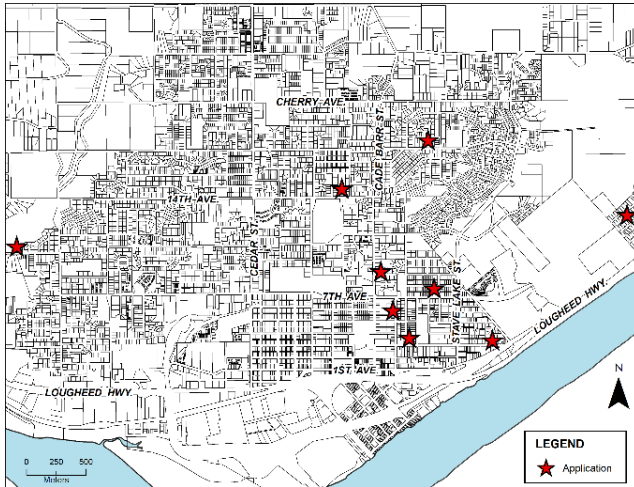


Project: P2022-018

Application Numbers: TP22-001, TP22-002, TP22-003, TP22-004, TP22-005, TP22-006, TP22-007, TP22-008 & TP22-009

Subject: Hens and Bees Pilot Program Applications – Second Intake



DATE: June 20, 2022

BYLAW / PERMIT #:

- A. TP22-001
- B. TP22-002
- C. TP22-003
- D. TP22-004
- E. TP22-005
- F. TP22-006
- G. TP22-007
- H. TP22-008
- I. TP22-009

PROPERTY ADDRESSES:

- A. 33789 - 3rd Avenue
- B. 31809 Silverdale Avenue
- C. 34278 Jasper Avenue
- D. 7430 Dunsmuir Street
- E. 33329 Heather Avenue
- F. 33528 Copper Place
- G. 33554 – 8th Avenue
- H. 8041 Philbert Street
- I. 7535 Murray Street

LOCATION: Mission Core and Hatzic

PROPOSAL:

To allow the keeping of chicken hens on the subject properties for one year in accordance with the Hens and Bees Pilot Program.

Recommendation(s)

That Temporary Use Permits

- A. TP22-001 for 33789 - 3rd Avenue;
- B. TP22-002 for 31809 Silverdale Avenue;
- C. TP22-003 for 34278 Jasper Avenue;
- D. TP22-004 for 7430 Dunsmuir Street;
- E. TP22-005 for 33329 Heather Avenue;
- F. TP22-006 for 33528 Copper Place;
- G. TP22-007 for 33554 – 8th Avenue;
- H. TP22-008 for 8041 Philbert Street, and
- I. TP22-009 for 7535 Murray Street.

be approved.

Rationale of Recommendation(s)

On June 21, 2021, Council agreed to the initiation of the Hens and Bees Pilot Program (Program). This Program outlines the rules and regulations for 12-month Temporary Use Permit (TUP)s for the keeping of chicken hens or bees on a property in the Urban Growth Boundary which would not be typically permitted to keep livestock under zoning regulations.

The proposed TUPs for the keeping of chicken hens meet the requirements of the Program and were received in response to advertisements closing the intake of application for the program.

Background

The first round of applications to allow the keeping of chicken hens were considered by Council on October 18, 2021. Three applications were considered and approved at that time.

In response to a second and final round of public advertising of the Hens and Bees Pilot Program, 9 applications were received expressing interest in keeping hens and no applications were received expressing interest in keeping bees.

Purpose

To grant TUPs for the keeping of chicken hens on the properties in accordance with the Program.

A. TP22-001 – 33789 3rd Avenue

Applicant

- Patrick Doyle

Property Size

- 33789 3rd Avenue is approximately 638 sq m (6,867 sq ft) in area.

Neighbourhood Character

- The subject property is currently zoned R558 with an OCP designation of Attached Multi-unit Residential and is developed with a single family dwelling and several accessory buildings.
- The surrounding properties are zoned R558 and generally developed with single family dwellings.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.

Site Plan:



- The applicant has experience raising chickens and other fowl.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw. There is a complaint related to the keeping of chickens on the subject property.

FVRD Animal Control: No concerns. There is a historical dog barking complaint for this address.

