

**REGULAR MEETING OF COUNCIL
AGENDA**

DATE: September 20, 2021
TIME: 4:30 p.m.
LOCATION: Enderby City Hall

Please contact Enderby City Hall at 250-838-7230 or info@cityofenderby.com by **3:30 pm on the day of the meeting** to obtain access codes to attend the meeting electronically.

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When applicable, public hearing materials are available for inspection at www.cityofenderby.com/hearings/

1. APPROVAL OF AGENDA

2. ADOPTION OF MINUTES

- 2.1. Meeting Minutes of July 12, 2021 – Amended (Administrative Error) Page 1
- 2.2. Meeting Minutes of September 7, 2021 Page 8

3. PETITIONS AND DELEGATIONS

4. BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS

5. REPORTS

- 5.1. Mayor and Council Reports Verbal
- 5.2. Area F Director Report Verbal
- 5.3. Chief Administrative Officer Report Verbal
- 5.4. RDNO Building Permit Report – August 2021 Page 12

6. NEW BUSINESS

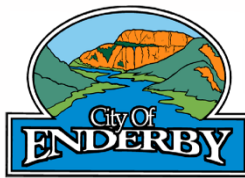
- 6.1. Regulations Relating to the Keeping of Chickens and Bees Page 13
Memo prepared by Planner and Deputy Corporate Officer dated September 16, 2021
- 6.2. Review of North Okanagan Regional Housing Strategy Page 41
Memo prepared by Planner and Deputy Corporate Officer dated September 17, 2021

7. PUBLIC QUESTION PERIOD

8. CLOSED MEETING RESOLUTION

Closed to the public, pursuant to Section 90 (1) (k) of the Community Charter

9. ADJOURNMENT



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held via video conference on Monday, July 12, 2021 at 4:30 p.m. in Council Chambers.

Present: Mayor Greg McCune
Councillor Tundra Baird
Councillor Brad Case
Councillor Roxanne Davyduke
Councillor Raquel Knust
Councillor Shawn Shishido
Councillor Brian Schreiner

Staff: Chief Administrative Officer – Tate Bengtson
Chief Financial Officer – Jennifer Bellamy
Planner and Deputy Corporate Officer – Kurt Inglis
Clerk Secretary – Laurel Grimm

Other: Press and Public

APPROVAL OF AGENDA

Moved by Councillor Schreiner, seconded by Councillor Knust
“THAT the July 12, 2021 Council Meeting agenda be approved as circulated.”

CARRIED

ADOPTION OF MINUTES

Council Meeting Minutes of June 21, 2021

Moved by Councillor Baird, seconded by Councillor Knust
“THAT the June 21, 2021 Council Meeting minutes be adopted as circulated.”

CARRIED

DELEGATIONS

Caravan Farm Theatre: Changes, Current Season and Opportunities

- Caravan Farm Theatre will be opening in the Fall of 2021.
- Petunia & The Vipers concert scheduled for July 30, 2021.
- Audio walks will continue throughout the summer.
- Caravan Farm Theatre Film Festival and Indigenous Short Film Showcase August 24-September 5.
- Walk of Terror September 30 – October 30.
- Joyride December 2 – January 2, 2021.

BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS

None

DEVELOPMENT MATTERS**0006-21-TUP-END (Splatsin Development Corporation Ltd.)**

Legal: Lot 3, Block 11, District Lot 150, Kamloops (formerly Osoyoos)
Division Yale District, Plan 211A
Address: 803 Vernon Street, Enderby BC
Applicant: Splatsin Development Corporation Ltd.
Owner(s): Splatsin Development Corporation Ltd.

The Mayor read the opening statement (4:35 p.m.)

The Planner and Deputy Corporate Officer spoke to the report. There have been no written submissions and no comments from the applicant.

The Mayor read the closing statement (4:42 p.m.)

Moved by Councillor Shishido, seconded by Councillor Case
“THAT Council authorizes the issuance of a Temporary Use Permit for the property legally described as Lot 3, Block 11, District Lot 150, Kamloops (formerly Osoyoos) Division Yale District, Plan 211A and located at 803 Vernon Street to permit a retail sales/food service business to operate out of a temporary building, and to use a shipping container for storage purposes, for a three-year period, subject to the following conditions:

- a) *Throughout the duration of the Temporary Use Permit, the applicant must provide adequate dust control measures for the subject property and adjacent parcels also owned by the applicant that are implicated in the proposed use;*
- b) *Throughout the duration of the Temporary Use Permit, the applicant must remove particulate matter tracked onto Vernon Street from the subject property or adjacent parcels also owned by the applicant that are implicated in the proposed use;*
- c) *Throughout the duration of the Temporary Use Permit, the applicant must provide sufficient on-site garbage and recycling receptacles which are well-maintained;*
- d) *The dimensions and siting of the temporary building and parking spaces shall be in general accordance with the attached Schedule ‘A’;*
- e) *With regards to the use of a shipping container for storage purposes:*
 - i. *Only one shipping container is permitted on the subject property;*
 - ii. *The use, siting and sizing of the shipping container must adhere to all relevant City of Enderby health and safety specifications;*
 - iii. *The use, siting and sizing of the shipping container must adhere to the regulations expressed in the Zoning Bylaw, as if it were a permitted use, unless otherwise varied (except for the provision of screening);*
 - iv. *The siting and sizing of the shipping container shall be in general accordance with the attached Schedule ‘A’, except that to the extent of a conflict between*

Schedule ‘A’ and the Zoning regulations or health and safety specifications for shipping containers, the Zoning regulations and health and safety specifications shall prevail;

- v. *The exterior of the shipping container shall be complimentary to the aesthetics of the site and surrounding neighbourhood.*
- f) *The applicant shall provide security in the form of an irrevocable letter of credit, or a cash deposit, in the amount equal to 120% of the estimated costs of removing, transporting and disposing of the temporary building and shipping container from the subject property; and*
- g) *The Temporary Use Permit shall expire three years from the date the Permit is issued.”*

CARRIED

0036-21-DVP-END (Gopal)

Legal: LOT 2 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT AND OF SECTION 35 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1593 EXCEPT PLANS B5872 AND B6868 (327 Brickyard Road, Enderby)

PARCEL A (DD 121824F AND PLAN B5872) OF LOT 2 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT AND OF SECTION 35 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1593 (321 Brickyard Road, Enderby)

Address: 327 and 321 Brickyard Road, Enderby BC

Applicant: Ram Gopal

Owner(s): 1203167 B.C. LTD.

The Mayor read the opening statement (4:42 p.m.)

The Planner and Deputy Corporate Officer spoke to the report. There have been no written submissions and no comments from the applicant.

The Mayor read the closing statement (4:42 p.m.)

Moved by Councillor Case, seconded by Councillor Baird

“THAT Council authorizes the issuance of a Development Variance Permit for the properties legally described as, i) LOT 2 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT AND OF SECTION 35 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1593 EXCEPT PLANS B5872 AND B6868 and located at 327 Brickyard Road, Enderby, and ii) PARCEL A (DD 121824F AND PLAN B5872) OF LOT 2 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT AND OF SECTION 35 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1593 and located at 321 Brickyard Road, Enderby, to permit variances to the following Sections of the City of Enderby Zoning Bylaw No. 1550, 2014:

- *Section 309.1.a.i by waiving the requirement to provide screening for the outdoor storage of completed manufactured homes, as shown on the attached Schedule ‘A’;*

- Section 309.1.f.iii by permitting a fence greater than 1.2 m (3.937 feet) in height within the required front yard setback area, as shown on the attached Schedule ‘A’;
- Section 309.2.a.iii by reducing the minimum width of a landscaped buffer area adjacent to a highway from 6 m (19.68 feet) to 3.04 m (10 feet), as shown on the attached Schedule ‘A’;
- Section 309.2.b by permitting alternative landscaping standards, as shown on the attached Schedule ‘B’;
- Section 901.2.e.iii by waiving the requirement for maneuvering aisles and off-street parking areas to be surfaced with asphaltic concrete or cement pavement, as shown on the attached Schedule ‘A’;
- Section 901.2.f by waiving the requirement for a parking area to be provided with curbing, as shown on the attached Schedule ‘A’;
- Section 1001.6.c by waiving the requirement for a loading area to be provided with curbing, as shown on the attached Schedule ‘A’; and
- Section 1001.6.d by waiving the requirement for an off-street loading space to be surfaced with asphalt, concrete, or similar pavement, as shown on the attached Schedule ‘A’;

subject to the following conditions:

- i. The property owner shall pave and curb the off-street parking areas, maneuvering aisles, and loading zones to the specifications of the City of Enderby Zoning Bylaw No. 1550, 2014, as amended from time to time, within 24 months of the portion of Brickyard Road adjacent to the subject property being paved; and
- ii. The property owner shall register a covenant on the title of the property which shall confirm that the property owner is required to pave and curb the off-street parking areas, maneuvering aisles, and loading zones to the specifications of the City of Enderby Zoning Bylaw No. 1550, 2014, as amended from time to time, within 24 months of the portion of Brickyard Road adjacent to the subject property being paved.”

CARRIED

0002-21-RZ-END (Backus)

Legal: PARCEL B (PLAN B6868) OF LOT 2 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT AND OF SECTION 35 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1593 EXCEPT PLANS 6122, 6269 AND 16810

Address: 349 Brickyard Road, Enderby BC

Applicant: Brandon Backus

Owner(s): Brandon Backus

Moved by Councillor Schreiner, seconded by Councillor Case
 “THAT Zoning Bylaw No. 1550, 2014 Amendment Bylaw No. 1730, 2021 which proposes to rezone the property legally described as PARCEL B (PLAN B6868) OF LOT 2 DISTRICT LOT 226 KAMLOOPS DIVISION YALE DISTRICT AND OF SECTION 35 TOWNSHIP 18 RANGE 9 WEST OF THE 6TH MERIDIAN KAMLOOPS DIVISION YALE DISTRICT PLAN 1593 EXCEPT PLANS 6122, 6269 AND 16810, and located at 349 Brickyard Road, Enderby BC, from the

Country Residential (C.R.) zone to the General Industrial (I.2) zone be given First and Second Reading and forwarded to a Public Hearing.”

