

City of Maple Ridge

COUNCIL WORKSHOP AGENDA
June 18, 2019
3:00 p.m.
Blaney Room, 1st Floor, City Hall

The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.

REMINDERS

June 18, 2019
Public Hearing

7:00 p.m.

1. **APPROVAL OF THE AGENDA**
2. **ADOPTION OF MINUTES**
3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**
4. **UNFINISHED AND NEW BUSINESS**
 - 4.1 **Yennadon Lands, 128/232 Land Owner Consultation Update**
Presentation by the Manager of Community Planning
 - 4.2 **UBCM Resolutions 2019**

Staff report dated June 18, 2019 recommending that the resolutions included in the June 18, 2019 staff report titled "UBCM Resolutions 2019" be submitted to the Union of British Columbia Municipalities for consideration.

Note: Item 4.3 was deferred from the June 11, 2019 Council Workshop Meeting

4.3 Backyard Hens: Options Report

Staff report dated June 11, 2019 recommending the preparation of a report with the pilot program process to permit the keeping of backyard hens in residential areas of Maple Ridge.

5. CORRESPONDENCE

The following correspondence has been received and requires a response. Staff is seeking direction from Council on each item. Options that Council may consider include:

- a) Acknowledge receipt of correspondence and advise that no further action will be taken.*
- b) Direct staff to prepare a report and recommendation regarding the subject matter.*
- c) Forward the correspondence to a regular Council meeting for further discussion.*
- d) Other.*

Once direction is given the appropriate response will be sent.

5.1 Upcoming Events

By Invitation to Mayor and Council

June 18, 2019 11:00 am to 1:00 pm	National Indigenous Peoples Day, Fraser Regional Correctional Centre for Men, 13777 256 Street, Maple Ridge Organizer: Fraser Regional Correctional Centre
June 20, 2019 11:00 am to 1:00 pm	National Indigenous Peoples Day, Alouette Correctional Centre for Women, 24800 Alouette Road, Maple Ridge Organizer: Fraser Regional Correctional Centre
June 22, 2019 10:00 am to 2:00 pm	National Indigenous Peoples Day, Memorial Peace Park, Maple Ridge Organizer: Fraser River Indigenous Society
June 22, 2019 Noon - 1:00 pm	Albion Community Centre Sod Turning, 24165 104, Maple Ridge Organizer: City of Maple Ridge

General Community Events

June 22, 2019 9:00 am to 2:00 pm	Haney Farmers Market, Memorial Peace Park, Maple Ridge Organizer: Haney Farmers Market
June 21, 2019 5:00 pm to 9:00 pm	Drumming Circle with Cultural Themes, Memorial Peace Park, Maple Ridge Organizer: Haney Rotary

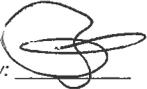
Maple Ridge Graduation Ceremonies

June 19, 2019 5:00 pm	Samuel Robertson Technical Hard Rock Casino: 2080 United Boulevard, Coquitlam
June 26, 2019 7:00 pm	Westview Secondary School Hard Rock Casino: 2080 United Boulevard, Coquitlam

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*

7. *MATTERS DEEMED EXPEDIENT*

8. *ADJOURNMENT*

Checked by: 

Date: 6/14/19

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: UBCM Resolutions 2019

MEETING DATE: June 18, 2019
FILE NO: 2226961
MEETING: Council Workshop

EXECUTIVE SUMMARY:

At the Council Workshop meeting of May 21, 2019, Council approved four resolution topics for development and deliberation at the June 18, 2019 Council Workshop. Members of Council who submitted approved topic ideas have worked with staff to develop resolutions based on the approved topics of local government autonomy, a regional police force, and a ban on unregistered Tier 1 non-road diesel engines.

The fourth topic, a provincial ban of single-use plastics, was not developed into a resolution as a result of the announcement on June 10, 2019 that a federal ban on single-use products would be implemented nationally by 2021.

RECOMMENDATION:

That the resolutions included in the June 18, 2019 staff report titled “UBCM Resolutions 2019” be submitted to the Union of BC Municipalities for consideration prior to the June 30, 2019 deadline.

DISCUSSION:

The resolutions approved by Council for development at the May 21, 2019 Council Workshop are listed below. They are a collaboration between staff and the Council member(s) proposing the topics. Further, a background page supporting the resolution on Local Government Autonomy has been attached to the report and will accompany the resolution in the submission to UBCM.

1) Local Government Autonomy

WHEREAS Section 1 of the *Community Charter* confirms that municipalities and their Councils are “democratically elected, autonomous, responsible and accountable” and must operate under strict statutory conditions associated with public consultation and public interest; and that Section 1 of the *Local Government Act* grants local governments

the powers and flexibility required to fulfill their purpose and respond to the needs of their communities within that mandate;

AND WHEREAS the Government of BC has shown a willingness to overrule municipal land use regulations, dispense with public consultation functions mandated by the Local Government Act, and forego collaboration with local government, actions that can set a precedent in undermining the jurisdiction of municipal Councils to determine and represent the interests of their communities through a fair and accountable public process;

THEREFORE BE IT RESOLVED that UBCM request the provincial government to commit to working in collaboration with local governments within the boundaries of their respective jurisdictions on all current and future projects of mutual concern.

2) Two-tier Police Service Funded Through Non-Property Taxation

WHEREAS, policing costs are paid through property taxes;

AND WHEREAS, policing services needs to be regionalized;

THEREFORE BE IT RESOLVED, a provincial police force should be established and paid for through provincial general revenue.

3) Tier 1 Non-Road Diesel Engine Ban

WHEREAS emissions of diesel soot are responsible for the significant lifetime cancer risk from air pollution and the reduction of diesel emissions from older diesel-powered machines and equipment is important to improve air quality and public health;

AND WHEREAS Tier 0 and Tier 1 Non-Road diesel-powered machines and equipment are not regulated outside of Metro Vancouver Regional District and Port Metro Vancouver lands, and will be prohibited in Metro Vancouver after January 31, 2020 with exceptions for engines less than 25 HP, those used in agricultural farm operations, personal recreational vehicles or emergency generators:

THEREFORE BE IT RESOLVED that Tier 0 and Tier 1 Non-Road diesel-powered machines and equipment be prohibited across the Province of British Columbia by January 01, 2021.

4) Provincial Single-Use Plastics Ban

This resolution was not developed due to the announcement that a federal ban would be implemented by 2021.

CONCLUSION:

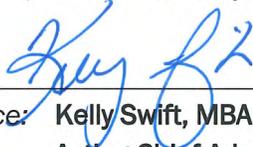
Three resolutions are proposed for submission to UBCM: local government autonomy, a regional police force, and a ban on unregistered Tier 2 1 non-road diesel engines. Approved resolutions will be submitted by staff to UBCM for consideration prior to the June 30, 2019 deadline.



Prepared by: **Dan Olivieri**
Corporate Support Coordinator



Reviewed by: **Laura Benson, CPA, CMA**
Director of Corporate Administration



Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 11, 2019
MEETING: Council Workshop
SUBJECT: Backyard Hens: Options Report

EXECUTIVE SUMMARY:

In 2017, Council directed staff, in consultation with the Agricultural Advisory Committee (AAC), to develop a backyard chickens program that would permit the keeping of hens in residential areas.