B. TP22-002 – 31809 Silverdale Avenue

Applicant

- Anastassia and Daniel Peterson

Property Size

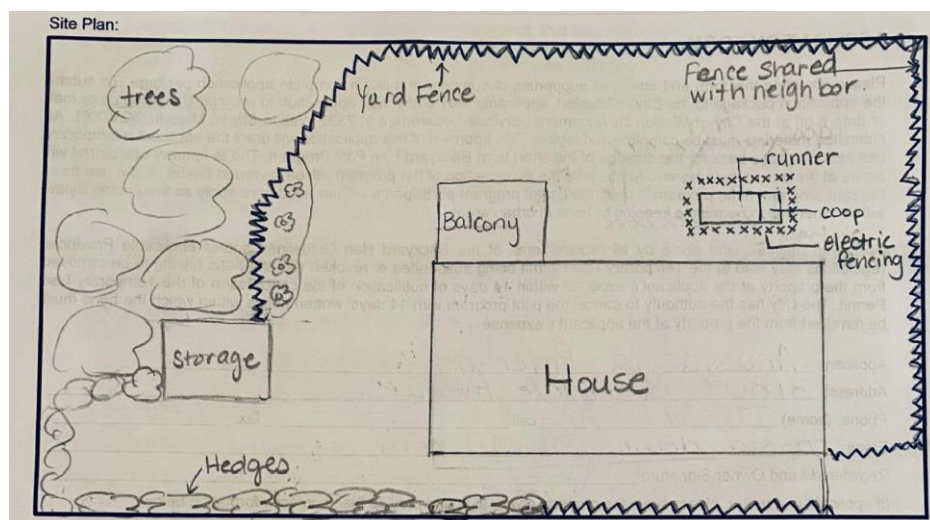
- 31809 Silverdale Avenue is approximately 893 sq m (9,612 sq ft) in area.

Neighbourhood Character

- The subject property is currently zoned R558 with an OCP designation of Urban Residential and is developed with a single family dwelling.
- Properties to the east and south are zoned R558.
- There are properties to the south-west that area zoned S20.
- The large property to the north and west is a municipal Park parcel.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.



- The applicant has experience raising and caring for hens and an assortment of other farm animals.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw.

FVRD Animal Control: There is a complaint related to the keeping of chicken hens on the subject property.

C. TP22-003 – 34278 Jasper Avenue

Applicant

- Andy and Carolynn Reimer

Property Size

- 34278 Jasper Avenue is approximately 944 sq m (10,161 sq ft) in area.

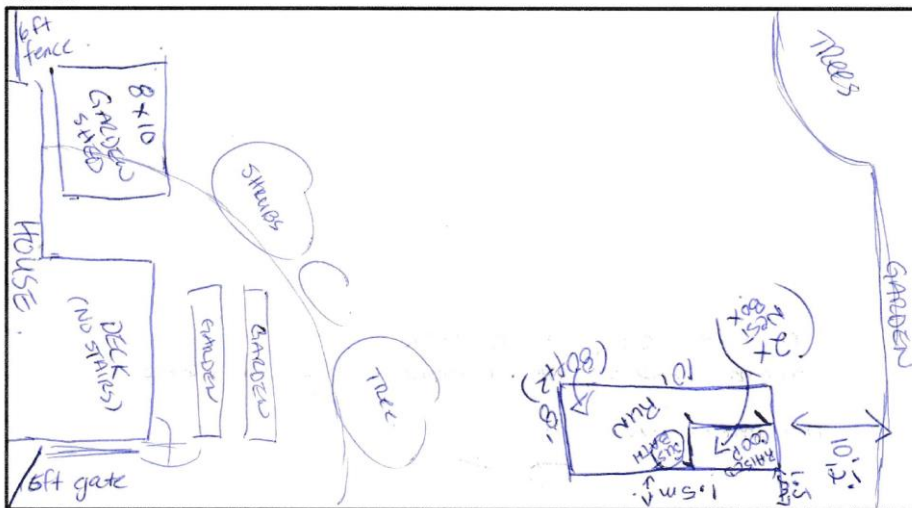
Neighbourhood Character

- The subject property is currently zoned R930 with an OCP designation of Urban Residential and is developed with a single family dwelling.
- Properties to the west and south are zoned R558 and generally developed with single family dwellings.
- The surrounding properties are all zoned R930 and have been developed with single family dwellings.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.

Site Plan:



- The applicant has experience raising and caring for chickens.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw.

FVRD Animal Control: No concerns. There is no complaint history for this address.

D. TP22-004 – 7430 Dunsmuir Street

Applicant

- Ashley Cullen

Property Size

- 7430 Dunsmuir Street is approximately 565 sq m (6,081 sq ft) in area.