CARRIED

REPORTS

Mayor and Council Reports

Councillor Knust

Discussed the City’s education on rat control within the community. The CAO discussed the challenge of managing a regional infestation and what other communities are doing, which involves education in the vast majority of communities. He discussed the challenges of regulating land uses to address the matter and that simply spending money to set traps and remove rats – if this could even be done on private property without the consent of the owner - would not address the underlying issues of available habitat, food, and water.

Councillor Shishido

Requested bylaw clarification on the use of pellet and air guns in the city limits. The CAO invited Councillor Shishido to contact him after the meeting to discuss the issue further. Noted that the waterpark at Barnes Park has been exceptionally busy with limited shade for users. The chief Administrative Officer informed Council that a sail shade is scheduled to be added to the playground this year for additional shade coverage. The city has been hesitant to add additional trees as the proposal for the new pool may impact any new trees that are planted. Further landscaping will be conducted once the pool grant is approved or it is known that an initiative for a new pool is not going to proceed.

Mayor McCune

Thank you to Councillor Baird for making the Welcome Packages for the U12 Baseball Tournament.

Councillor Case

Discussion on Rail-Trail landscaping plan. A brine pump has been ordered for the Curling Rink and is scheduled to arrive in 8 weeks.

Chief Administrative Officer

Supplier quotes have been received regarding the proposed batting cages, unfortunately there is a chain link shortage and the supply will not be available until late this year. Knight Avenue construction is moving along. The RFP for the Arena Condition Assessment has been posted. Peak hourly water usage is high and this is posing significant operational challenges and concerns, as water production is struggling to keep up. Average daily water use is acceptable, but the demand at the peak time of day – which is during the evening irrigation period from 6-pm – is posing problems. Council should expect a proposal in the near future with a new demand-side management program to help manage this in future years. Staff are working with the supplier of the original water filter on a Water Treatment Plant upgrade proposal, which would expand capacity.

Drinking Water Annual Report 2020

Moved by Councillor Baird, seconded by Councillor Knust

“THAT Council receives and files the City of Enderby Drinking Water Annual Report 2020.”

CARRIED

RDNO Building Permit Report – June 2021

Moved by Councillor Shishido, seconded by Councillor Baird

“THAT Council receives and files the RDNO Building Permit Report for June 2021.”

CARRIED

BYLAWS

Parks, Recreation and Culture Fees Imposition Bylaw No. 1693, 2020 Amendment Bylaw No. 1728, 2021

Moved by Councillor Knust, seconded by Councillor Shishido

“THAT Council ~~gives first, second and third readings to~~ adopt the bylaw cited as the Corporation of the City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1693, 2020 Amendment Bylaw No. 1728, 2021.”

CARRIED

Business License and Regulation Bylaw No. 1558, 2014 Amendment Bylaw No. 1729, 2021

Moved by Councillor Shishido, seconded by Councillor Baird

“THAT Council ~~gives first, second, and third readings of~~ adopt the bylaw cited as the Corporation of the City of Enderby Business License and Regulation Bylaw No. 1558, 2014 Amendment Bylaw No. 1729, 2021.

~~AND THAT Council gives notice of its intention to adopt Business License and Regulation Bylaw No. 1558, 2014 Amendment Bylaw No. 1729, 2021 by posting notice at the public notice board at City Hall and provides an opportunity for persons who consider themselves affected by the proposed bylaw to make representations before Council at its Regular Meeting of July 12, 2021.”~~

CARRIED

Inter-Community License Bylaw No. 1430, 2008 Amendment Bylaw No. 1731, 2021 – 1st, 2nd, and 3rd readings

Moved by Councillor Baird, seconded by Councillor Knust

“THAT Council gives first, second, and third readings of the bylaw cited as the Corporation of the City of Enderby Parks, Recreation and Culture Fees Imposition Bylaw No. 1693, 2020 Amendment Bylaw No. 1728, 2021.”

CARRIED

NEW BUSINESS

Terms of Reference – Enforcement of Shipping Container Regulations and Health and Safety Specifications

Moved by Councillor Knust, seconded by Councillor Shishido

“THAT Council for the City of Enderby adopts the Shipping Container Health and Safety Policy.”

CARRIED

UBCM: 2021 CRI FireSmart Economic Recovery Fund

Moved by Councillor Shishido, seconded by Councillor Baird

“THAT Council receives and files the correspondence from UBCM: 2021 CRI FireSmart Economic Recovery Fund.”

CARRIED

City of North Vancouver: REVISED UBCM Resolution on Safe Passing Distance for All Road Users

Moved by Councillor Baird, seconded by Councillor Case

“THAT Council receives and files the correspondence from the City of North Vancouver: Revised UBCM Resolution on Safe Passing Distance for All Road Users.”

CARRIED

FLNRO: Lack of Funding for Invasive Plant Management

Moved by Councillor Baird, seconded by Councillor Shishido

“THAT Council receives and files the correspondence from FLNRO: Lack of Funding for Invasive Plant Management.”

CARRIED

Councillor Schreiner left the meeting (5:06 p.m.)

Ministry of Public Safety and Solicitor General: Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in B.C.

Moved by Councillor Knust, seconded by Councillor Shishido

“THAT Council receives and files the correspondence from the Ministry of Public Safety and Solicitor General: Human Sex Trafficking, Sexual Exploitation and Child Sex Trafficking in B.C.”

CARRIED

PUBLIC QUESTION PERIOD

None

ADJOURNMENT

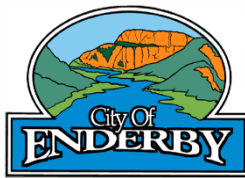
Moved by Councillor Case, seconded by Councillor Davyduke

“That the regular meeting of July 12, 2021 adjourn at 5:14 p.m.”

CARRIED

MAYOR

CORPORATE OFFICER



THE CORPORATION OF THE CITY OF ENDERBY

Minutes of a **Regular Meeting** of Council held via video conference on Tuesday, September 7, 2021 at 4:30 p.m. in Council Chambers.

Present: Councillor Brad Case (Acting Mayor)
Councillor Roxanne Davyduke
Councillor Raquel Knust
Councillor Shawn Shishido
Councillor Brian Schreiner

Staff: Chief Administrative Officer – Tate Bengtson
Chief Financial Officer – Jennifer Bellamy
Planner and Deputy Corporate Officer – Kurt Inglis
Clerk Secretary – Laurel Grimm

Other: Press and Public

APPROVAL OF AGENDA

Moved by Councillor Knust, seconded by Councillor Davyduke
“THAT the September 7, 2021 Council Meeting agenda be approved as amended by deleting items 7.1. and 7.2. and adding item 8.2. Enderby Physician Relocation and an in-camera item which will be closed to the public, pursuant to Section 90 (1) (a) of the Community Charter.”
CARRIED

ADOPTION OF MINUTES

Council Meeting Minutes of August 16, 2021
Moved by Councillor Knust, seconded by Councillor Davyduke
“THAT the August 16, 2021 Council Meeting minutes be adopted as circulated.”
CARRIED

Public Hearing Report of August 16, 2021
Moved by Councillor Knust, seconded by Councillor Davyduke
“THAT the August 16, 2021 Public Hearing Report be adopted as circulated.”
CARRIED

PETITIONS AND DELEGATIONS

Todd Peterson: Petition to Allow Residents of Enderby to Have Chickens in their Backyard – Report deferred to next regular Council meeting

BUSINESS ARISING FROM THE MINUTES AND/OR UNFINISHED BUSINESS

None

DEVELOPMENT MATTERS

0037-21-DVP-END (Kiwis Power Sports and Marine Ltd.)

Legal: LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION
YALE DISTRICT PLAN 14156
Address: 1304 George Street, Enderby BC
Applicant: Kevin Johnston
Owner(s): Grant's Tackle & Outdoors Ltd.

Moved by Councillor Shishido, seconded by Councillor Knust
“THAT Council authorizes the issuance of a Development Variance Permit for the property legally described as LOT 2 DISTRICT LOT 150 KAMLOOPS (FORMERLY OSOYOOS) DIVISION YALE DISTRICT PLAN 14156 and located at 1304 George Street, Enderby B.C. to permit a variance to Section 310.4.a.ii of the City of Enderby Zoning Bylaw No. 1550, 2014 by increasing the maximum sign area for a freestanding sign from 6.25 m² (67.26 square feet) to 8.00 m² (86.13 square feet), as shown on the attached Schedule ‘A’.”

CARRIED

The Planner and Deputy Corporate Officer spoke to the report.

There were no questions or comments from the public.

REPORTS

Councillor Knust

Expressed appreciation towards frontline staff at City Hall for fielding so many phone calls over the last few weeks in regards to the wildfires. Councillor Knust has received positive feedback that Staff was knowledgeable and comforting to help residents deal with a very stressful situation.

Councillor Case

Meeting with the Ministry of Transportation and Infrastructure, along with the Mayors of Armstrong and Spallumcheen, regarding speed management and access on Highway 97A.

Spoke with Turning Points regarding rumors that tenants of a multi-family housing complex north of the City would be displaced. Turning Points confirmed that no existing tenants would be displaced.

BYLAWS

Council Procedure Bylaw No. 1732, 2021

Moved by Councillor Knust, seconded by Councillor Davyduke
“THAT Council adopts the bylaw cited as the Corporation of the City of Enderby Council Procedure Bylaw No. 1732, 2021.”

CARRIED

NEW BUSINESS

BC Enderby Step Code – Phase 1 Implementation

Moved by Councillor Shishido, seconded by Councillor Davyduke

“THAT Council directs staff to implement Phase 1 of the BC Energy Step Code as of January 3, 2022;

AND THAT Council authorizes staff to complete the Building and Safety Standards Branch's initial notification form indicating that the City of Enderby intends to transition to Phase 1 of the BC Energy Step Code as of January 3, 2022;

AND THAT Council directs staff to commence drafting amendments to the City of Enderby Building Bylaw No. 1582, 2015 to reflect the Energy Step Code requirements;

AND FURTHER THAT Council directs staff to dialogue with the Regional District of North Okanagan regarding opportunities to coordinate and collaborate in the retention of an Energy Specialist consultant.”

CARRIED

Enderby Physician Relocation

Moved by Councillor Schreiner, seconded by Councillor Knust

“THAT the City of Enderby send a letter to Interior Health, The Minister of Health, and Splatsin requesting a meeting to discuss the loss of a physician in Enderby.”

