

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

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### **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: 0.37m<sup>2</sup> (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 m<sup>2</sup> (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