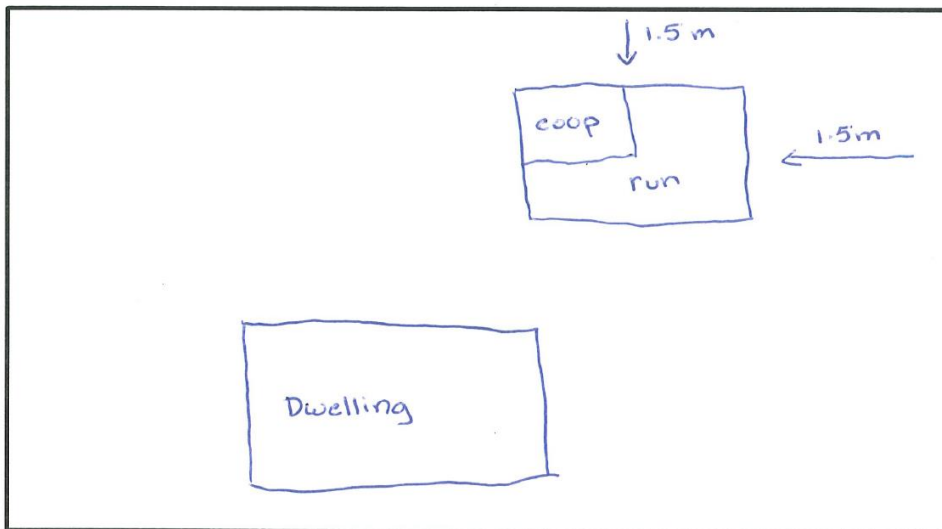
Neighbourhood Character

- The subject property is currently zoned MD465 with an OCP designation of Attached Multi-unit residential and is developed with a single family dwelling.
- Properties to the north, south and east are zoned MD465 and generally developed with single family dwellings.
- To the north-west are several properties zoned UC465 and have been developed with single family dwellings.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.

Site Plan:



- The applicant has experience raising cats, dogs and rabbits and has read about the caring and raising of chickens.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw.

FVRD Animal Control: No concerns. There is no complaint history for this address.

E. TP22-005 – 33329 Heather Avenue

Applicant

- Raymond Selinger

Property Size

- 33329 Heather Avenue is approximately 788 sq m (8,482 sq ft) in area.

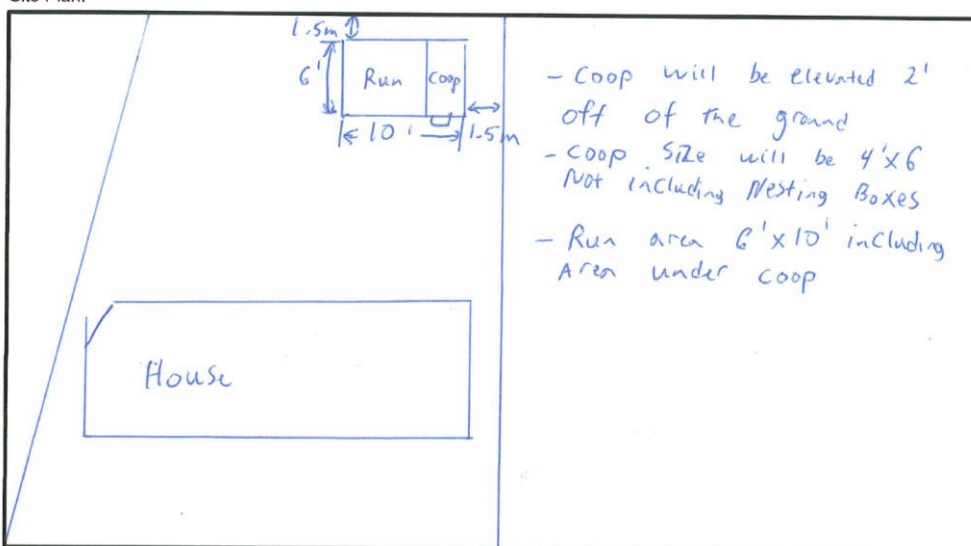
Neighbourhood Character

- The subject property is currently zoned R5580 with an OCP designation of Attached Multi-unit Residential and is developed with a single family dwelling.
- The surrounding properties are all zoned R558 and have been developed with single family dwellings.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.

Site Plan:



- The applicant has experience raising domestic pets.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw.

FVRD Animal Control: No concerns. There is a historic dog barking complaint for this address.