CARRIED

Council discussed next steps, recruitment and retention, and funding allocations for a physician. Council expressed concerns over the loss to the community.

PUBLIC QUESTION PERIOD

Heather Black, The Okanagan Advertiser, asked for clarification as to when Dr. Millar left and if Council had reached out to him.

Councillor Case had reached out to Dr. Millar the day he provided his intent to leave the practice. Dr. Millar had already left by the time Councillor Case reached out to him.

CLOSED MEETING RESOLUTION

Moved by Councillor Shishido, seconded by Councillor Davyduke (5:04 p.m.)

“That, pursuant to Section 92 of the Community Charter, the regular meeting convene In-Camera to deal with matters deemed closed to the public in accordance with Section 90 (1) (a) of the Community Charter.”

CARRIED

ADJOURNMENT

Moved by Councillor Knust, seconded by Councillor Davyduke
“That the regular meeting of September 7, 2021 adjourn at 5:47 p.m.”

CARRIED

MAYOR

CORPORATE OFFICER

RDNO Building Permits Issued Comparison for Year/Month - Summary

Area: CITY OF ENDERBY

Category: BUILDING PERMITS

Year: 2021 **Month:** 08

Folder Type	2021 / 08		2020 / 08		2021 to 08		2020 to 08	
	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created	Building Value	Permits Issued	Res. Units Created
ACCESSORY BUILDING	0	0	0	0	0	0	0	0
AGRICULTURAL BUILDING	0	0	0	0	0	0	0	0
COMMERCIAL BUILDING	0	0	0	0	0	0	0	0
DEMOLITION	0	0	0	0	0	0	0	0
END - ACCESSORY BUILDING	1	0	13,440	0	4	53,440	1	0
END - COMMERCIAL BUILDING	0	0	0	0	2	2,780,000	3	1
END - DEMOLITION	0	0	0	0	1	20,000	1	0
END - INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0
END - MANUFACTURED HOME	1	1	160,000	0	2	165,000	0	0
END - MODULAR HOME	0	0	0	0	1	300,000	1	1
END - MULTI FAMILY DWELLING	0	0	0	0	0	0	1	4
END - PLUMBING	0	0	0	0	0	0	0	0
END - SIGN	0	0	0	0	0	0	1	0
END - SINGLE FAMILY DWELLING	1	2	704,997	1	14	5,250,941	9	8
INDUSTRIAL BUILDING	0	0	0	0	0	0	0	0
INSTITUTIONAL	0	0	0	0	0	0	0	0
MANUFACTURED HOME	0	0	0	0	0	0	0	0
MODULAR HOME	0	0	0	0	0	0	0	0
MULTI FAMILY DWELLING	0	0	0	0	0	0	0	0
OLD PIMS PERMITS	0	0	0	0	0	0	0	0
PLUMBING	0	0	0	0	0	0	0	0
POOL	0	0	0	0	0	0	0	0
RETAINING WALL	0	0	0	0	0	0	0	0
SIGN	0	0	0	0	0	0	0	0
SINGLE FAMILY DWELLING	0	0	0	0	0	0	0	0
SOLID FUEL BURNING APPLIANC	0	0	0	0	0	0	0	0
Report Totals	3	3	878,437	1	24	8,569,381	17	14
			900	0		2,589,400		

THE CORPORATION OF THE CITY OF ENDERBY

AGENDA

MEMO

To: Tate Bengtson, Chief Administrative Officer
From: Kurt Inglis, Planner and Deputy Corporate Officer
Date: September 16, 2021
Subject: Regulations Related to the Keeping of Chickens and Bees

RESOLUTION A

THAT Council maintains the zoning regulations related to the keeping of chickens and bees.

RESOLUTION B

THAT Council directs Staff to implement either or both of the proposed regulatory frameworks for backyard chickens and beekeeping, which would be accompanied by a permitting system, as outlined in Schedules 'A' and 'B' respectively;

AND THAT Council supports a 6-month grace period for property owners who currently have non-compliant backyard chickens or bees to bring their property into compliance with the new regulatory frameworks, prior to any enforcement occurring.

RESOLUTION C

THAT Council directs Staff to prepare a survey to determine the level of community support for and opposition to implementing more permissive regulations related to the keeping of chickens and bees.

RESOLUTION D

THAT Council provides alternate direction to Staff.

BACKGROUND

Under the City's Zoning Bylaw the keeping of chickens and bees is considered a 'restricted agricultural use' which is only permitted on residential properties that are at least 1 hectare (2.24 acres) in size. Following a delegation in which it was requested that the City broaden its regulations for the keeping of chickens, Council directed Staff to explore different approaches in which the City could regulate the keeping of chickens and bees, and report back to Council.

In recent years, a number of communities throughout the Province have amended their zoning or animal control bylaws to be more permissive of the keeping of chickens and bees. These types of uses provide a range of benefits to both the property owner, the community, and the environment (i.e. local food production, food security, local pollination, etc.). Although these uses can provide a range of benefits, they are in essence a small-scale agricultural use for which impacts are likely to accompany. Given the potential

for neighbourhood-level impacts, these types of uses are typically accompanied by a regulatory framework which is reflective of the community context and mitigates neighbourhood impacts.

To aid Council in its consideration of broadening regulations related to the keeping of chickens and bees, this memorandum is broken into 4 main parts which provide an overview of the following:

1. Potential neighbourhood-level impacts;
2. Potential organizational impacts;
3. Overview of regulatory frameworks used in other communities; and
4. Potential options that Council can consider.

Part 1 - Potential Neighbourhood-Level Impacts Associated with the Keeping of Chickens and bees

The following is a list of potential neighbourhood-level impacts that can be associated with the keeping of chickens and bees, particularly on smaller lots in residential neighbourhoods, which are noted in order to inform Council’s consideration of potential options in Part 4 of this memorandum:

Potential Impacts	
Chickens	Bees
<ul style="list-style-type: none"> • Smell associated with the deposit of feces, storage of manure, and potential composting of manure for fertilizer • Noise (roosters = 90 decibels, hens = 60-70 decibels) • Attraction of natural predators, which include coyotes, bears, foxes, cougars, raccoons and birds of prey; stronger potential for conflict in interface areas • Attraction of rodents as coops and bedding can provide protection for the rodents, while the chicken feed can act as a consistent food source if not stored properly • Chickens can carry germs and disease which can be transmissible to humans; higher potential for disease when rodents are present • Properties can become unsightly if on-going maintenance is not occurring (i.e. removal of feces, improper feed storage, coop in disrepair) • The slaughtering/processing of chickens on residential properties, particularly smaller, urban lots, can create conflict (i.e. neighbours may find the process graphic/offensive with unpleasant matter (blood, entrails) being deposited on the property, attraction of rodents or predators) • Coops built to a subpar standard may detract from the effectiveness, animal health and safety, and aesthetics of a property or neighbourhood • Potential for increased traffic and activity on a property if the owners are selling the eggs or meat produced on site • Although a growing number of communities permit backyard chickens on smaller residential lots, the majority of communities do not 	<ul style="list-style-type: none"> • Neighbours may become fearful from increased bee activity, whether the risk is actual or perceived • Conflict with nearby people and animals, particularly when the beehive is being inspected, maintained, or honey is being collected, or if swarming is occurring • Increase threat for neighbours who are allergic to bee stings • Rodents are attracted to the honey, and bee boxes can provide protection and warmth for the rodents • Attraction of wildlife including bears, skunks and raccoons • Potential for increased traffic and activity on a property if the owners are selling the honey produced on site • Although a growing number of communities permit backyard beekeeping on smaller residential lots, the majority of communities do not

Attached to this memorandum is a document from the Interior Health Authority which provides an overview of potential benefits and risks associated with backyard chickens in an urban environment, along with protocols that the Interior Health Authority encourages local governments to consider when adopting bylaws to permit backyard chickens. Also attached is a print-out from the SPCA website which lays out key prompting questions that individuals should ask themselves prior to pursuing backyard chickens, in order to determine whether this activity is appropriate for their household/property.

Part 2 - Potential Organizational Impacts Associated with Broadening the Regulations for the Keeping of Chickens and Bees

Given the range of potential impacts that are associated with the keeping of chickens and bees, it is anticipated that there will be resourcing and staffing impacts should backyard chickens and beekeeping programs be introduced. These resourcing and staffing impacts would be related to:

- Responding to inquiries and complaints;
- Upon receipt of complaints, bylaw enforcement officer inspections of properties to ensure compliance with regulations;
- When voluntary compliance is not achieved in cases of bylaw infractions, undertaking enforcement action in the form of warnings, issuing tickets, attending adjudications, issuing Orders to Comply, and administering Remedial Action Requirements;
- Following-up with respondents for any outstanding debts owed to the City (i.e. outstanding tickets, charges against property for clean up services, etc.); and
- Engaging with SPCA for animal neglect/abuse complaints.

Part 3 - Overview of Regulatory Frameworks for Backyard Chickens and Beekeeping in Other Communities

The following tables provide an overview of the regulatory frameworks for backyard chickens and beekeeping in other communities, which are noted in order to inform Council’s consideration of implementing similar programs in Enderby.

