance issues (e.g. noise) similar to home occupation conditions for music or dance instruction and training: to only be permitted in a detached house. Some stakeholders noted that home pet grooming businesses may operate outdoors or include outdoor components.

Stakeholders suggested that outdoor facilities associated with pet establishments should include conditions to mitigate nuisance issues (e.g. noise and odour) such as a separation distance from residential uses.

PROPOSED ZONING FRAMEWORK

The proposed zoning framework seeks to modernize pet establishment regulations by expanding permissions for pet establishments in commercial zones across the city while appropriately addressing associated nuisance issues in an urban context. These updates will also align with and complement the proposed new business license class for pet establishments, which includes pet shops (retail store), breeding, boarding and training kennels, pet daycares, and pet grooming.

Staff will determine potential zoning by-law amendments to add permissions for kennels in Commercial Residential (CR), Commercial Residential Employment (CRE), Commercial Local (CL), and Residential Apartment Commercial (RAC) zones, subject to conditions to address potential nuisance issues (e.g. noise and odour). Potential conditions may include requirements for separation distances related to outdoor training/exercise facilities, or other restrictions.

Staff will also consider adding permissions for pet services as a home occupation, subject to conditions. Potential conditions may include limiting permissions to detached buildings to avoid potential nuisance issues such as noise, consistent with home occupation permission for music and dance instruction.

Staff will continue to collaborate with Municipal Licensing and Standards staff to ensure that recommended zoning regulations are effectively aligned with the proposed activity-based licensing framework. A licensing framework that addresses higher impact businesses, in terms of animal welfare, nuisance, and consumer protection, as determined by their business activity, may receive more oversight, which in turn may mitigate potential land use impacts of pet establishments on neighbouring properties. Any zoning amendments may be timed to come into force in parallel with changes to the licensing framework.

Because the majority of public and stakeholders feedback received to date has been in regard to the proposed licensing amendments, further public engagement on potential zoning changes will occur through a survey and additional public and stakeholder consultations. A survey designed to solicit general opinions will be published on the City's website and promoted through various social media channels for public participation. Consultation may include targeted stakeholder workshops with community organizations and industry professionals, as well as city-wide public events. Staff anticipate conducting consultation in the second half of 2025.

CONCLUSION

Further exploration of expanded pet establishment permissions will be undertaken in the second half of 2025. Staff will work collaboratively with other City Divisions to develop recommended zoning regulations that can be implemented and enforced while addressing stakeholder interests and concerns. It is recommended that the Planning and Housing Committee endorse the contents of this report as the basis for additional analysis and public consultations. Staff anticipate reporting back to Planning and Housing Committee in the first quarter of 2026 with a final report and recommendations.

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ATTACHMENTS

Attachment 1: Jurisdictional Scan of Zoning Regulations Across Canadian Municipalities