F. TP22-006 – 33528 Copper Place

Applicant

- Franz Muermann

Property Size

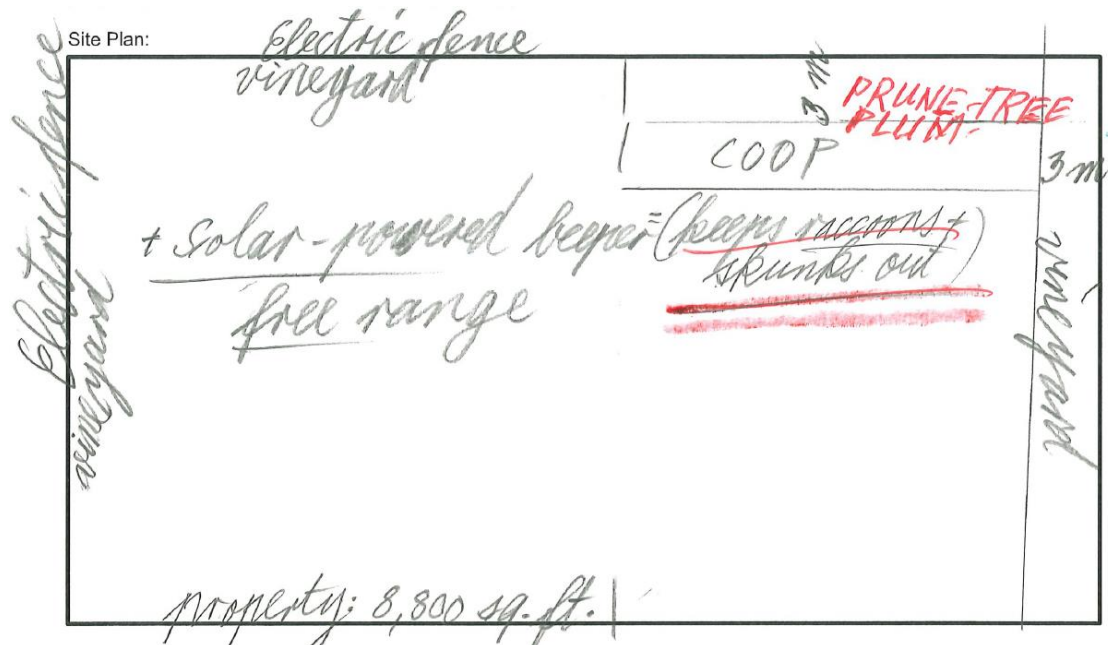
- 33528 Copper Place is approximately 779 sq m (8,385 sq ft) in area.

Neighbourhood Character

- The subject property is currently zoned R5580 with an OCP designation of Urban Residential and is developed with a single family dwelling.
- The surrounding properties are all zoned R558 and have been developed with single family dwellings.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.



- The applicant has experience raising and caring for chickens.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw. There are complaints regarding the keeping of chickens and issues with rats.

FVRD Animal Control: No concerns. There is no complaint history for this address.

G. TP22-007 – 33554 – 8th Avenue

Applicant

- Chad and Tamara Umlah

Property Size

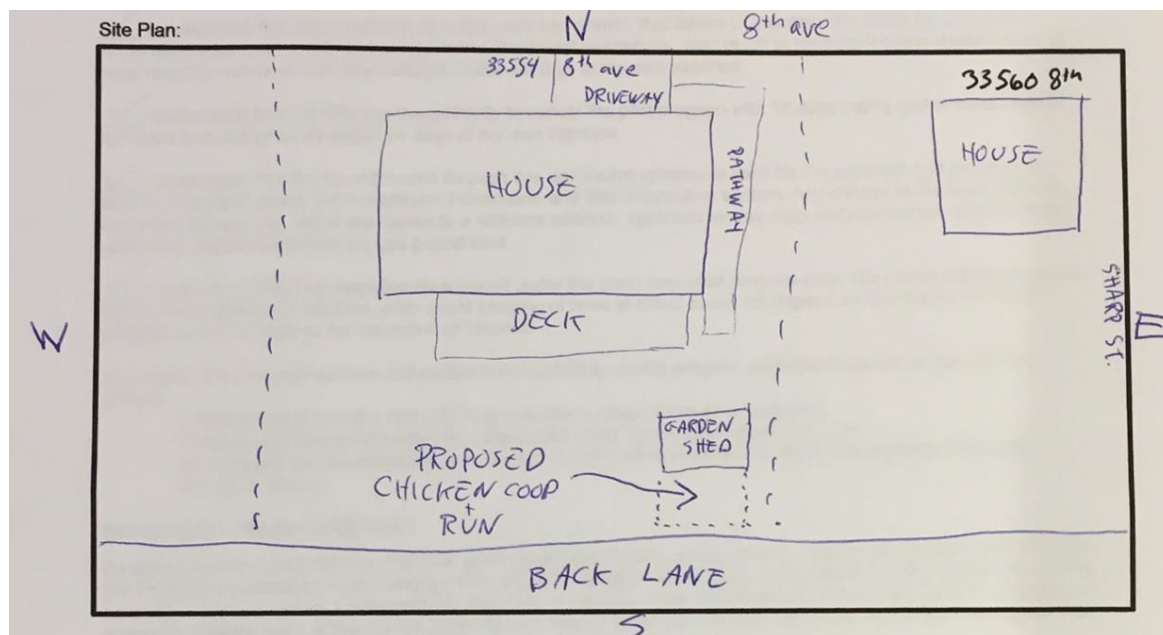
- 33554 – 8th Avenue is approximately 518 sq m (5,575 sq ft) in area.