CHICKENS

CHICKENS					
	Vernon	Revelstoke	Penticton	Kamloops	Coldstream
Types of Chickens	Hens only	Hens only	Hens only	Hens only, no chicks (less than 3 months old)	Hens only
Maximum Number of Chickens	4	5	5	Minimum 2, maximum 5	4
Required Zoning / Principal Use	Must have at least one single-family dwelling on lot	Properties zoned for single family residential use	Restricted to properties with one single	Single-family or duplex lot	Ancillary to single-family dwellings and

CHICKENS					
	Vernon	Revelstoke	Penticton	Kamloops	Coldstream
Required Zoning / Principal Use Cont.			detached dwelling		two-family dwellings
Minimum Lot Requirements	Frontage of at least 12 m, depth of at least 20 m	N/A	N/A	Must be on lot at least 370 m ² (0.09 acres) in area Must have a fenced back yard (1.2 m minimum, 2 m maximum height)	Must be on a lot equal to or greater than 835 m ² (0.21 acres) in area
General Coop Requirements	Must be fully enclosed to contain hens Constructed to ensure proper ventilation and sufficient space for hens, and accessible for persons to clean and maintain Must be maintained with good animal husbandry practices	Must provide one perch and one nest per hen Must be covered entirely on all sides and on top Must have a watertight roof covering	Coop must be constructed in a way to eliminate infiltration from predatory animals and rodents as well as for sound attenuation Chickens must be kept in a hen house without access to the larger enclosure at night	Inside and outside coop areas must be fully enclosed and covered Each hen must have its own nesting box and roost	N/A
Coop Siting Requirements	Must be located in rear yard Must be setback 3 m (9.84 feet) from rear lot line if property line is less than 23 m (75.46 feet)	Must be located in rear or side yard Must be setback 5 m (16.40 feet) from any neighbouring property's	The hen structure / enclosure shall be sited to the rear of the principal building, be setback from any property lines, not be visible from the	Must be located in rear yard Must be setback a minimum of 1 m (3.28 feet) from property lines and 3 m (9.84 feet) from	Must be located in rear yard Must be setback 3 m (9.84 feet) from rear lot line, interior side lot line, or exterior side lot line

CHICKENS					
	Vernon	Revelstoke	Penticton	Kamloops	Coldstream
Coop Siting Requirements Cont.	from neighbouring residential structure 3 m (9.84 feet) from any side lot line	windows or doors	street, and be constructed in a way to eliminate infiltration from predatory animals and rodents as well as for sound attenuation	any doors or windows of dwellings	Must be setback 3 m (9.84 feet) from windows or doors on the principal dwelling
Coop Sizing Requirements	N/A	Maximum height of 2 m (6.56 feet) Must provide 0.5 m ² (5.38 square feet) of floor area per hen Maximum size of coop and hen enclosure is 7.5 m ² (80.73 square feet) in area	N/A	Maximum height of 2 m (6.56 feet) Must provide a minimum of 0.5 m ² (5.38 square feet) per hen inside the coop, and a minimum 1 m ² (10.76 square feet) per hen outside the coop Maximum size of coop and hen enclosure is 10 m ² (107.6 square feet)	N/A
On-site Slaughtering and Disposal	No slaughtering	No slaughtering Hens at end of life must be taken to veterinarian, farm or sold at poultry auction or abattoir	No slaughtering	No slaughtering Deceased hens cannot be placed in curbside garbage pickup, and must be either taken to landfill or to animal control for cremation	N/A
Standards of Care	If owner of hen suspects any bird is infected with a communicable	Owners should be educated and ensure proper maintenance	Proper cleaning and animal husbandry must be	N/A	N/A

CHICKENS					
	Vernon	Revelstoke	Penticton	Kamloops	Coldstream
Standards of Care Cont.	disease, they shall contain the bird(s) affected and consult a veterinarian; if diagnosed with communicable disease, the owner shall immediately notify Interior Health and comply with any direction or orders provided	and humane care for the hens Owners must abide by Provincial and Federal standards for care of poultry	followed at all times		
Removal and Storage of Feces / Manure	Hygienic storage and prompt removal of feces No accumulation of more than 1 m ³ of composted manure	N/A	N/A	Storage of more than 180 L of manure is not permitted	N/A
Feed Storage	Food supply must be protected against vermin	Feed must be enclosed in an air tight container outside of the hen enclosure and not located in an area accessible by wildlife and animals	N/A	Feed must be in a dry, wildlife-resistant container	N/A
Licensing / Registration of Chickens	Must register hens with City and pay fee	Must pay a one-time license fee and notify City when they no longer have	N/A	N/A	N/A

CHICKENS					
	Vernon	Revelstoke	Penticton	Kamloops	Coldstream
Licensing / Registration of Chickens Cont.		hens on the property			
Commercial Sales	Personal use only	N/A	N/A	N/A	N/A

BEES

BEES					
	Vernon	Kamloops	Trail	Pitt Meadows	Cumberland
Required Zoning / Principal Use	<ul style="list-style-type: none"> • Residential • Agricultural • Institutional • Commercial • Industrial • Cannot be located on same property as schools or hospitals, except if associated with a maintained community garden or educational use 	<ul style="list-style-type: none"> • Residential single-family • Residential two-family • Country residential 	<ul style="list-style-type: none"> • Residential single-family • Residential two-family • Rural holding 	N/A	Residential single-family, beekeeping is not permitted in multi-family residential areas, including strata developments, or commercial and industrial areas
Minimum Lot Requirements	N/A	370 m ²	N/A	N/A	550 m ² Lots must have a minimum width of 15 m (49.2 feet)
General Beehive Requirements	N/A	N/A	N/A	N/A	Must have a solid fence or dense hedge (flyway barrier) at least 1.8 m (6 feet) in height along the side of the beehive that contains

BEES					
	Vernon	Kamloops	Trail	Pitt Meadows	Cumberland
General Beehive Requirements Cont.					the entrance, and shall be located with 1.5 m (5 feet) of the beehive and extend at least 0.6 m (2 feet) on either side of the beehive. No flyway barrier required if beehives located at least 7.6 m (25 feet) from all property lines, or located on porch/balcony at least 3 m (10 feet) above grade and more than 1.5 m (5 feet) from property line
Beehive Siting Requirements	<p>Must be located in rear yard</p> <p>Must be sited behind a solid fence or hedge at least 1.8 m (5.9 feet) in height with a setback of 6 m (19.68 feet) from the property line, except:</p> <ul style="list-style-type: none"> - if elevated so the underside of beehive is raised a minimum of 2.0 m (6.54 feet) above ground level behind a solid fence or hedge at least 1.8 m (5.9 	<p>Must be located in rear yard</p> <p>Must be oriented to face away from adjacent properties, lanes and streets</p> <p>Minimum setback of 7.5 m (24.6 feet) from front of beehive to any property line, and 3 m (9.84 feet) from the side and rear</p>	<p>Must be located in rear yard</p> <p>Minimum setback of 7.5 m (24.6 feet) from front of beehive to any property line, and 3 m (9.84 feet) from the side and rear of the beehive to any property line, except where the beehive is:</p> <ul style="list-style-type: none"> - Sited behind a 1.8 m (5.9 feet) fence, 	<p>Must be setback 7.5 m (24.6 feet) from any property line except when the beehive is situated either:</p> <ul style="list-style-type: none"> - 2.5 m (8.2 feet) above the ground level and not less than 1.5 m (4.9 feet) from the property line - Less than 1.8 m (5.9 feet) above the ground level and behind a solid fence or 	<p>Must be setback 6 m (19.68 feet) from any neighbouring house, sidewalk, street and public area (i.e. parks)</p>

BEES					
	Vernon	Kamloops	Trail	Pitt Meadows	Cumberland
Beehive Siting Requirements Cont.	feet), 6 m (19.64 feet) setback is reduced to 3 m (9.84 feet).	of the beehive to any property line, except where the beehive is: - Sited behind a 1.8 m (5.9 feet) fence, 7.5 m (24.6 feet) is reduced to 6 m (19.68 feet) and 3 m (9.84 feet) is reduced to 1 m (3.28 feet) - If beehive is raised 2.5 m (8.2 feet) then 7.5 m (24.6 feet) is reduced to 3 m (9.84 feet)	7.5 m (24.6 feet) is reduced to 6 m (19.68 feet) and 3 m (9.84 feet) is reduced to 1 m (3.28 feet) - If beehive is raised 2.5 m (8.2 feet) then 7.5 m (24.6 feet) is reduced to 3 m (9.84 feet)	hedge at least 1.8 m (5.9 feet) in height running parallel to any property line and extending at least 6 m (19.68 feet) beyond the beehive in both directions	
Maximum Number of Beehives/Colonies	2 beehives on properties less than or equal to 0.1 ha (0.25 acres) 4 beehives on properties greater than 0.1 ha (0.25 acres)	2 beehives / colonies and 2 nucleus colonies on lots less than or equal to 929 m ² 4 beehives / colonies and 4 nucleus colonies on lots greater than 929 m ² and less than or equal to 1,858 m ² 6 beehives / colonies and 6 nucleus colonies on lots greater than 1,858 m ²	2 beehives / colonies on any parcel of land that is 929 m ² or less in area 4 beehives / colonies on any parcel of land that is greater than 929 m ² in area	2 colonies and 2 nucleus colonies on lots less than 1,000 m ² 4 colonies and 4 nucleus colonies on lots equal to or greater than 1,000 m ²	2

BEES					
	Vernon	Kamloops	Trail	Pitt Meadows	Cumberland
Maximum Number of Beehives/Colonies Cont.		<p>and less than or equal to 0.8 ha</p> <p>10 beehives / colonies and 10 nucleus colonies on lots greater than 0.8 ha and less than or equal to 2 ha</p> <p>Unlimited beehives / colonies and nucleus colonies on lots equal to or greater than 2 ha</p>			
Standards of Care	<p>Beekeepers must comply with the Bee Regulation or other applicable standards adopted by the Province of British Columbia</p> <p>Beekeepers must ensure that:</p> <p>a. The urban beekeeping operations does not pose a safety risk to persons on adjacent public or private property.</p> <p>b. The potential for damage to buildings and/or property located</p>	<p>Must comply with the Bee Act (<i>*note: Bee Act has since repealed and replaced with Bee Regulation under the Animal Health Act</i>)</p> <p>Must provide a water supply to prevent bees from seeking water from other sources</p> <p>Must take all reasonable measures to prevent and</p>	<p>Must comply with Animal Health Act or other applicable standards established by Province</p> <p>Must adhere to good management practices and maintain beehives in a condition that will reasonably promote bee health, and prevent swarming and aggressive behavior</p>	<p>Must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behaviour by bees</p> <p>Must ensure that the bees are requeened if they are subject to undue swarming or aggressive behaviour; and</p> <p>Must provide adequate water to</p>	<p>Honeybees shall be housed in beehives</p> <p>Beehives shall be equipped with adequate ventilation and near a water source</p> <p>Beehives shall be registered with the Provincial authority, BC Ministry of Agriculture and Lands</p>

BEES					
	Vernon	Kamloops	Trail	Pitt Meadows	Cumberland
Standards of Care Cont.	<p>on adjacent public or private property as a result of the urban beekeeping operation is minimized.</p> <p>c. A water supply is provided on the property to prevent bees from seeking water from other sources, such as neighbourhood birdbaths, pool decks, ponds or other water sources.</p>	manage swarming or defensive behaviour by the bees	Must provide a water supply to prevent bees from seeking water from other sources	prevent the bees from seeking water from neighbourhood swimming pools, birdbaths, ponds or other bodies of water.	
Commercial Sales	N/A	N/A	N/A	N/A	Personal use only, commercial sales not permitted
Miscellaneous	N/A	N/A	N/A	N/A	Beehives shall be securely located to prevent accidental disturbance or trespass by people and pets, and to prevent damage from wildlife

Part 4 - Potential Options For Regulating the Keeping of Chickens and Bees

Staff have outlined four potential resolutions for Council’s consideration of how it wishes to regulate the keeping of chickens and bees moving forward; an overview of these potential resolutions is as follows:

RESOLUTION A - Council maintains the existing zoning regulations related to the keeping of chickens and bees

Should Council not wish to broaden the regulations related to the keeping of chickens and bees beyond what is currently expressed in the City’s Zoning Bylaw (i.e. considered a ‘restricted agricultural use’ which is only permitted on residential properties that are at least 1 hectare (2.24 acres) in size), it can resolve to maintain the existing regulations.