Through 2018, the Agricultural Advisory Committee researched options to accommodate backyard hens in residential areas in Maple Ridge. Over the summer of 2018, members of the AAC and City staff attended community events to talk about backyard hens. Retitled as “Backyard Hens” for the purpose of community engagement, consultation activities revealed significant community interest in permitting the keeping of backyard hens in residential areas. Such outcomes were summarized in the report titled Backyard Hen Consultation Outcomes which was presented at the December 11, 2018 Council Workshop meeting.

Based on Council direction, this report outlines possible regulatory options, including a proposed pilot program, for incrementally permitting the keeping of backyard hens in Maple Ridge.

RECOMMENDATION:

That staff be directed to prepare a report with the Pilot Program process which would permit the keeping of backyard hens in residential areas of Maple Ridge as outlined in the report titled “Backyard Hens: Options Report”, dated June 11, 2019, and that once prepared the Pilot Program be placed on an available Committee of the Whole Agenda.

BACKGROUND:

a) Council Direction and Work Done To-date

Based on a Council motion, Council received information on approaches used by other municipalities to accommodate backyard chickens in residential areas in the summer of 2017.

Exploring the keeping of chickens in residential areas was then added to the Agricultural Advisory Committee’s (AAC) 2018 work plan on July 18, 2017, when Council directed:

That staff, in consultation with the Agricultural Advisory Committee, develop a backyard chickens program to permit the keeping of chickens in residential areas as identified under the Process section of the report entitled “Backyard Chickens – Discussion Paper” dated July 18, 2017.

Through that Staff report, it was suggested that the issue of permitting backyard chickens in the City’s residential areas be presented to the community to assess the level of support for a possible program. Following the community conversations, staff would prepare a follow-up report summarizing the consultation results and potential next steps for Council’s consideration.

Over the summer of 2018, members of the AAC and City staff attended community events to talk about backyard hens. Approximately 900 people completed the Backyard Hen Survey, with 90% of respondents identifying as Maple Ridge residents, making this one of the most successful City surveys to-date. With the feedback generally positive, and in recognition of the strong levels of public participation, there seems to be a recognized interest in exploring and possibly developing a backyard hen program for Maple Ridge. Such outcomes were summarized in the report titled Backyard Hen Consultation Outcomes which was presented at the December 11, 2018 Council Workshop meeting.

At the December 11, 2018 Council Workshop meeting, Council directed:

That staff, in consultation with the Agricultural Advisory Committee, be directed to prepare an Options Report to explore regulatory measures to permit the keeping of backyard hens in Maple Ridge.

DISCUSSION:

Based on Council direction, this report outlines possible regulatory options for permitting the keeping of backyard hens in Maple Ridge.

a) Keeping chickens in Maple Ridge

Currently, the keeping of chickens is considered an agricultural use and is permitted on agricultural zoned lots as well as in select circumstances on some residential lots (RS-1 and RS-2 when in the ALR, and on RS-3 when larger than 0.4 hectares). The current regulations permit the keeping of chickens on approximately 2,554 lots across the City, as demonstrated in the map of Appendix A.

The keeping of chickens is also currently regulated by the Maple Ridge Animal Control and Licencing Bylaw No. 6908-2012. The Bylaw requires that every owner of a poultry pen must ensure that the area is clean, sanitized, free of vermin, and that all excrement is removed at least once a day. In addition, the Wildlife and Vector Control Bylaw No. 7437 – 2018 regulates the prevention of wildlife attractants and vector control against the spread of diseases within the municipal boundaries of the City.

The issues regarding the keeping of chickens in urban residential areas tend to fall into three categories: noise, odour, and vermin/pests. A discussion with Bylaw and Licencing Services Department staff about backyard chickens identified that there have been a handful of complaints in previous years (e.g. 5 in 2015, 6 in 2016, 5 in 2017 and 1 in 2018). Bylaw complaints were on residential lots, none of which are designated ALR land, and generally the concerns are vermin and odour.

b) Updated municipal scan

As shown in Appendix B, at the outset of researching the keeping of backyard hens in the Metro Vancouver area in 2017, seven of the sixteen municipalities reviewed permitted backyard hens or chickens. Staff have since updated the municipal scan for 2019 and have found that twelve of the now twenty reviewed municipalities permit backyard hens or chickens. Changes were noted for the Districts of North Vancouver, West Vancouver and the City of Surrey. Staff have also had the opportunity to review the District's of Squamish and Saanich, who while not included in the 2017 review, adopted a backyard hen programme in 2014 and 2012, respectively.

A table summarizing the scan is available on the following page (Figure 1 – Summary of the Backyard Chicken Municipal Scan 2019).

Figure 1 - Summary of the Backyard Chicken Municipal Scan 2019

Municipality	Permitted	Number of Chickens	Size of Lot
Abbotsford	No		
Burnaby	No		
Chilliwack	No		
Coquitlam	No		
Delta	Yes	Up to 12 chickens	Minimum lot size 4000m ² (1 acre)
City of North Vancouver	Yes	Up to 8 hens, no roosters	Minimum lot sizes of 557m ² (6000 ft ²)
North Vancouver (District)	Yes (2016)	Minimum of 2 chickens and a maximum of 6 chickens	Any of the single family residential (RS) zones
New Westminster	Yes	Up to 8 hens, no roosters	Minimum lot sizes of 557m ² (6000 ft ²)
Pitt Meadows	No		The 2014 Pilot Programme had a minimum lot size of 409 m ² (4400 ft ²)
Port Coquitlam	No		
Port Moody	No		
Richmond	Yes	No limit on number	Minimum lot size 2000m ² (0.5 acres)
Surrey	Yes (2016)	Up to 4 hens Up to 12 chickens / acre	669m ² (7,200ft ²) - 1 acre 1 acre - 5 acres
Township of Langley	No		
West Vancouver (District)	Yes (2016)	Up to 6 chickens with 1 hen enclosure per lot	All single family zones
Vancouver	Yes	Up to 4 hens, no roosters	Minimum lot size 279m ² (3000ft ²)
Oak Bay	Yes	Up to 5 Up to 8 Up to 10	745 - 1,858m ² Up to 4,047m ² (1 acre) Over 4,047m ² (1 acre)
District of Squamish	Yes (2014)	Up to 5 hens	All zones
District of Saanich	Yes (2012)	Up to 5 chickens Up to 10 chickens	Minimum lot size 557m ² (6,000ft ²) Minimum lot size 1,114m ² (12,000 ft ²)
Victoria	Yes	No maximum, no roosters	No minimum lot size

Yellow highlights are municipalities that permit backyard hens but may not have been included in the 2017 Municipal Scan.

c) Possible Directions for keeping backyard hens

With the above context, a number of possible parameters have been identified to help frame any new regulations to permit the keeping of backyard hens in residential areas in Maple Ridge.