Neighbourhood Character

- The subject property is currently zoned R558 with an OCP designation of Urban Residential and is developed with a single family dwelling.
- Properties to the north, east and west are zoned R558 and generally developed with single family dwellings.
- Properties to the south are zoned MD465 and generally developed with single family dwellings.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.



- The applicant has experience raising and caring for chickens.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw.

FVRD Animal Control: No concerns. There is no complaint history for this address.

H. TP22-008 – 8041 Philbert Street

Applicant

- Vivian Teske and Justin Brown

Property Size

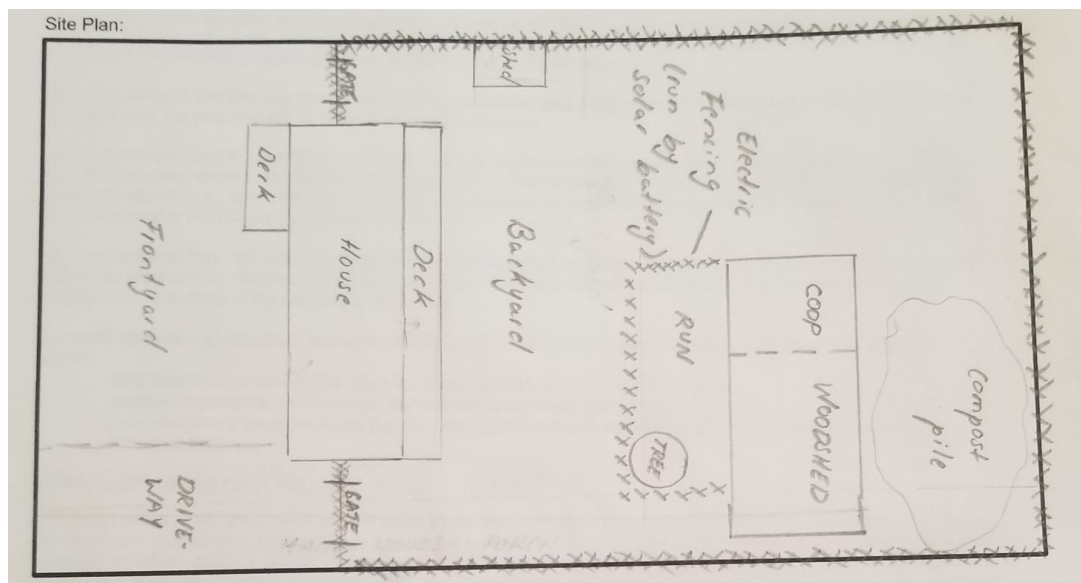
- 8041 Philbert Street is approximately 1,955 sq m (21,043 sq ft) in area.

Neighbourhood Character

- The subject property is currently zoned R558 with an OCP designation of Urban Residential and is developed with a single family dwelling.
- Properties to the surrounding properties are zoned R558 and generally developed with single family dwellings, and 2 lots to the north-east are zoned UC465 and have been developed with single family dwellings.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.



- The applicant has experience raising and caring for chickens.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw. The Bylaw Enforcement Division has a concern regarding rodents with the combination of a compost pile so near to the coop

FVRD Animal Control: No concerns. There is no complaint history for this address.