Under this scenario, should a property owner wish to keep chickens and/or bees on a property less than 1 hectares (2.24 acres) in size, they would need to apply for a Zoning Text Amendment through Council.

RESOLUTION B - Council directs Staff to implement either or both of the proposed regulatory frameworks for backyard chickens and beekeeping, which would be accompanied by a permitting system, as outlined in the tables below. Council supports a 6-month grace period for property owners who currently have non-compliant backyard chickens or bees to bring their property into compliance with the new regulatory frameworks, prior to any enforcement occurring.

Staff have outlined proposed regulatory frameworks for the keeping of chickens and bees, which is based upon:

- The community’s local context;
- Best practices used in other communities; and
- Regulations that are best suited to mitigate neighbourhood-level and organizational impacts.

The proposed regulatory frameworks for the keeping of chickens and bees are outlined in the tables below:

CHICKENS

CHICKENS		
Category	Proposed Regulation	Staff Comments
Types of Chickens	Hens only	Given the noise level associated with roosters (~90 decibels vs. 60-70 decibels for hens), it is not standard practice to permit the keeping of roosters in an urban setting.
Maximum Number of Chickens	5	A maximum of 5 chickens appears to be a common standard among communities that permit the keeping of chickens in urban areas, and it is anticipated that a typical single-family lot

CHICKENS		
Category	Proposed Regulation	Staff Comments
Maximum Number of Chickens Cont.		within Enderby can accommodate the intensity of use associated with 5 chickens.
Required Zoning / Principal Use	Ancillary use to a single-family dwelling in R.1, R-1-A, and R.2 zones	<p>It is standard for the keeping of chickens in an urban area to only be associated with single-family lots, given that they are generally located in lower density neighbourhoods.</p> <p>By clearly stating that the keeping of chickens is an ancillary use to a detached single-family dwelling, this will prevent cases where chickens are kept on vacant parcels.</p>
Minimum Lot Requirements	Backyard must be fully fenced, in accordance with the Screening requirements outlined in Section 309 of Zoning Bylaw	Requiring properties to be fenced will help prevent chickens from escaping a property, while also ensuring that chicken coops and outdoor enclosures are not visible from the street, which may detract from the aesthetics of the streetscape.
General Coop Requirements	<p>Coops must be fully enclosed and constructed in a manner that:</p> <ul style="list-style-type: none"> • Eliminates potential for infiltration from predatory animals and rodents • Facilitates reasonable sound attenuation • Ensures proper ventilation and sufficient space for hens • Is accessible for persons to clean and maintain the coop <p>Coops must provide one perch and one nest per hen</p> <p>Must provide a run that is fenced on all sides and entirely covered from above in a manner that will keep predators and rodents out, and prevent hens from escaping</p>	<p>These requirements will help to:</p> <ul style="list-style-type: none"> • reduce the potential for wildlife conflicts and attraction of rodents; • reduce the potential for birds escaping; • reduce the potential for nuisances by way of noise from the birds; • provide suitable living conditions for the birds (i.e. perches provide opportunities for increased exercise and roosting off the ground at night); and • ensure proper maintenance of the coop.

CHICKENS		
Category	Proposed Regulation	Staff Comments
Coop Siting Requirements	<p>Must be located in rear yard, to the rear of the single-family dwelling</p> <p>Must be setback a minimum of 3 m (9.84 feet) from rear lot line, interior side lot line, or exterior side lot line</p>	<p>Requiring coops and enclosures to be located in the rear yard will ensure that they are not visible from the street, thus ensuring the use does not detract from the aesthetics of the streetscape.</p> <p>Minimum setbacks will help to minimize any potential impacts to neighbouring properties.</p>
Coop Sizing Requirements	<p>Maximum height of 2 m (6.56 feet)</p> <p>Must provide a minimum of 0.5 m² (5.38 square feet) per hen inside the coop, and a minimum 1 m² (10.76 square feet) of roofed outdoor enclosure per hen</p> <p>Maximum size of coop and hen enclosure is 10 m² (107.6 square feet)</p>	<p>Requiring a maximum height of 2 m (6.56 feet) will ensure that the coop does not exceed the maximum height of the backyard fence, which will ensure that the coop remains screened from adjacent neighboring properties.</p> <p>Requiring a minimum area of indoor and outdoor space will ensure that the hens have sufficient area to be able to live comfortably and exhibit natural behaviours. By requiring the outdoor enclosure area to be roofed, this will prevent the birds from escaping, as hens can fly short distances, while also preventing birds of prey from accessing the enclosure area.</p> <p>Providing a maximum size for the coop and hen enclosure of 10 m² (107.6 square feet) will ensure that the keeping of chickens remains ancillary to the broader residential use of the property.</p>
On-site Slaughtering and Disposal	No slaughtering is permitted on-site	Prohibiting slaughtering on-site is standard among communities that permit the keeping of chickens in an urban setting, given that the process can present significant potential for conflict and impacts.
Standards of Care	<p>Coop must be kept to a clean and sanitary condition</p> <p>All hens must be provided sufficient food, water, shelter, light, ventilation, veterinary care; and opportunities for essential behaviors such as</p>	Requiring proper living conditions will ensure that the fundamental needs of chickens are met and that they are able to live a happy and healthy life.

CHICKENS		
Category	Proposed Regulation	Staff Comments
Standards of Care Cont.	scratching, dust-bathing, and roosting	
Removal and Storage of Feces / Manure	<p>Feces must be promptly removed and hygienically stored in a sealed container</p> <p>Manure must be stored within a sealed container, with no more than 0.08 m³ (3 cubic feet) of manure stored at one time</p> <p>All manure not used for composting or fertilizing must be removed from the property</p>	<p>Requiring the prompt removal and hygienic storage of feces will help to mitigate potential impacts related to smell.</p> <p>It is anticipated that many property owners will want to use the manure generated from the keeping of chickens for composting and fertilizing purposes. Requiring manure to be stored in a sealed container, and manure not used for composting or fertilizing to be removed, will limit the opportunity for this activity to create nuisance by way of smell. Furthermore, this will help to avoid the potential for the manure to act as an attractant to wildlife and rodents.</p>
Feed Storage	Feed must be stored in sealed container and not located in an area accessible by wildlife and animals	Requiring chicken feed to be stored in an air-tight container will help to avoid the potential for the feed to attract wildfire and rodents.
Licensing / Registration of Chickens	<p>Must apply for a permit and pay a nominal fee</p> <p>If not the owner of the property, the applicant is required to obtain property owner's written consent</p>	<p>Requiring property owners to apply for a permit for the keeping of chickens on their property will enable the City to:</p> <ul style="list-style-type: none"> • track properties where this use is occurring; • provide the applicant with relevant educational materials (i.e. FAQ, backyard hen guide, etc.); • initiate an inspection process; • ensure that property owners are providing their consent in cases where an applicant is renting a property; and • revoke permits in cases where the bylaw requirements are not being adhered to, which also strengthens the City's enforcement abilities. <p>Requiring a nominal fee will help to cover the administration costs associated with</p>

CHICKENS

Category	Proposed Regulation	Staff Comments
Licensing / Registration of Chickens Cont.		implementing and maintaining a backyard hen program.
Commercial Sales	Personal use only	<p>If a property owner were to sell the eggs produced on their property, it creates the potential for additional impacts associated with:</p> <ul style="list-style-type: none"> • additional traffic to the property associated with customers; and • the property owner maximizing the number of birds on their property beyond what is needed for their household consumption, in order to increase egg production and profits. <p>There are strict guidelines associated with the sale of ungraded eggs, for which the City does not have the capacity to regulate and enforce.</p> <p>It should be noted that if a property owner wished to distribute any excess eggs produced on their property, this is not something that the City would be proposing to regulate or prohibit.</p>

BEES

Category	Proposed Regulation	Staff Comments
Required Zoning / Principal Use	Ancillary use to a single-family dwelling in R.1, R-1-A, and R.2 zones	<p>It is standard for the keeping of bees in an urban area to only be associated with single-family lots, given that they are generally located in lower density neighbourhoods.</p> <p>By clearly stating that the keeping of bees is an ancillary use to a detached single-family dwelling, this will prevent cases where bees are kept on vacant parcels.</p>

BEES		
Category	Proposed Regulation	Staff Comments
General Beehive Requirements and Standards of Care	<p>Must be maintained in a condition that will reasonably prevent swarming or aggressive behaviour</p> <p>Must ensure that the bees are requeened if they are subject to undue swarming or aggressive behaviour</p> <p>Must provide adequate water to prevent the bees from seeking water from other sources</p> <p>Beekeepers must comply with the Bee Regulation or other applicable standards adopted by the Province of British Columbia</p>	<p>Requiring proper maintenance and living conditions, and requeening if necessary, will help to prevent instances of swarming or aggressive behaviour, which are likely to create impacts to the broader neighbourhood.</p> <p>Providing adequate water on-site will ensure that the bees are not required to seek water from other sources, such as on neighbouring properties, which could result in conflict.</p>
Beehive Siting Requirements	<p>Must be located in rear yard</p> <p>Minimum setback of 7.5 m (24.6 feet) from front of beehive to any property line, and 3 m (9.84 feet) from the side and rear of the beehive to any property line, except where the beehive is:</p> <ul style="list-style-type: none"> - Sited behind a 1.8 m (5.9 feet) fence, 7.5 m (24.6 feet) is reduced to 6 m (19.68 feet) and 3 m (9.84 feet) is reduced to 1 m (3.28 feet) - If beehive is raised 2.5 m (8.2 feet) then 7.5 m (24.6 feet) is reduced to 3 m (9.84 feet) 	<p>These requirements for the siting of beehives appears to be a common standard among communities that permit the keeping of bees in an urban setting, and is intended to minimize potential impacts to adjacent neighbouring properties.</p>
Maximum Number of Beehives / Colonies	<p>2 beehives / colonies and 2 nucleus colonies on lots less than 1,000 m² (0.25 acre)</p>	<p>This maximum number of beehives/colonies appear to be a common standard among communities that permit the keeping of bees in an urban setting, and is intended to ensure that the</p>

BEES		
Category	Proposed Regulation	Staff Comments
Maximum Number of Beehives / Colonies Cont.	4 beehives / colonies and 4 nucleus colonies on lots equal to or greater than 1,000 m ² (0.25 acre)	<p>intensity of the use is proportional to the size of the lot.</p> <p>It should be noted that nucleus colonies are smaller colonies created from larger colonies, which are generally used for rearing and storing queen bees; nucleus colonies are important to prevent swarming and aggressive bee behaviour.</p>
Commercial Sales	Personal use only	<p>If a property owner were to sell the honey produced on their property, it creates the potential for additional impacts associated with:</p> <ul style="list-style-type: none"> • additional traffic to the property associated with customers; and • the property owner maximizing the number of bees on their property beyond what is needed for their household consumption, in order to increase honey production and profits. <p>It should be noted that if a property owner wished to distribute any excess honey produced on their property, this is not something that the City would be proposing to regulate or prohibit.</p>
Licensing / Registration of Bees	<p>Must apply for a permit and pay a nominal fee</p> <p>If not the owner of the property, the applicant is required to obtain property owner's consent</p> <p>Confirm that anyone keeping bees must register their apiary location with the Province</p>	<p>Requiring property owners to apply for a permit for the keeping of bees on their property will enable the City to:</p> <ul style="list-style-type: none"> • track properties where this use is occurring; • provide the applicant with relevant educational materials (i.e. FAQ, beekeeping guide, information of Provincial registry for apiaries, etc.); • initiate an inspection process; • ensure that property owners are providing their consent in cases where an applicant is renting a property; • ensure the City has the applicant's contact information on hand, so that it can follow up with them quickly if there are issues with the beehives (i.e. swarming or aggressive behaviour); and

BEES		
Category	Proposed Regulation	Staff Comments
Licensing / Registration of Bees Cont.		<ul style="list-style-type: none"> • revoke permits in cases where the bylaw requirements are not being adhered to, which also strengthens the City’s enforcement abilities. <p>Requiring a nominal fee will help to cover the administration costs associated with implementing and maintaining a backyard beekeeping program.</p> <p>It is provincially legislated that all apiary (collection of hives or colonies) locations are registered with the Province. This requirement should be expressly confirmed in the regulatory framework to ensure prospective beekeepers are aware of this requirement.</p>
Miscellaneous	<p>Beehives shall be securely located to prevent accidental disturbance or trespass by people and pets, and to prevent damage from wildlife</p> <p>The person who keeps bees must be a resident of the property where the bees are kept</p>	<p>Ensuring beehives are securely located will reduce the potential for them to be accidentally disturbed, which could create a situation where they are impacting neighbouring properties.</p> <p>Requiring the beekeeper to be a resident of the property will ensure that they are generally available to be able to respond to any issues with the hive, given that beekeeping is a specialized skillset and there is potential for serious impacts to the broader neighbourhood. If the beekeeper lived off-site, it increases the likelihood that they would be unable to respond in a timely manner should issues arise such as swarming or aggressive bee behaviour.</p>

It should be noted that if Council directs Staff to implement the above regulatory frameworks for backyard chickens and beekeeping, from the date of that direction until bylaws and policies have been adopted making the use lawful, or Council resolves to change direction, there would not be any enforcement against existing properties used for backyard chickens or beekeeping, which are currently contrary to the Zoning Bylaw, as long as these uses would be consistent with the new regulatory frameworks being implemented. Furthermore, should new regulatory frameworks for backyard chickens and beekeeping be implemented, it is recommended that there be a 6-month grace period for property owners with backyard chickens or bees to bring their property into compliance with the new regulatory frameworks (i.e. reducing number of chickens, upgrading coop, etc.), prior to any enforcement occurring.

It should also be noted that the implementation of new regulatory frameworks for backyard chickens and beekeeping would not affect the application of existing land use regulations related to the keeping of chickens and bees on lots greater than 1 hectare (2.47 acres), which is considered an agricultural use. Furthermore, the implementation of new regulatory frameworks for backyard chickens and beekeeping would not impact a property to the extent of its protections under the *Right to Farm Act*.

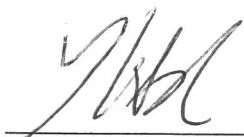
Resolution C – Council directs Staff to prepare a survey to determine the level of community support for and opposition to implementing more permissive regulations related to the keeping of hens and bees.

Should Council wish to gather additional feedback from the community regarding support for backyard hen and beekeeping regulations, Council may direct Staff to prepare an online survey. Such a survey would be structured to determine if there is community support for these types of uses, and if so, the types of regulations that are preferred in order to mitigate potential impacts. The survey would be made available on the City’s website, and would be marketed through social media, press releases, and the City’s digital billboard. Following the conclusion of the survey period, Staff would report the results back to Council for consideration.

Resolution D - Council provides alternate direction to Staff

Council can provide alternate direction to Staff regarding the regulation of the keeping of bees and chickens. Such direction could include modifying the regulatory frameworks proposed by Staff in Resolution B.

Respectfully Submitted,



Kurt Inglis
Planner and Deputy Corporate Officer

SCHEDULE 'A'

Overview of proposed regulatory framework for backyard chickens:

- Hens only, no roosters
- Maximum of 5 hens
- Backyard chickens must be ancillary use to a single-family dwelling in R.1, R-1-A, and R.2 zones
- Backyard must be fully fenced, in accordance with the Screening requirements outlined in Section 309 of the Zoning Bylaw
- Coops must be fully enclosed and constructed in a manner that:
 - Eliminates potential for infiltration from predatory animals and rodents
 - Facilitates reasonable sound attenuation
 - Ensures proper ventilation and sufficient space for hens
 - Is accessible for persons to clean and maintain the coop
- Coop must provide one perch and one nest per hen
- Must provide a run that is fenced on all sides and entirely covered from above in a manner that will keep predators and rodents out, and prevent hens from escaping
- Coops must be located in rear yard, to the rear of the single-family dwelling
- Coops must be setback 3 m (9.84 feet) from rear lot line, interior side lot line, or exterior lot line
- Coops must have a maximum height of 2 m (6.56 feet)
- Must provide a minimum of 0.5 m² (5.38 square feet) per hen inside the coop, and a minimum 1 m² (10.76 square feet) of roofed outdoor enclosure per hen
- Maximum size of coop and hen enclosure is 10 m² (107.6 square feet)
- No slaughtering is permitted on-site
- Coop must be kept to a clean and sanitary condition
- All hens must be provided sufficient food, water, shelter, light, ventilation, veterinary care, and opportunities for essential behaviors such as scratching, dust-bathing, and roosting
- Feces must be promptly removed and hygienically stored in a sealed container
- Manure must be stored within a sealed container, with no more than 0.08 m³ (3 cubic feet) of manure stored at one time
- All manure not used for composting or fertilizing must be removed from the property
- Feed must be stored in sealed container and not located in an area accessible by wildlife and animals
- Must apply for a permit and pay a nominal fee
- If not the owner of the property, the applicant is required to obtain property owner's written consent
- Personal use only, no commercial sale of eggs or meat permitted

SCHEDULE 'B'

Overview of proposed regulatory framework for backyard beekeeping:

- Backyard beekeeping must be ancillary use to a single-family dwelling in R.1, R-1-A, and R.2 zones
- Beehives must be maintained in a condition that will reasonably prevent swarming or aggressive behaviour
- Must ensure that the bees are requeened if they are subject to undue swarming or aggressive behaviour
- Must provide adequate water to prevent the bees from seeking water from other sources
- Beehives must be located in rear yard
- Beehives must be setback minimum of 7.5 m (24.6 feet) from front of beehive to any property line, and 3 m (9.84 feet) from the side and rear of the beehive to any property line, except where the beehive is:
 - Sited behind a 1.8 m (5.9 feet) fence, in which case 7.5 m (24.6 feet) setback is reduced to 6 m (19.68 feet) and 3 m (9.84 feet) setback is reduced to 1 m (3.28 feet)
 - Raised 2.5 m (8.2 feet) above the ground, in which case 7.5 m (24.6 feet) setback is reduced to 3 m (9.84 feet)
- Maximum of 2 beehives / colonies and 2 nucleus colonies on lots less than 1,000 m² (0.25 acre)
- Maximum of 4 beehives / colonies and 4 nucleus colonies on lots equal to or greater than 1,000 m² (0.25 acre)
- Personal use only, no commercial sale of honey
- Must apply for a permit and pay a nominal fee
- If not the owner of the property, the applicant is required to obtain property owner's consent
- Confirm that anyone keeping bees must register their apiary location with the Province
- Beehives shall be securely located to prevent accidental disturbance or trespass by people and pets, and to prevent damage from wildlife
- The person who keeps bees must be a resident of the property where the bees are kept
- Beekeepers must comply with the Bee Regulation or other applicable standards adopted by the Province of British Columbia

Backyard Chickens in the Urban Environment

Interior Health's Public Health sector has prepared this document to guide your council's review of the health implications of community residents raising chickens in their backyards for egg production.

This document is for informational purposes. There is evidence to be found on both the positive and negative aspects of raising backyard chickens. However, the evidence does not strongly favour any one position.

There are some potential benefits to food security by allowing backyard chickens, as well as potential disease, food safety and nuisance issues to take into consideration. Disease transmission, food safety and nuisance issues can be mitigated with proper hygiene and controls related to handling of chickens and eggs and proper maintenance of the surrounding environment.