Number of Hens

It is intended that only a small number of hens (i.e. no roosters) would be permitted. Other Lower Mainland municipalities permit an average of 6 to 8 hens per household. Staff suggest a maximum of 4 hens and a minimum of 2 hens for Maple Ridge.

Only hens at least 4 months old would be permitted in order to eliminate regulatory requirements for incubation/hatching areas which would pose enforcement challenges as well as significantly limit or reduce erroneous chicken sexing as roosters are not proposed to be permitted.

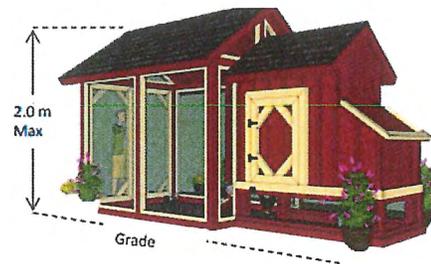
Siting Requirements

The shape and siting of the hen enclosure is to be regulated. Hen enclosures are envisioned to include both the 'coop' and the 'runs' required for the keeping of hens.

Hen enclosures are proposed to be a maximum of 2 m (6.5 ft) in height. The coop should provide at least 0.4 m² (4ft²) per hen, providing that the floor area of the coop does not exceed 5 m² (54 ft²), while the run should provide at least 1 m² (10 ft²) per hen. The total maximum area for the hen enclosure is proposed to be 9.2 m² (100ft²).

The coop should provide the animals with a safe roosting area and should be able to be closed for the night and be built so as to exclude small predators. It is proposed that the coop would have an elevated wooden floor at least 0.3 m above grade or a concrete floor as well as at least one perch per hen that is at least 0.25 m in length and at least one nest box.

Figure 2 - City of Surrey Hen Enclosure Example



In addition, it is proposed that the hen enclosure could be enclosed by electric fencing, providing it is designed and maintained in accordance with the electric fencing guidelines of the WildSafeBC program developed by the BC Conservation Foundations. The District of North Vancouver implements a similar regulation.

The hen enclosure is to be located at grade level and constructed so as to prevent the escape of any hens as well as access by other animals. The enclosure should be built in such a way as to exclude larger wildlife such as fox, coyote, and cougar even without the application of electric fencing.

Lastly, the hen enclosure should be located in the rear yard of the subject property, in an area that provides shade, direct sunlight, good drainage and protection from wind. The hen enclosure must also comply with a new set of setback regulations that would need to be developed as part of permitting the keeping of backyard hens in residential areas in Maple Ridge. The new setbacks are currently proposed as follows:

- Minimum 3.0 m (9.8 feet) from the rear lot line;
- Minimum 3.0 m (9.8 feet) from an interior side lot line;
- Minimum 3.0 m (9.8 feet) from an exterior side lot line;
- Minimum 3.0 m (9.8 feet) from a building.

These siting requirements are similar across many municipalities but tailored for the minimum lot sizes proposed for Maple Ridge (discussed below). An illustrated example of a hen enclosure from the City of Surrey is provided above (Figure 2).

Care Guidelines

It is recommended that participants understand and comply with the biosecurity procedures recommended by the Canadian Food Inspection Agency (CFIA). In addition, hen keeping must comply with all relevant City Bylaws, including the regulations of the City's Animal Control and Licencing Bylaw No. 6908-2012 and Wildlife and Vector Control Bylaw No. 7437-2018. As hens must be provided adequate food, water, shelter, adequate light and ventilation, veterinary care, and opportunities to scratch, dust-bathe, and roost, the National Farm Animal Care Council Code of Practice as well as the SPCA Standards for the raising and handling of egg-laying hens would be considered as the standard of practices for the care and handling of backyard hens.

Manure Disposal & End of Life Considerations

Manure may not be deposited in the municipal sewage or storm drain system, or compost manure in such a way as to allow manure to enter the municipal sewage or storm drain system. Rather, it is recommended that manure be kept for on-site compost or disposed of according to the resident's disposal company's regulation, a responsibility of the resident.

It is proposed that participants may not leave a deceased hen on a property that they own or occupy. Similarly, participants may not slaughter or euthanize a hen on the property as it is proposed that no slaughtering or euthanasia of the hens on the property would be allowed. Disposal can occur by delivering to a farm, abattoir, veterinarian or other facility that has the ability to dispose of hens lawfully. Bylaw Staff have indicated that the City would enforce these parameters, should complaints be received.

Permits & Fines

It is proposed that participants would need to permit their hens and hen enclosure through the Bylaw & Licencing Department. In addition, it would be required for interested participants to register for a Premises ID under the provincial Ministry of Agriculture. This program is an important part of a full animal traceability system. Collected information assists both industry and the government in the planning and management of animal disease outbreaks or other emergencies threatening animal or human health.

The City may also choose to implement a 'Good Neighbour' policy. Such an agreement would be a commitment to the City permit, in that they understand all of the best practices and care requirements by the resident permitted to keep hens in Maple Ridge and that they understand all of the best practices and care requirements. As local governments exercise powers delegated to them by the Province, a local government cannot re-delegate these powers. As such, the Good Neighbour policy or agreement is unable to include policy soliciting neighbour consent as a condition of approval.

Under Section 264 of the *Community Charter*, a local government is authorized to issue a municipal ticket on a number of enforcement items. Figure 3 (following page) illustrates the range of contraventions that the District of North Vancouver has chosen to enforce. In discussions with the Bylaw & Licencing Department, staff have indicated that the City could also adopt and enforce a similar list should complaints be received.

Figure 3 – District of North Vancouver Ticket Enforcement Example

Section number	Designated Expression (Short-Form Description)		
4(a)	Failure to register	6(a)	Keeping roosters
4(b)	Failure to pay <i>hen</i> permit fee	6(b)	Keeping juvenile <i>chickens</i>
4(c)	Improper <i>enclosure</i>	6(c)	Keep more than six <i>chickens</i>
4(d)	Failure to maintain <i>enclosure</i>	6(d)	Keep fewer than two <i>chickens</i>
4(e)	Failure to exclude other animals	6(e)	More than one <i>chicken enclosure</i>
4(f)	Failure to properly secure food and water containers	6(f)	Keep <i>chicken</i> in cage except for transport
4(g)	Failure to prevent obnoxious, unsafe or unhealthy conditions	6(g)	Killing a <i>chicken</i>
4(h)	Failure to follow bio-security procedures	6(h)	Burying a <i>chicken</i>
4(i)	Commercial use of <i>chickens</i>	6(i)	Failure to dispose of dead <i>chicken</i> within one day
4(j)	Failure to secure <i>chickens</i> in <i>coop</i>	6(j)	Improper disposal of dead <i>chicken</i>
4(k)	Failure to secure <i>chickens</i> in <i>enclosure</i>	6(k)	Keep <i>chickens</i> or construct <i>enclosure</i> in front yard or side yard
5	Failure to have <i>enclosure</i> inspected	6(l)	Deposit or permit manure in sewer or storm drain

Education & Awareness

Acknowledging the impacts that hen keeping may have on the neighbourhood, it is recommended that in-depth guidelines be distributed and available to those interested in keeping backyard hens. Guidelines would provide additional details on hen enclosure management, predator protections, as well as prevention and treatment of general illnesses and ailments. Other Lower Mainland municipalities that allow the keeping of hens in residential areas have developed guidelines for construction, and compiled resources presenting best practices. Guidelines would be compiled and made available prior to permitting the keeping of hens in residential areas.

Other Considerations

In addition to the proposed directions above, staff recommend prohibiting the sale of eggs, manure or other products. It is also proposed that the participant must reside on the lot with the proposed hen enclosure. Should the participant not be the registered owner of the property, written authorization from the owner would be required.

The table below (Figure 4) offers a summary of the proposed possible directions for the keeping of backyard hens in Maple Ridge as discussed above.

Figure 4 - Summary of Proposed Directions for the Keeping of Backyard Hens in Maple Ridge

Subject	Recommended Direction
Number and type of hens allowed	<ul style="list-style-type: none"> • Maximum 4 hens per lot, at least 4 months old • No fewer than 2 hens • No roosters
Housing Requirements	<ul style="list-style-type: none"> • Elevated • Treated Flooring • Entire structure must be roofed • Hens must remain enclosed at all times
Siting restrictions for hen enclosures	<ul style="list-style-type: none"> • Maximum height 2.0 m (6.5 ft) • Maximum area 9.2 m² (100 ft²)
Basic Care	<ul style="list-style-type: none"> • SPCA Standards for the raising and handling of egg-laying hens • National Farm Animal Care Council Code of Practice • City's Animal Control and Licencing Bylaw No. 6908-2012 • City's Wildlife and Vector Control Bylaw No. 7437-2018
Pest Control	<ul style="list-style-type: none"> • Enclosures must be kept in good repair, sanitary condition, and constructed to prevent access by other animals. • Food and water kept in coop at night • Manure / waste must be removed in a timely manner • Enclosures could have a properly installed and maintained electric fence set up around its perimeter according to WildSafe BC's Electric Fence Guidelines

Biosecurity	<ul style="list-style-type: none"> Understand and comply with biosecurity procedures recommended by the Canadian Food Inspection Agency (CFIA)
Permitting	<ul style="list-style-type: none"> City Permit Process Obtain a Premises ID from the provincial Ministry of Agriculture
Other Regulations	<ul style="list-style-type: none"> No slaughtering permitted No sale of eggs, manure, or other products Registrants must reside on lot with hen enclosure

d) Minimum Lot Size

During the summer of 2018, a community survey was available to obtain feedback on the proposed backyard hen program. The City received 900 responses, with 840 surveys completed in full. In the survey, respondents were asked to indicate what size of property might be most appropriate for the keeping of backyard hens (complete consultation summary results are available in the December 11, 2019 Council Workshop Report titled [Backyard Hens: Consultation Summary Report](#)). While responses were inconstant – some selected one, while others selected many – there was support for all three of the proposed lot sizes:

- Suburban Residential Properties (4,000 – 8,000 m² / 43,000 – 86,000 ft² / 1 – 2 acres).
- Large Urban Properties (1,200 – 2,000 m² / 13,000 – 21,500 ft² / 0.3 – 0.75 acres), and
- Mid-sized Urban Properties (600 – 1,000 m² / 6,500 – 10,700 ft² / 0.15 – 0.25 acres),

Many respondents also indicated that they would like to see even smaller lot sizes considered (e.g. 5,500 ft², 4,500 ft² or even 3,000ft², such as in the City of Vancouver) for the keeping of backyard hens so that more residents would be able to participate.

Hearing this, staff conducted a lot size analysis. Under the current regulations permitted today, and as shown in Appendix A, approximately 2,554 lots are permitted chickens as an agricultural use. Using the lot size ranges of the survey, the results are as follows:

- Suburban Residential Properties (i.e. minimum lot size of 1 ac or 4,000m² or 43,000 ft²) would permit an additional 700 properties to keep backyard hens over and above the lots that currently permit the keeping of chickens as an agricultural use.
- Large Urban Properties (i.e. minimum lot size of 0.3 ac or 1,200 m² or 13,000 ft²) would permit an additional 2,300 properties from what is currently permitted today to keep backyard hens.
- Mid-sized Urban Properties (i.e. minimum lot size of 0.15 ac or 600m² or 6,500 ft²) would permit an additional 10,600 properties from what is currently permitted today to keep backyard hens.

Appendix C provides a copy of the three scenarios listed above for Council's consideration.

With the results of the lot size analysis, staff recommend an incremental approach and suggest at the outset that the keeping of backyard hens on residential property be permitted on lots with a minimum lot size of approximately 1,200 – 2,000 m² / 13,000 – 21,500 ft² / 0.3 – 0.75 acres (Large Urban Properties). Areas with smaller lot sizes – such as Albion, Silver Valley, and Hammond, would not be permitted backyard hens at this threshold. Should Council move to permit backyard hens in residential areas, the minimum lot size would be reviewed on a regular basis. This review process would permit future Council consideration to lower the minimum lot size, if deemed appropriate.

e) Regulatory Options for Keeping chickens in Maple Ridge

To implement the discussed regulations that support the keeping of hens in residential areas in Maple Ridge, staff have identified two options for Council's consideration. Both are premised on an incremental approach that would allow Council to phase in the proposed regulatory changes.

Option 1: Bylaw Amendments

As the keeping of backyard hens in residential areas is a use regulated through the Zoning Bylaw, new definitions and regulations would need to be developed and adopted into the City's existing bylaws. These new regulations, as a Zone Amending Bylaw, would be required to go through three readings of Council, Public Hearing, and final adoption. Other complementary existing City bylaws would also need to be amended in order to align with the Zoning Bylaw (e.g. bylaws overseeing animal control). Following the amendment process, the use would be permitted outright on all conforming lots, subject to the requirements discussed above.

By permitting backyard hens outright through the bylaw amendment option, the City would be afforded an opportunity to test community demand. As an outright permitted use, any residents interested in keeping backyard hens on conforming properties and complying with the regulations would be able to pursue the use by working with the Bylaw & Licencing Department through the proposed permitting process.

As discussed above, such bylaw amendments are part of a regular review process. Typically set at one year, staff review any impacts that the bylaw amendments may be having on the community and would offer recommendations at that time. A key aspect of this monitoring phase would be to track the number of community complaints received. Should there be many complaints prior to the annual review, staff would report back to Council as quickly as possible.

By initially permitting the use on Large Urban Properties (approximately 1,200 – 2,000 m² / 13,000 – 21,500 ft² / 0.3 – 0.75 acres), it affords the City an opportunity to consider a phased approach – if the use is successful on larger lots, the Council can consider permitting the use on Mid-sized or smaller lots at a later date.

Should a future Council remove backyard hens as a permitted use (through a zone amending bylaw) in residential areas, existing backyard hens would remain lawfully non-conforming until such time that the use is discontinued for a continuous period of six months. Change of ownership also does not end lawful non-conforming status as the identity of the user of land is not a matter that can be regulated through zoning.

Table 1 provides a summary of the positive and negative considerations of an outright bylaw amendment for the keeping of backyard hens in residential areas of Maple Ridge

Table 1 - Pros & Cons of Option 1: Bylaw Amendments

Outright Bylaw Amendments	
Pros	Cons
<ul style="list-style-type: none">• Opportunity to test community demand• All residents on permitted lots afforded the opportunity to keep backyard hens (subject to City permit and associated regulations)• Permits the City the possibility of a phased approach over time	<ul style="list-style-type: none">• Permitted backyard hens would remain lawfully non-conforming

Option 2: Pilot Program

Another option before Council, still recognizing that the keeping of backyard hens in residential areas is a use regulated through the Zoning Bylaw, would be to pursue a pilot program to permit the keeping of backyard hens for a limited number of properties in Maple Ridge. Through a pilot program, each interested resident would be required to go through a text amendment process on a case by case basis. Each property would be required to go through three readings of Council, public hearing, and final adoption.

Based on prior pilot programs undertaken by the City, staff acknowledge that such an approach can be time consuming and labour intensive for staff, noting the promotion, evaluation and selection process required to identify the program participants. That said, these text amendment bylaws would be brought to Council in batches so as to lighten the administrative burden of a pilot program.

A pilot program would permit an opportunity for the City to proof the concept prior to determining if an outright bylaw amendment is appropriate for the community. A pilot program would not necessarily test community demand, but could afford the City an opportunity to ensure City-side operations and procedures as well as inter-governmental communications are structured for effective delivery of a backyard hen programme.

At this time, should Council pursue the pilot program option, staff suggest a two-year pilot program that would be open to twenty households at the agreed upon minimum lot size. The minimum lot size is currently proposed at approximately 1,200 – 2,000 m² / 13,000 – 21,500 ft² / 0.3 – 0.75 acres (Large Urban Properties). Up to twenty households would work with Planning staff through the text amendment process and Bylaw & Licencing staff through the proposed permitting process.

Following the duration of the pilot program, Council could consider amending City bylaws to permit the keeping of backyard hens as an outright use. As well, should the backyard hen programme be successful, Council could consider lowering the minimum lot size permitted to keep backyard hens. Alternatively, should Council not wish to continue permitting backyard hens, staff would again complete a text amendment process (i.e. three readings of Council, Public Hearing, and final adoption) for each participating property in order to remove the use. Similar to the outright bylaw amendment process, existing backyard hens would remain lawfully non-conforming until such time that the use is discontinued for a continuous period of six months.

At this time, staff recommend pursuing the pilot program option, noting the staff time and resources required to implement this option, to permit the keeping of backyard hens in residential areas of Maple Ridge.

Table 2 provides a summary of the positive and negative considerations of a pilot program for the keeping of backyard hens in residential areas of Maple Ridge.

Table 2 - Pros & Cons of Option 2 Pilot Program

Pilot program	
Pros	Cons
<ul style="list-style-type: none"> • Opportunity to test proof of concept before permitting as an outright use. • Permits the City the possibility of a phased approach over time. 	<ul style="list-style-type: none"> • No opportunity to test community demand; limited to 20 households (subject to City permit and associated regulations). • Time consuming and labour intensive for staff. • Permitted backyard hens would remain lawfully non-conforming.

Both options, outright bylaw amendments and a pilot program, can form a part of a phased roll-out of a backyard hen programme in Maple Ridge.

STRATEGIC ALIGNMENT:

The development of an options report for the keeping of backyard hens in residential areas of Maple Ridge has been identified in the 2019-2022 Strategic Plan under the Environment priority.

AGRICULTURAL ADVISORY COMMITTEE:

The Agricultural Advisory Committee (AAC) is comprised of several residents with many years of experience with keeping chickens, including those who currently keep chickens on rural properties in Maple Ridge. Through 2018 and 2019, members of the AAC looked at options to accommodate backyard hens in residential areas of Maple Ridge.

The AAC is in support of the proposed directions for a Backyard Hen programme for residential areas in Maple Ridge. At the May 23, 2019 AAC Meeting, the AAC endorsed the proposed directions for the keeping of backyard hens in Maple Ridge through the following resolution:

That the Agricultural Advisory Committee support the proposed direction of the backyard hen program for residential areas in Maple Ridge, ideally incorporating a smaller lot size similar to the City of North Vancouver and City of Surrey.

While the exploration of regulatory measures to permit the keeping of backyard hens is identified in the AAC’s work plan, it is noted at a recent Council meeting, Council has opted to undertake a review of Select Committees of Council. The outcomes of this review are pending.

INTERDEPARTMENTAL IMPLICATIONS:

Bylaw & Licencing Services

Bylaw staff recommend that a cautious approach be taken, and anticipates that additional enforcement resources may be required if backyard hens are permitted in urban residential areas, depending on the level of uptake. Bylaw staff support the proposed detailed municipal ticket enforcement scheme. At this time and with the information available, Bylaw & Licencing staff support the pilot program option.

NEXT STEPS:

Council has previously directed staff and the Agricultural Advisory Committee (AAC) to prepare an options report to explore regulatory measures to permit the keeping of backyard hens in Maple Ridge. Should Council so direct, staff would prepare the draft regulations and programs for Council consideration at a future Council meeting.



ALTERNATIVE RECOMMENDATION:

Should Council wish to proceed in a different manner than the recommendation provided in this report, alternative recommendations have been provided below.

Should Council wish to incrementally permit outright the keeping of hens in residential areas:

That staff be directed to prepare amendments to the Zoning Bylaw to permit the keeping of backyard hens in residential areas of Maple Ridge as outlined in the report titled "Backyard Hens: Options Report", dated June 11, 2019, and that once prepared the Amending Bylaw be placed on an available Committee of the Whole Agenda.

OR

Should Council wish not to pursue further the matter of keeping hens in residential areas:

That no further exploration of keeping of backyard hens in Maple Ridge take place at this time.

CONCLUSION:

In December 2018, Council directed staff, in consultation with the Agricultural Advisory Committee (AAC), to prepare an options report to explore regulatory measures to permit the keeping of backyard hens in Maple Ridge. This report outlines possible regulatory options for permitting the keeping of backyard hens in Maple Ridge including a recommendation to launch a two-year pilot program. Should Council so direct, staff would prepare a report outlining the pilot program for Council consideration at a future Council meeting.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP**
Planner I

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

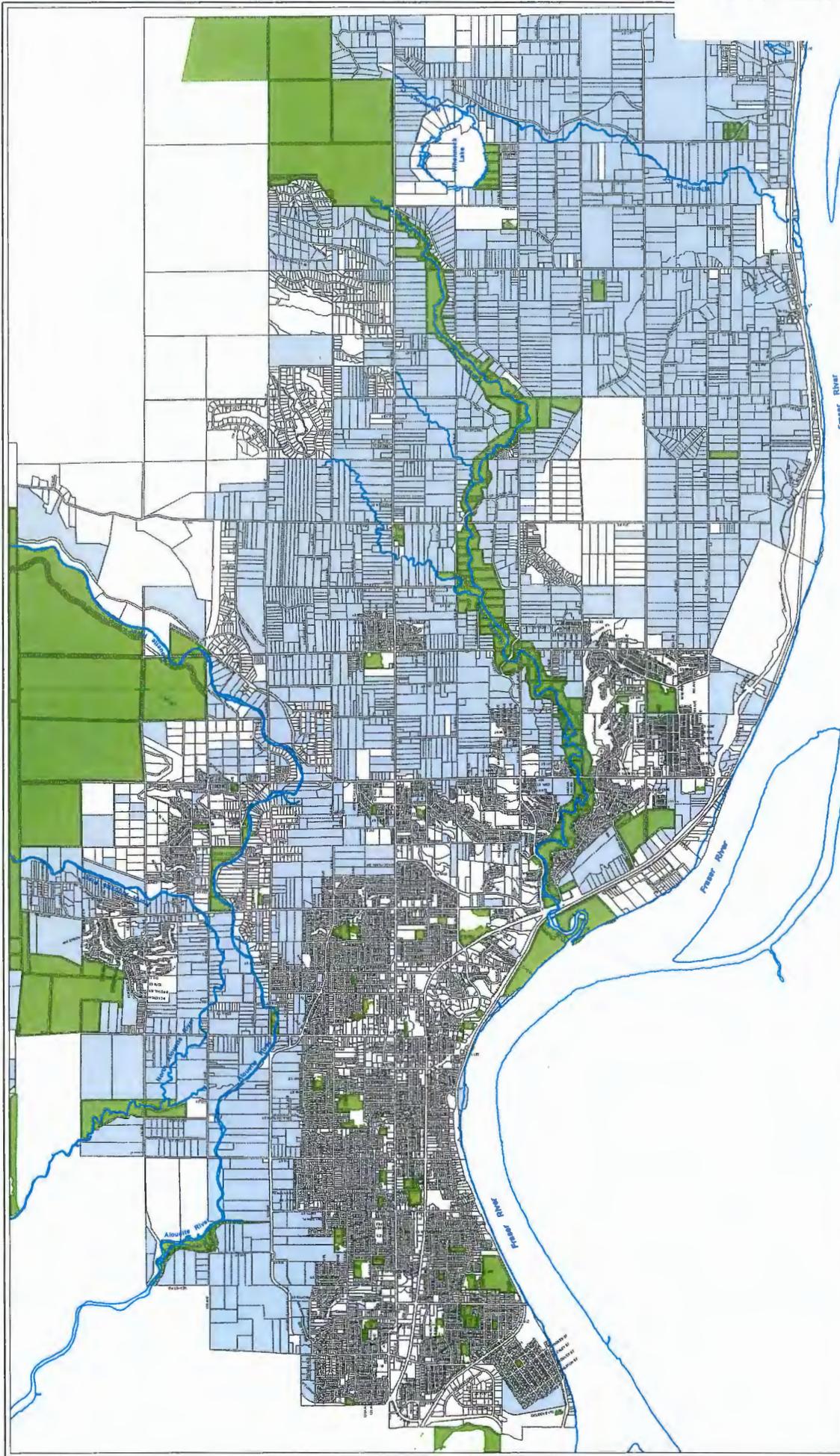
"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning and Development

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

Appendix A: Map of lots where keeping chickens are currently permitted
Appendix B: Municipal Comparison – Excerpt from July 17, 2017 Report
Appendix C: Maps of Backyard Hen Minimum Lot Size Options



Scale: 1:1,000

2554 Current Regulations: Properties Allowing Back Yard Chickens



Municipal, Regional and Provincial Parks

The City of Maple Ridge makes no warranty regarding the accuracy or completeness of the information shown on this map.

Backyard Chicken Option



07/07

Appendix B – Excerpt from July 17, 2017 Report

The table below and on the following pages shows a selection of Lower Mainland and South Vancouver Island municipalities and their respective positions on keeping chickens in urban areas.

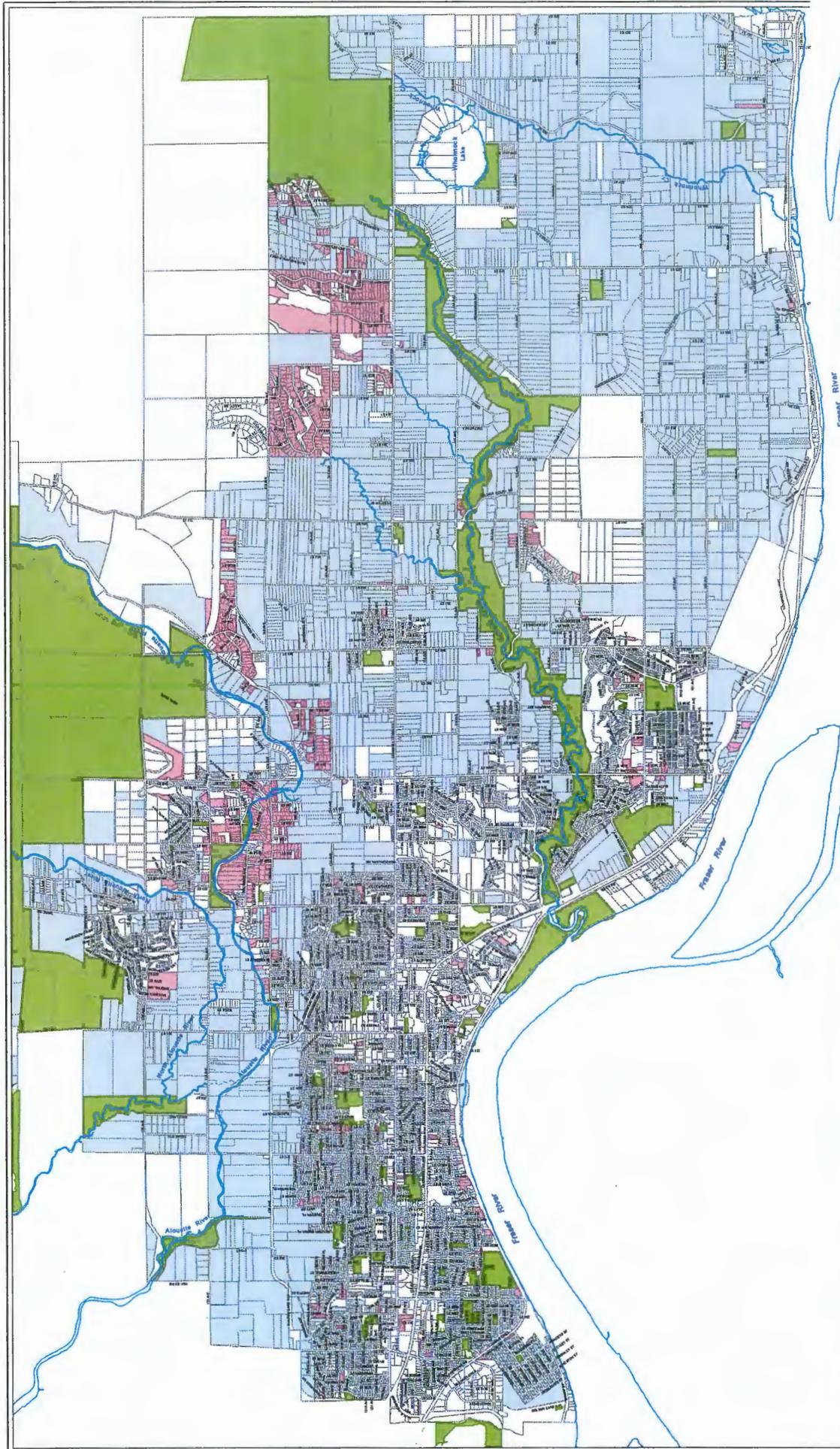
Table 1: Backyard Chicken programs in Urban Areas

Municipality	Permitted (Y/N)	Additional Information	Source(s)
Abbotsford	No		Zoning Bylaw: https://abbotsford.civicweb.net/filepro/documents/16830
Burnaby	No		Zoning Bylaw https://burnaby.civicweb.net/filepro/documents/5436
Chilliwack	No		Animal Control Bylaw information: http://www.chilliwack.ca/main/page.cfm?id=2044
City of North Vancouver	Yes	Allowed in Single Unit Residential (OCP-R1) zoned dwellings that have minimum lot sizes of 557 m ² (6000 ft ²). Residents are permitted to keep up to 8 hens, no roosters.	Link to related documents: http://www.cnv.org/Your-Government/Living-City/Local-Food/Urban-Chicken-Keeping (Zoning Bylaw, Urban Chicken Guidelines, Small Creatures Limitation Bylaw)
Coquitlam	No		Zoning Bylaw page 10-5 http://www.coquitlam.ca/docs/default-source/zoning-bylaw/Part_10_-_One-family_Residential_Zones.pdf?sfvrsn=4
Delta	Yes	Allows for the keeping of 12 poultry in two urban zones, the RS-2 zone (Single Family Residential) and RS-3 zone (Single Family Residential), that both have a minimum lot size 4000m ² hectares (1 acre)	Zoning Bylaw https://delta.civicweb.net/filepro/documents/39447?preview=39452
District of North Vancouver	No		Zoning Bylaw https://www.dnv.org/bylaws/zoning
New Westminster	Yes	Poultry (up to 8 hens) are allowed on RS-1 (Single Detached Dwelling District) lots 557m ² (6000ft ²) or more, not less than 50 ft. from the nearest habitable dwelling.	Public Health Bylaw, 1967, p.3. Link: http://www.newwestcity.ca/database/rte/4271phb.pdf

Oak Bay	Yes	A license by the municipality must be granted, along with site plan, and limited to five (5) for a parcel of area greater than 745 square metres and less than or equal to 1,858 square metres; eight up to 4047m ² and 10 over 4047m ² .	Oak Bay Animal Control Bylaw: https://www.oakbay.ca/sites/default/files/municipal-hall/4013%20-%20%20Animal%20Control%20Bylaw%20%20Consolidated%20to%204591.pdf
Pitt Meadows	No	During Pilot Program minimum lot size was 409m ² (4400 ft ²) with the exception that the use was not permitted for duplexes.	
Port Coquitlam	No		Zoning Bylaw: http://www.portcoquitlam.ca/Assets/Bylaws/Zoning+Bylaw\$!2c+No.+3630.pdf
Port Moody	No		Zoning Bylaw: http://www.portmoody.ca/modules/howdocument.aspx?documentid=11530
Richmond	Yes	Permitted on half acre Single Detached Residential zones RS1/G and RS2/G 2000 m ² (0.5 acres) or larger. No limit on number.	City of Richmond Animal Control Bylaw No. 7932, p. 7. Link: http://www.richmond.ca/_shared/assets/Bylaw_7932_0408201328717.pdf
Township of Langley	No		Residential section of Zoning Bylaw: http://www.tol.ca/Portals/0/township%20of%20langley/mayor%20and%20council/bylaws/2500%20-%20zoning/Zoning%20Bylaw%202500%20-%20Section%20400%20Residential.pdf?timestamp=1465338282414
Vancouver	Yes	Single and multi-family residential zones (RA-, RS-, RT-, RM-, FM-, FSD-) A maximum of 4 hens (no roosters). Smallest lot size is 279.709m ² or 3000 ft ² .	Zoning and Development Bylaw http://vancouver.ca/your-government/zoning-development-bylaw.aspx
Victoria	Yes	It is lawful to keep poultry (chickens, ducks, geese, turkey). Roosters are prohibited. There is no maximum number of poultry permitted, but the number must be consistent with use	Enforcement is undertaken by Victoria Animal Control Services Ltd. http://www.vacs.ca/bylaw-regulations/backyard-chickens/register-your-chickens

		for personal egg consumption. Animal Control Bylaw defines farm animal, but specifically excludes chickens. Response from the City of Victoria is there is no minimum lot size for the keeping of backyard chickens.	
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(Updated as of July 2017)



2554 Current Regulations: Properties Allowing Back Yard Chickens
 +704 Suburban Option: Lots > 4000Sqm (All Single Family Zones)
 3258 Total Number of Properties

