

Notice of Rezoning Bylaw

This Information Package has been compiled to provide further details about the proposed Zoning Bylaw Text Amendment to Zoning Bylaw 5949-2020.

Meeting Date: **April 15, 2024**
Amending Bylaw: 6278-2024-5949(154)

If you have questions regarding this information, please contact Planning at (604) 820-3748 or planning@mission.ca.

(Project File: P2024-014)

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CITY OF MISSION

BYLAW 6278-2024-5949(154)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "City of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6278-2024-5949(154)".
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

- a. Add the definition of **Agriculture (Urban Hen Keeping)** in Section 102 as per the following:

○ ***Agriculture (Urban Hen Keeping)***

means a **Use** providing for the keeping of egg-laying hens in a **Backyard Hen Coop and Run**.

Requirements Include:

- hens must be at least four months old,
- only egg-laying hens allowed,
- a maximum of six (6) hens are permitted per lot with the minimum being two (2) hens,
- roosters are not permitted,
- hens are for personal use only (not to sell or trade hens or products from the hens including eggs and manure), and
- provincial registration for a premises identification number is required.

- b. Add the definition of **Backyard Hen Coop and Run** in Section 102 as per the following:

○ ***Backyard Hen Coop and Run***

means the enclosure used to keep hens and the secure area for hens to roam.

- a maximum of one coop permitted per single-family lot,
- coops are not permitted in front yards,
- minimum coop size: 0.37m² (4.0 sq.ft.)

- minimum 1 nest box enclosed on three sides per 4 hens (12 x 12 inches in size)
- coops shall be sited with the following minimum setbacks:
 - minimum 3.0 metres for any property line bordering another residentially zoned lot, or
 - minimum of 1.25 metres from rear property line and 1.5 meters from interior side property lot lines if coop entrance is located away from nearest lot line, or
 - with consent from neighbour, a coop and run can extend to property line.
- coop must have direct access to the run:
 - must provide minimum 1.0 m² (10.0 sq.ft.) of floor area per hen,
 - must prevent the escape of hens and access by other animals, and
 - must be predator resistant.
- coop and run must be surrounded in electric fencing designed and maintained in accordance with electric fencing guidelines of WildSafeBC.

c. Add the following Use into Section 106 F.3., within the following table:

Use	Zones
<i>Agriculture (Major)</i>	All A Zones, All RU Zones, CD7, CD17
<i>Agriculture (Hobby Greenhouse)</i>	CD7, CD9, CD14, CD20, CD21, CD37, CD38, CD44, DT3, MD465, MB558, I-5; All UC Zones, All R Zones, All RR Zones, All RU Zones, All S Zones, SN1A
<i>Agriculture (Minor)</i>	All A Zones, IA, All RR Zones, All S Zones, CD7, SN1A
Trout Farm U-Catch	CD17
<i>Agriculture (Urban Hen Keeping)</i>	CD9, CD14, CD20, CD21, CD27, CD31, CD37, CD39, CD44, DT3, MB558, MD465, All R Zones, S10, S10s, SN1A, all UC Zones

d. Add the use “**Agriculture limited to**”, to the following Zones and subsections:

- CD27 – Section 1927.B.2.d
- CD31 – Section 1931.B.2.b
- CD44 – Section 1944.B.2.d

e. Add the use “**Agriculture (Urban Hen Keeping)**,” to the following Zones and subsections:

- DT3 – Section 203.B.2.b.ii
- SN1A - Section 501.B.2.b.ii
- MD465, MB558 – Section 701.B.3.b.ii

- UC465, UC372 – Section 801.B.2.b.ii
- UC465s, UC372s – Section 802.B.2.b.ii
- R930, R669, R558, R465 – Section 901.B.2.b.ii
- R930s, R669s, R558s, R465s – Section 902.B.2.b.ii
- S10 – Section 1001.B.2.b.ii
- S10s – Section 1002.B.2.b.ii
- CD9 – Section 1909.B.2.b.ii
- CD14 – Section 1914.B.2.b.ii
- CD20 – Section 1920.B.2.b.ii
- CD21 – Section 1921.B.2.b.iii
- CD27 – Section 1927.B.2.d.i
- CD31 – Section 1931.B.2.b.i
- CD37 – Section 1937.B.2.b.ii
- CD39 – Section 1939.B.2.a.ii
- CD44 – Section 1944.B.2.d.i

f. Replace wording in Section 112 A.1.b with the below wording:

- Electric fencing is not permitted as perimeter fencing but may be utilized for securing:
 - i. backyard hen coops and runs; and
 - ii. other wildlife attractants as defined in the Solid Waste Management Bylaw 5526-2015 or as updated;

provided that it is not accessible or otherwise interfacing with public areas and is designed and maintained in accordance with the Electric Fencing Guidelines as developed by WildSafeBC.

READ A FIRST TIME this ___ day of _____, 2024

READ A SECOND TIME this ___ day of _____, 2024

PUBLIC HEARING held this ___ day of _____, 2024

READ A THIRD TIME this ___ day of _____, 2024

ADOPTED this ___ day of _____, 2024

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

DRAFT

To: Chief Administrative Officer **Date:** March 18, 2024
From: Hardeep Kaur Atwal, Planner 1
Subject: **Zoning Bylaw Amendment – Urban Hen Keeping**

Recommendation(s)

This report is for information purposes only, no action is required. Notification of the public will begin and, following notification, the amendment will be forwarded for consideration.

Purpose

This report introduces an amendment to the Zoning Bylaw 5949-2020 to amend the single-family zones and the Definitions section to allow the keeping of hens as per the direction provided by Council on February 20, 2024, resolution number RC24-124.

Background

Several delegations to Council over the last decade have requested changes to the City's bylaws and policies to allow the keeping of hens within urban designated areas in Mission. Currently, this use is limited to certain suburban and rural designated areas. A pilot program was conceived to assess both the benefits and challenges of allowing hens within urban designated areas, specifically within the urban growth boundary (UGB).

The initial intake of applicants to the pilot program was considered on October 18, 2021, and a second intake took place on June 20, 2022. Upon the completion of the pilot program, a pilot program outcome report was presented to Council on February 20, 2024. Upon receiving this program outcome report, Council resolved to allow hens as a permitted use within the UGB and directed staff to amend the Zoning Bylaw 5949-2020 accordingly.

Proposed Amendments

To allow the keeping of hens on single-family zoned properties that do not already allow this use as another form of agriculture, the proposed bylaw would add the new Agriculture (Urban Hen Keeping) use to the following zones:

- Urban Compact Zones UC372, UC372s, UC465, UC465s
- Urban Residential Zones R465, R465s, R558, R558s, R669, R669s, R930, R930s
- Suburban Zones S10, S10s
- Mission City Downtown Three Zone
- Silverdale Neighbourhood One Zone
- Multi-unit Duplex 465 Zone
- Multi-unit Boarding House 558 Zone
- Comprehensive Development 9 Zone
- Comprehensive Development 14 Zone
- Comprehensive Development 20 Zone
- Comprehensive Development 21 Zone
- Comprehensive Development 27 Zone (ancillary to a Single Family Dwelling)

- Comprehensive Development 31 Zone (ancillary to a Single Family Dwelling)
- Comprehensive Development 37 Zone
- Comprehensive Development 39 Zone
- Comprehensive Development 44 Zone
- Comprehensive Development 59 Zone (ancillary to a Single Family Dwelling)

Agricultural (Urban Hen Keeping)

Section 102 – Definitions of the Zoning Bylaw also needs to be amended to define the newly permitted use:

Agricultural (Urban Hen Keeping) - Category: Agriculture:

means a **Use** providing for the keeping of egg-laying hens in a **Backyard Hen Coop and Run**.

Requirements Include:

- hens must be at least four months old,
- only egg-laying hens allowed,
- a maximum of six (6) hens are permitted per lot with the minimum being two (2) hens,
- roosters are not permitted,
- hens are for personal use only (not to sell or trade hens or products from the hens including eggs and manure), and
- provincial registration for a premises identification number is required.

Backyard Hen Coop and Run - Category: Agriculture

means the enclosure used to keep hens and the secure area for hens to roam.

- a maximum of one coop permitted per single-family lot,
- coops are not permitted in front yards,
- minimum coop size: 0.37m² (4.0 sq.ft.)
- minimum 1 nest box enclosed on three sides per 4 hens (12 x 12 inches in size)
- coops shall be sited with the following minimum setbacks:
 - minimum 3.0 metres for any property line bordering another residentially zoned lot, or
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 - with consent from neighbour, a coop and run can extend to property line.
- coop must have direct access to the run:
 - must provide minimum 1.0 m² (10.0 sq.ft.) of floor area per hen,
 - must prevent the escape of hens and access by other animals, and
 - must be predator resistant.
- coop and run must be surrounded in electric fencing designed and maintained in accordance with electric fencing guidelines of WildSafeBC.

Lastly, an amendment to Section 112 - Landscaping to remove item A.1.b. "Electric fencing is not permitted". Electric fencing is required for securing the backyard hen coop and run area and has been noted as a successful deterrent against bears. Permitting the use of electric fencing as a mitigation method to dangerous wildlife is recommended by conservation officers and a requirement of the Bear Smart program.

Financial Implications

There are no financial implications associated with this report.

Communication

A notice of bylaw introduction will be advertised in the local newspaper.

Report Prepared by: Hardeep Kaur Atwal, Planner 1

Reviewed by: Robert Publow, Manager of Planning

Approved for Inclusion: Mike Younie, Chief Administrative Officer