Thus, Interior Health neither supports, nor is opposed to, allowing backyard chickens within municipal boundaries, if appropriate protocols are in place and enforced.

Points for Consideration

The following are specific items that should be considered regarding the potential benefits and risks:

- Risk for pathogen transmission (e.g. Salmonella and Campylobacter) is present, but can be mitigated with proper housing and hygiene when handling chickens and eggs.
- The risk of avian influenza development is not appreciably increased by backyard hen. Urban hen keepers should be encouraged to follow the advice of *CFIA: Bird Health Basics - How to Prevent and Detect Disease in Backyard Flocks and Pet Birds*.
- Backyard chickens present a learning experience for families and neighbours and foster an understanding of where food comes from. Children learn first-hand about food, biology, geography and community.
- Concerns related to noise, odour and fecal waste disposal can be minimized if proper practices are followed. Where properly set up, composting of chicken manure and bedding is a possibility. It should be recognized that failure to control aesthetic concerns may increase opposition to urban agriculture and lead to land use conflicts.
- Having chickens allows families to know how the hens producing the eggs have been raised, fed and treated.
- Backyard chickens allow regular, convenient access to eggs that are of higher nutritional value than non-free range eggs.

Protocols

Should a municipal city council allow backyard chickens, Interior Health's Public Health sector encourages municipalities to introduce protocols as part of bylaws that permit backyard chickens. Protocols should:

- require mandatory chicken enclosures and construction standards
- limit the number of birds per household
- prohibit mixing of birds
- establish minimum feed control practices and enclosure cleaning practices
- outline safe disposal of waste (surplus eggs, feces and carcass)
- include rules to guide the appropriate keeping of chickens, including animal welfare, hygiene practices and transmission of chicken-related diseases
- establish limits on egg distribution (limit to personal use) and prohibition of sale of eggs
- prohibit home-based slaughter of chickens
- prohibit sale of chicken meat

Municipalities should also consider the implications for bylaw infrastructure related to the ongoing monitoring of the chicken bylaw (i.e. bylaw enforcement officers).

For Further Information

CFIA: Bird Health Basics - How to Prevent and Detect Disease in Backyard Flocks and Pet Birds
<http://www.inspection.gc.ca/english/anima/heasan/disemala/avflu/bacdoc/floeele.shtm>

University of Maine *Poultry Facts - Tips for Egg Safety from Farm to Table For Small Poultry Flock Owners*.
<http://www.umaine.edu/livestock/Publications/TipsForEggSafety.htm> Accessed April 15, 2009.

Harrison, John. *The Poultry Pages - Rats and Other Vermin around Chickens*.
http://www.poultry.allotment.org.uk/Chicken_a/chicken-rat-vermin.php. Accessed April 26, 2009.

Gov't of Alberta, Agriculture and Rural Development. *Checklist for Fly Control in Poultry Facilities*.
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Ontario Ministry of Agriculture, Food and Rural Affairs. *Factsheet: Odour Control on Livestock and Poultry Farms*. December 2003.
<http://www.omafra.gov.on.ca/english/engineer/facts/03-111.htm>. Accessed April 26, 2009.

Ohio State University, Ohio State University Extension Fact Sheet. *Veterinary Preventive Medicine: Predators of Poultry*.
<http://ohioline.osu.edu/vme-fact/0022.html>. Accessed April 26, 2009.

Mother Earth News *The Community Chicken Project*
<http://www.motherearthnews.com/eggs.aspx>

Pappas A.C. et al. Interspecies variation in yolk selenium concentrations among eggs of free-living birds: The effect of phylogeny. *Journal of Trace Elements in Medicine and Biology* 20(3) 2006, 155-160. www.sciencedirect.com

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[BC SPCA \(https://spca.bc.ca\)](https://spca.bc.ca) > [News Stories \(https://spca.bc.ca/news/\)](https://spca.bc.ca/news/) > Thinking of keeping backyard chickens?

Thinking of keeping backyard chickens?

June 7, 2021

The BC SPCA supports consumers seeking alternatives to eggs produced by caged laying hens. Raising backyard laying hens has become a popular option in both rural and urban areas. However, hens can be a lot of work and bring their own unique challenges, so they aren't the right fit for everyone.



If you are thinking of keeping hens, it is important to consider if you have the knowledge, time, resources, and commitment needed to care for them. Make sure you are prepared to properly care for hens before buying them – poultry veterinarians or experienced farmers are good sources of information. Often, social media is not a reliable source.

Here are some important questions to ask yourself:

Are there legal obligations to caring for backyard laying hens?

Consult your local bylaws first to know if backyard hens are permitted in your area, and if there are any specific requirements that must be followed. Try searching your municipality's name and "backyard chickens." Here are a few commonly asked about locations:

- [Cranbrook \(https://cranbrook.civicweb.net/document/5350\)](https://cranbrook.civicweb.net/document/5350)
- [Kamloops \(https://www.kamloops.ca/our-community/building-strong-communities/food-and-urban-agriculture/urban-hens\)](https://www.kamloops.ca/our-community/building-strong-communities/food-and-urban-agriculture/urban-hens)
- [Prince George \(https://www.princegeorge.ca/City%20Services/PublishingImages/Pages/AnimalControlServices/Responsible%20Animal%20Ownership%20Bylaw%2\)](https://www.princegeorge.ca/City%20Services/PublishingImages/Pages/AnimalControlServices/Responsible%20Animal%20Ownership%20Bylaw%2)
- [Smithers \(https://www.smithers.ca/uploads/Backyard_Hen_Keeping_Checklist.pdf\)](https://www.smithers.ca/uploads/Backyard_Hen_Keeping_Checklist.pdf)
- [Vancouver \(http://vancouver.ca/people-programs/backyard-chickens.aspx\)](http://vancouver.ca/people-programs/backyard-chickens.aspx)
- [Victoria \(http://www.vacs.ca/bylaw-regulations/backyard-chickens/register-your-chickens\)](http://www.vacs.ca/bylaw-regulations/backyard-chickens/register-your-chickens)

It is very important to the well-being of hens to have at least two hens so they don't get lonely. However, municipalities may have restrictions on the maximum number of hens permitted on one property. New hens must be carefully introduced to the flock to ensure they get along.

Hens will lay eggs on their own; a rooster is not required. But what happens if you accidentally get a rooster? Hens and roosters look very similar as chicks, and even experienced breeders sometimes mistake a rooster for a hen. Municipalities who allow backyard laying hens often do not allow roosters due to noise. Ensure you have made arrangements in advance with the breeder to return any unexpected roosters to them.

Those caring for backyard laying hens must follow the requirements of the **Canadian Code of Practice** (<https://www.nfacc.ca/codes-of-practice/pullets-and-laying-hens>) for laying hens. However, it is recommended to go above and beyond what is required in this Code in order to further improve your hens' welfare.

Can you provide a suitable environment for laying hens?

Laying hens require a comfortable, clean, well-ventilated, and secure house that provides them enough space to walk around and flap their wings. Hen houses (or coops) can be bought from stores, or you can make your own. Hen houses must have litter for chickens to scratch around in, perches for roosting, and comfortable nest boxes for hens to lay their eggs. They must also protect hens from the weather and predators like wild animals or cats and dogs.

Do you have an outdoor area that hens can explore? Exploring an outdoor environment allows hens to perform many natural behaviours, such as scratching around in the dirt, foraging through the grass, and dustbathing. The outdoor area should be enclosed with secure fencing to keep other animals out, and must be safe to ensure hens cannot become trapped within it or injured by it. Feed should be stored in secure containers and in an enclosed area to prevent attracting wildlife.

Do you have access to veterinary care in your community?

Is there a veterinarian in your community that has experience treating chickens? It is essential you have a relationship with a veterinarian to help keep your hens healthy, and who can assist you if any health concerns come up, including euthanasia.

Do you know how to prevent and detect disease in chickens?

Chickens are susceptible to diseases that can cause serious illness and even death. It is important that you follow guidelines to reduce the risk of disease. These include:

- Preventing contact between your hens and wild birds or other animals
- Regular cleaning of the hens' environment and equipment (e.g., feed and water dispensers)
- Recognizing common symptoms of health problems, and notifying your veterinarian of concerns. Signs to look for include:
 - Lack of energy or appetite
 - Coughing, difficulty breathing, or sneezing
 - Discharge from nostrils or eyes
 - Diarrhea
 - Decreased egg production
 - Hunched posture, head tucked under wing, drooping wings or tail
 - Lameness (abnormal walk)
 - Hiding
- Limit exposure to visitors – people can spread diseases to hens too
- Keep new hens separate when entering your flock until it's known they are healthy



Are you aware of the risks to human health associated with keeping laying hens?

Chickens can carry various viruses and bacteria that can infect people, including Bird flu (Avian influenza), Campylobacteriosis (*Campylobacter* bacteria), *E. coli* (*Escherichia coli* bacteria), and Salmonellosis (*Salmonella* bacteria). In most cases, these diseases are spread through the feces (poop) of infected chickens, contaminated food, or the environment.

It is very important that proper hygiene practices are followed to reduce your risk of disease. This includes:

- Always washing your hands after handling hens, or anything in their environment
- Not eating or drinking where your hens live or roam
- Not allowing hens to enter your home
- Wearing a separate pair of shoes for hen care, and keeping these shoes outdoors
- Remaining outdoors when cleaning equipment (e.g., feed and water containers)

Do you know how to feed laying hens a well-balanced diet?

Providing laying hens a proper diet is essential to keeping them happy and healthy. Pet store bird feed may not meet the nutritional needs of your hens. A good quality commercial poultry feed should be the main part of their diet. Always consult with your veterinarian to ensure you are meeting the nutritional requirements of your hens throughout their lives.

To help your hens digest their food, they should have access to grit, such as gravel. It is very important your hens receive enough calcium in their diet, as calcium is used to produce eggs. If not, calcium deficiency can lead to osteoporosis (weak bones), as calcium normally used to form strong bones is instead being used for egg production.

In addition to feed, hens must have constant access to clean drinking water.

Do you know how to provide enrichment to your hens to keep them happy?