Municipal, Regional and Provincial Parks

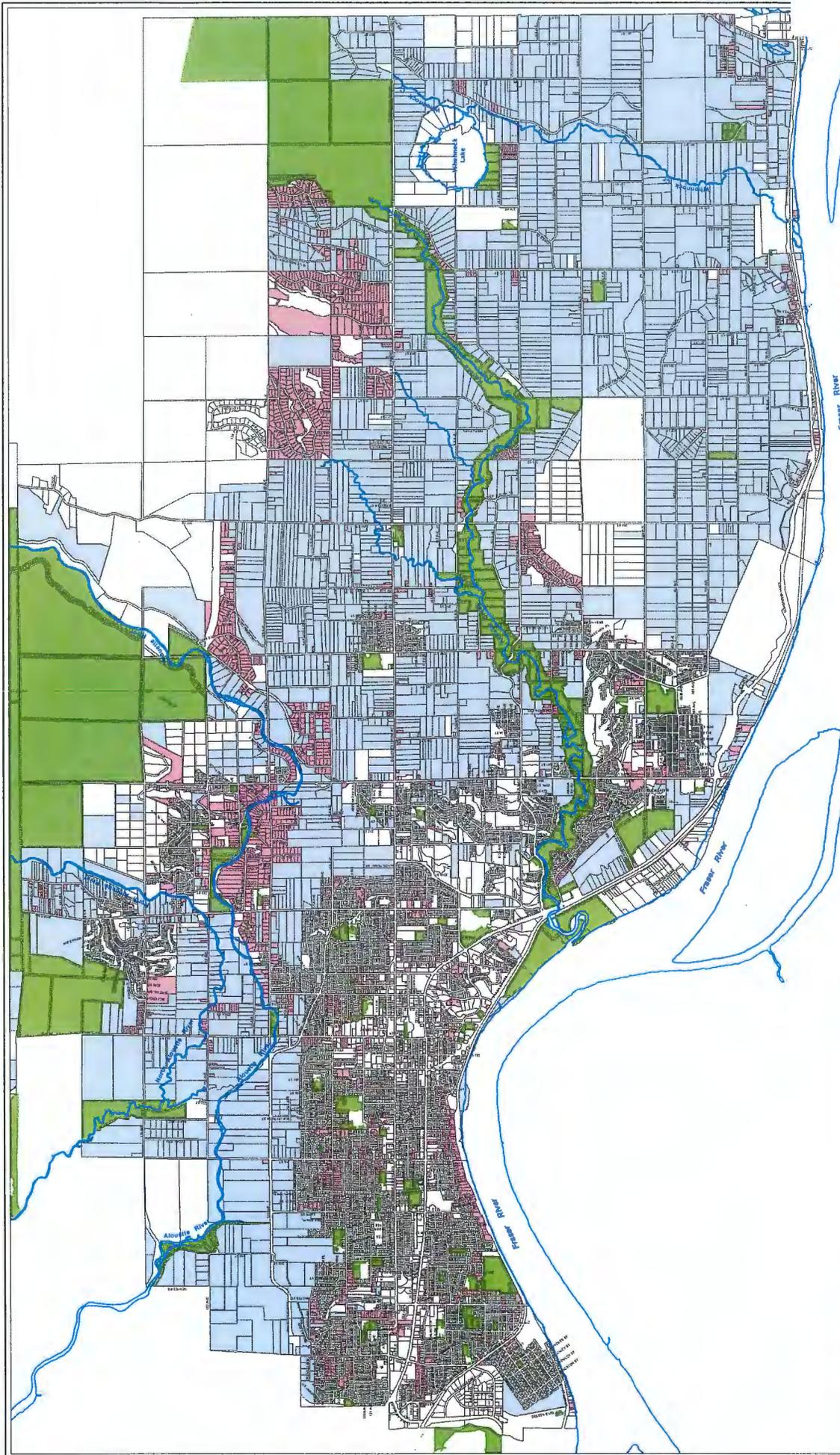
Backyard Chickens Options

PLANNING DEPARTMENT
 1000 BAYVIEW AVENUE
 SCARBOROUGH, ONTARIO M1S 5T4
 TEL: (416) 392-3111
 FAX: (416) 392-3112
 WWW.CITYOFSCARBOROUGH.CA

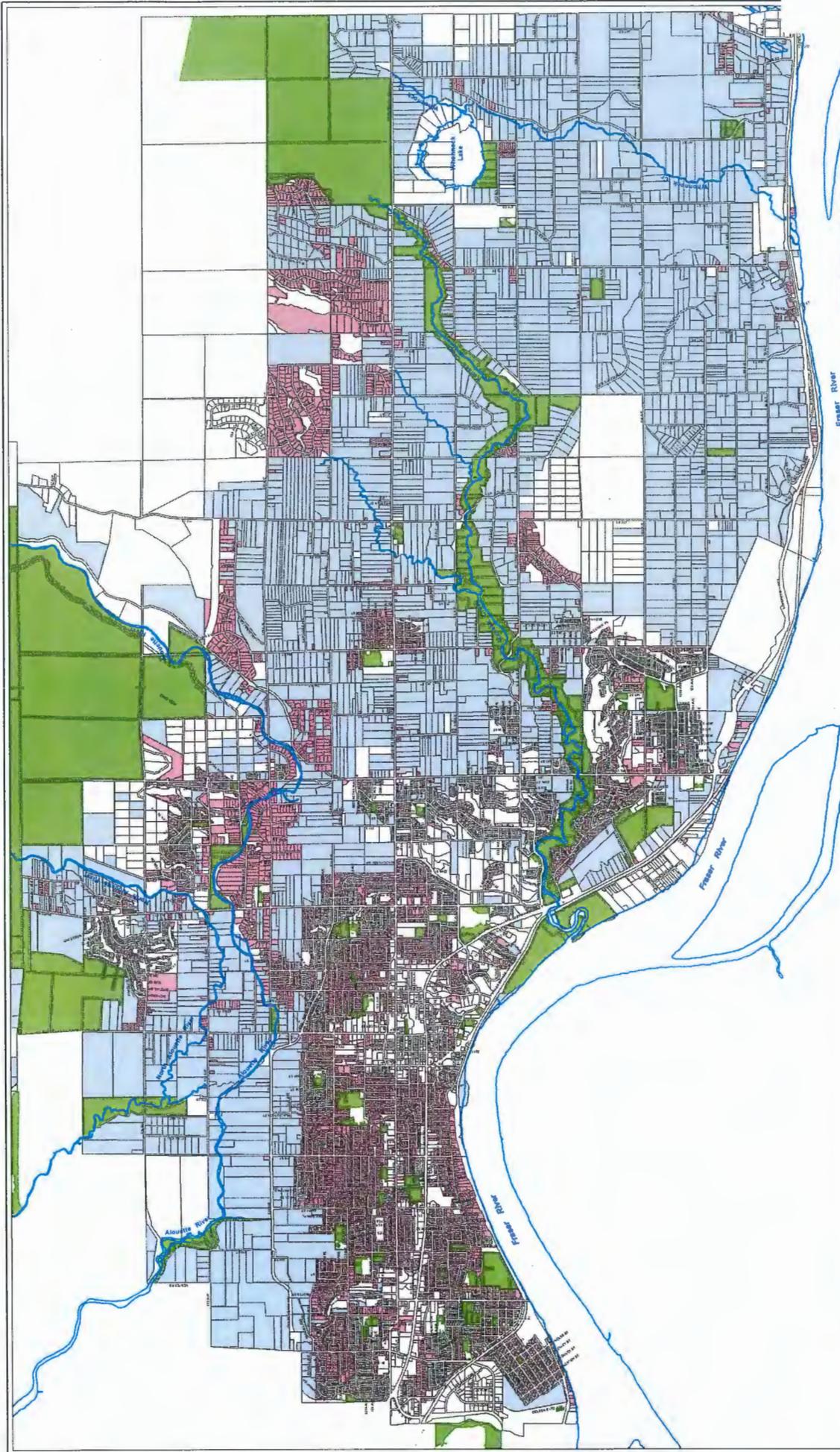
The City of Scarp (City) makes no warranty or representation as to the accuracy or completeness of the information contained in this document.

DATE: Dec 1, 2011

Scale: 1:50,000



 <p>Scale: 1:5,000</p>	<p>2554 Current Regulations: Properties Allowing Back Yard Chickens</p> <p>2264 Large Urban Option: Lots > 1200Sqm (All Single Family Zones)</p> <p>4808 Total Number of Properties</p>	<p>Municipal, Regional and Provincial Parks</p>	<p>Backyard Chicken Option</p> <p>APPROVED BY:  www.mapinfo.com</p> <p>DATE: June 2018</p>
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2554 Current Regulations: Properties Allowing Back Yard Chickens

+10,251 Mid-Sized Option: Lots > 600Sqm (All Single Family Zones)

13,105 Total Number of Properties

Municipal, Regional and Provincial Parks

Backyard Chicken Option

Map of the City of Maple Ridge, BC

DATE: July 4, 2018

Scale: 1:1,000

North Arrow