I. TP22-009 – 7535 Murray Street

Applicant

- Will Jessie C. Dias

Property Size

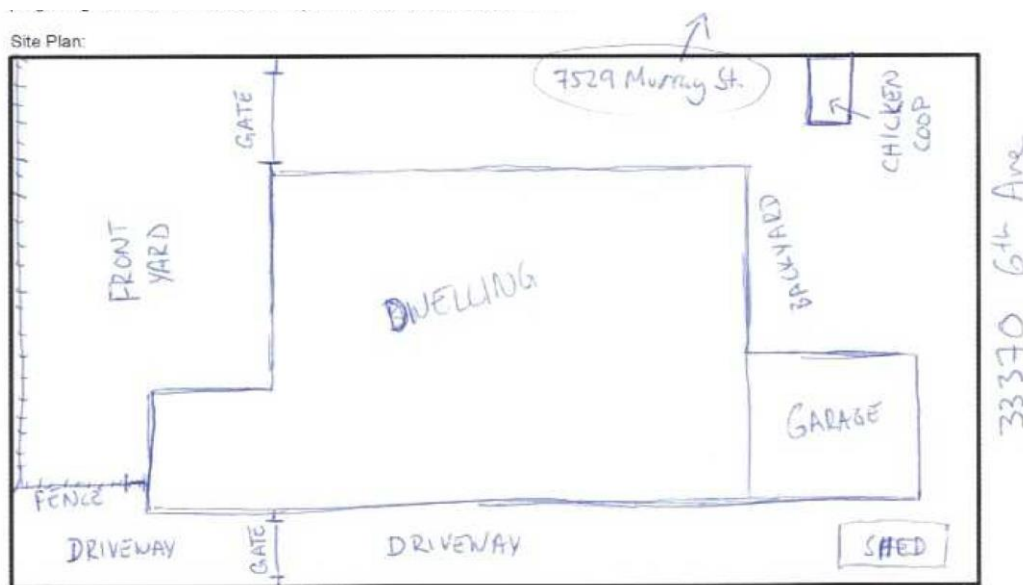
- 7535 Murray Street is approximately 525 sq m (5,651 sq ft) in area.

Neighbourhood Character

- The subject property is currently zoned MD4650 with an OCP designation of Attached Multi-unit Residential and is developed with a single family dwelling.
- Properties to the east and south are zoned MD465 and generally developed with single family dwellings.
- The properties to the north and west are municipal Park parcels.

Proposal

The applicant has submitted a site plan showing the location of the proposed chicken coop.



- The applicant has experience raising and caring for chickens as a youth.
- The applicant has notified the immediate neighbours of their intent to participate in the program.

Referrals

Bylaw Enforcement Division: Land use must adhere to the Good Neighbour Bylaw.

FVRD Animal Control: No concerns. There is no complaint history for this address.

Development Considerations

Conditions of Temporary Use Permit

In order to ensure that the proposed use of the land conforms to City and Provincial legislation, conditions have been included within the draft permit (Attachment A).

These conditions include:

- The allowable use shall be permitted for a maximum of 12 months from the date of issuance of the TUP.
- The applicant must receive and pass a site inspection by a Bylaw Enforcement Officer to ensure pilot program site and enclosure guidelines have been adhered to prior to obtaining hens.
- The applicant must apply for and receive a Premises Identification (ID) in accordance with the Provincial regulations.
- Hen tending may only take place after 07:00 hours and before 20:00 hours daily.
- The applicant must maintain the site in accordance with the Good Neighbour Bylaw 5524-2016.
- Sick or injured animals must be cared for in accordance with National Farm Animal Care Council Code of Practice. No slaughter or unlawful disposal of sick, injured, or old animals can take place on the property outlined above.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- TP22-001: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 11 mailouts. As of the finalization of this report, no comments have been received.
- TP22-002: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 5 mailouts. As of the finalization of this report, no comments have been received.
- TP22-003: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 9 mailouts. As of the finalization of this report, no comments have been received.
- TP22-004: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 11 mailouts. As of the finalization of this report, no comments have been received.
- TP22-005: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 7 mailouts. As of the finalization of this report, no comments have been received.
- TP22-006: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 11 mailouts. As of the finalization of this report, no

comments have been received.

- TP22-007: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 10 mailouts. As of the finalization of this report, no comments have been received.
- TP22-008: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 17 mailouts. As of the finalization of this report, no comments have been received.
- TP22-009: A Notice of Temporary Use Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to 8 mailouts. As of the finalization of this report, no comments have been received.

Attachments

Attachment A: Draft Temporary Use Permit

Sign-Offs



Rob Publow, Manager of Planning

RP /

Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer