

## SQUARE BUTTE RANCH

### NOTICE TO OWNERS RE PETS AND OTHER ANIMALS AT THE RANCH

January 3, 2023

The Board of the Condo Corporation has been made aware of an incident where an owner's cat and domestic fowl were attacked by a predator. At this point it is not known what type of predator was involved so it may have been a dog at large or a wild animal. The attack was reported to have taken place during the day on December 5 of this year. Fowl were killed and the cat badly injured.

In any event, the Board has decided to take the time to prepare and circulate this notice, reminding owners of the main SBR Bylaws that address animals kept at the ranch and alerting them to the dangers of not taking them seriously.

It should be noted that although the ranch is not a true wilderness area, it is a development that abuts on Kananaskis Country. When it was developed as a recreational property, SBR's approved plans included minimal intrusiveness to local wildlife – including bears, mountain lions, coyotes, foxes, bobcats, wolverines, mink, badgers and birds of prey. Owners are reminded that these wild animals pose threats to both pets and humans, the severity of which depends to an extent on the season. Owners are also reminded that they are not entitled to undertake activities that have the foreseeable result of attracting natural predators to the ranch. This includes the mindful handling of garbage, particularly food waste, but also includes declining to keep prey animals such as fowl on their units.

Moreover, owners are reminded that Bylaw 62 sets out a number of use and occupancy restrictions on them. Bylaw 62(iii) provides that no owner may keep an animal, domestic or otherwise, on a unit without specific approval of the Board. Not all owners have obtained such approval and although there is no known situation where a Board has denied approval, it would be courteous for owners to comply with this rule so that there is a record of the approved animals. Bylaw 62(iii) also provides that dogs must be under owner control at all times and must never be allowed to defecate on a landscaped area or run at large while at SBR. The vast majority of dog owners at the ranch are observant of this rule, but it is worth revisiting.

Bylaw 62(iii) specifies that all pets at the ranch are subject to the bylaws of the municipal district (Foothills MD) and that municipal bylaw enforcement officers are authorized to enter SBR common areas to enforce municipal bylaws. The MD has advised owners and past boards that their enforcement officers need to receive a specific breach-of-bylaw complaint in order to act. In particular they have advised that they will not respond to unnamed complainants or unspecified complaints, so owners wishing to have for example a response from the MD to dogs at large complaints must be in a position to make a formal complaint directly to them. The MD lists the number to call if you wish to lodge a municipal bylaw infraction complaint as 403-603-6300.

Owners are not entitled to keep livestock on their units or on the common areas of the ranch without the approval of the Board. The horses kept on the common areas under a boarding agreement with the ranch club are approved by the condo board to the extent the condo board has executed the boarding agreement in question. Horses kept on owner units require separate approval.

Owners are not permitted to put up dog runs and houses on their units without board permission either, under Bylaw 62(ix). The architectural guidelines – which are incorporated into the Bylaws by their terms -- clarify that any such structures which would be approved would need to be hidden from sight.