Enrichment mentally stimulates chickens and allows them to perform natural behaviours. If your hens are not provided with enrichment, they may become stressed and frustrated. This could lead to the development of harmful behaviours such as feather pecking or bullying of other hens.

Enrichment can come in many different forms, such as providing platforms for hens to explore, toys for hens to play with, or treat dispensers. It is important for enrichment items to be changed regularly, so that the hens do not become bored.

What will you do with hens who have stopped laying eggs?

Hens can live for five to 11 years, yet their egg-laying diminishes significantly after the first year. Hens may stop laying eggs well before they reach the end of their natural life. Like any senior pet, older hens need special care to keep them healthy.

How will you dispose of chicken waste?

How will you dispose of used litter, feathers the hens shed, and all that poop in an environmentally conscious way? Chicken waste can make a great garden compost, but do you have the time and space to carefully compost it?



Laying hens can be a great addition to your backyard as a source of eggs. But like any animal, it's important to ensure you are prepared and equipped to meet their unique needs – leading to happy and healthy hens.

For more information, [email the BC SPCA \(mailto:farminfo@spca.bc.ca\)](mailto:farminfo@spca.bc.ca).

FarmSense newsletter

Are you passionate about farm animal issues? Subscribe to FarmSense newsletter. Four times per year you will receive news and information on what the BC SPCA is doing to help further farm animal welfare in Canada!

SIGNUP

THE CORPORATION OF THE CITY OF ENDERBY



MEMO

To: Tate Bengtson, Chief Administrative Officer
From: Kurt Inglis, Planner and Deputy Corporate Officer
Date: September 17, 2021
Subject: Review of North Okanagan Regional Housing Strategy

RECOMMENDATION

THAT Council directs Staff to send correspondence to the Regional District of North Okanagan stating that City of Enderby supports the draft North Okanagan Regional Housing Strategy, but requests that the Strategy emphasizes that a regional approach to housing must consider the context of each community when determining the types of housing that are appropriate, in order to ensure that the types of housing within each community is matched to the social supports that occupants may need in order to maintain their quality of life.

BACKGROUND

In November of 2020, Council received the City of Enderby Housing Needs Assessment Report which framed the community's local housing profile, identified challenges and gaps in the housing stock, and identified the strengths and opportunities available to the City. Upon receipt of the Housing Needs Assessment Report, Council directed Staff to use the Report as a foundation for developing a City of Enderby Housing Strategy.

In December of 2020, the Regional District of North Okanagan (RDNO) Board directed RDNO Staff to initiate a Regional Housing Strategy planning process. It was anticipated that the Regional Affordable Housing Strategy would identify a range of solutions and tools that member municipalities could consider for implementation, in order to address the backlog and future anticipated housing needs at the regional and local scale. Given that the City's local Housing Strategy would be informed by the outcomes of the Regional Housing Strategy, it was not anticipated that the City's local planning process would be initiated until the regional planning process was complete, in order to ensure that the two planning processes are harmonized and provide the best opportunity for the City to implement successful solutions to address local and regional housing needs.

The RDNO has completed the draft North Okanagan Regional Housing Strategy and advanced it to member municipalities for review and comment. The Strategy provides a thorough overview of the current and anticipated context of housing within the North Okanagan, while providing a detailed action plan on strategies that can be implemented at the local and regional levels in order to achieve key housing objectives. Staff are recommending that Council directs Staff to send correspondence to the

Regional District of North Okanagan stating that City of Enderby supports the draft North Okanagan Regional Housing Strategy, but requests that the Strategy emphasizes that a regional approach to housing must consider the context of each community when determining the types of housing that are appropriate, in order to ensure that the types of housing within each community is matched to the social supports that occupants may need in order to maintain their quality of life.

Now that the Regional Housing Strategy is nearing completion, a City of Enderby Housing Strategy can be developed, consistent with previous policy direction. Staff will prepare a terms of reference for the City of Enderby Housing Strategy planning process, which will be presented to Council for consideration in October.

Respectfully Submitted,



Kurt Inglis
Planner and Deputy Corporate Officer



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG VILLAGE OF LUMBY
CITY OF ENDERBY CITY OF VERNON
DISTRICT OF COLDSTREAM TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE "E" – CHERRYVILLE
"C" – BX DISTRICT "F" – ENDERBY (RURAL)
"D" – LUMBY (RURAL)

OFFICE OF: PLANNING AND BUILDING DEPARTMENT

OUR FILE No.: 3045.01.02

August 25, 2021

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cc: Regional Growth Strategy Support Team

Re: North Okanagan Regional Housing Strategy – Review & Comment

During the development of the 2020 North Okanagan Regional Housing Needs Assessment, housing affordability was identified as the most significant challenge within the North Okanagan. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community.

It was also noted that there needs to be a shared regional response to existing and emerging housing demands. Working towards a diverse and affordable housing stock is an important foundation for supporting growth and responding to changes in population and housing trends.

At the December 16, 2020, regular meeting of the Board of Directors, a resolution was passed that staff be directed to initiate, in-house, the development of a Regional Housing Strategy with support from the Regional Growth Strategy Support team. The Regional Housing Strategy is now complete and attached for your council's review and comment.

Regional District of North Okanagan
9848 Aberdeen Road
Coldstream, BC
V1B 2K9

Toll Free: 1.855.650.3700
Phone: 250.550.3700
Fax: 250.550.3701
Web: www.rdno.ca
E-Mail: info@rdno.ca

The Regional Housing Strategy contains two parts: It summarizes the key findings of the North Okanagan Regional Housing Needs Assessment and identifies the objectives to address these challenges. The main objectives of the Regional Housing Strategy include:

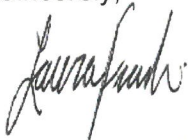
1. Establish a shared commitment to address the regional affordable housing challenges.
2. Increase the diversity, affordability, and supply of housing.
3. Promote, support, and protect rental housing.
4. Reduce barriers to developing affordable housing.
5. Strengthen partnerships and build awareness.

The second part of the Strategy consists of the Actions / Opportunities to address the above-noted objectives and have been organized in a RACI matrix - (who is **R**esponsible, **A**ccountable, and who needs to be **C**onsulted and **I**nformed).

In terms of the next steps, the Board is looking to receive any feedback by September 24, 2021, prior to the plan being considered for endorsement and implementation.

If you have any questions about the North Okanagan Regional Housing Strategy feel free to contact myself, Laura Frank, Regional Planning Projects Manager at (250) 550-3768 or laura.frank@rdno.ca.

Sincerely,



Laura Frank, MCIP, RPP
Regional Planning Projects Manager

Attachments: North Okanagan Regional Housing Strategy

North Okanagan Regional Housing Strategy



REGIONAL
DISTRICT
NORTH
OKANAGAN

July 2021

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EXECUTIVE SUMMARY

Housing affordability was identified as the most significant challenge within the North Okanagan during the 2020 North Okanagan Regional Housing Needs Assessment development. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community. This Regional Housing Strategy contains two parts: It summarizes and key findings of the North Okanagan Regional Housing Needs Assessment and identifies the objectives to address these challenges. The main objectives of the Regional Housing Strategy include:

1. Establish a shared commitment to address the regional affordable housing challenges.
2. Increase the diversity, affordability, and supply of housing.
3. Promote, support, and protect rental housing.
4. Reduce barriers to developing affordable housing.
5. Strengthen partnerships and build awareness.

The second part of the strategy consists of the Actions / Opportunities to address the above-noted objectives. The RDNO acknowledges that various partners may need to be involved, or some actions will best be pursued individually. Accordingly, the Actions / Opportunities have been broken out by the five objectives noted above. The roles of the RDNO, Local Governments, the Non-Profit Sector and the Private Sector, have been identified in a RACI format (Responsible / Accountable / Consulted and Informed).

INTRODUCTION

This strategy has been developed based on the Regional District of the North Okanagan Housing Needs Assessment findings, which was completed in 2020. The Assessment found that:

There needs to be a shared regional response to existing and emerging housing demands within the region.

A regional approach to housing is particularly beneficial when considering the needs across the housing continuum. It is unlikely that any single one of the 13 communities in the North Okanagan could address the full range of the region's housing needs, and a coordinated and regional housing supply should benefit all jurisdictions.

The purpose of the North Okanagan Regional Housing Strategy is to provide the platform for that regional response. It will enable all member jurisdictions to work together towards a diverse and affordable housing stock that supports regional growth in a way that responds to changes in population and housing trends.

The Regional Housing Needs Assessment ¹ can be found on the RDNO website, where both regional and community-specific data is available. Key excerpts from the Assessment are included in the Appendices of this strategy paper. Local governments are required to consider their most recent housing needs report and the housing information on which it is based when they develop or amend regional growth strategies or official community plans.

GOAL

This strategy aims to create a list of policies and actions for the region and local governments to consider to increase housing supply, diversity, and affordability.

The RDNO acknowledges that each community will have its own unique approach and capacity to addressing housing affordability; however, based on the findings of the Regional Housing Needs Assessment, now is the time to initiate dialogue on solutions and what tools may be available to address the backlog and future anticipated needs at the regional and local scale.

Further to this point, the North Okanagan Regional Housing Strategy contains two components:

1. The Regional Context, including Key Findings, Projected Demand, and Main Challenges in the Regional Housing Needs Assessment.

¹ http://www.rdno.ca/docs/RDNO_Housing_Needs_Assessment_FINAL_COMPLETE.pdf

2. Identification of a range of potential actions / opportunities for the RDNO Board, Municipal Councils, First Nations, and the Electoral Areas to consider in response to the issues identified in the Assessment.

KEY FINDINGS

Affordable, accessible, and diverse housing options are required to meet North Okanagan residents' current and future anticipated needs.

In order to provide context to this strategy, some of the key findings from the Regional Housing Needs Assessment are presented below:

- Experiencing sustained population growth, with a moderate growth rate of (1.4%) which is expected to continue.
- There is an ageing population, with one-third of owners and one-quarter of renters over the age of 65.
- The single largest age group within the region are those aged 45-64; this speaks to the need to expand age-appropriate housing stock.
- There are persistently low rental vacancy rates (below a healthy rate of 3%).
- There is a significant and increasing gap between housing prices and household incomes needed to achieve homeownership.
- There is a growing number of households on waitlists for non-market/social housing; and
- A decreasing number of affordable, family-friendly housing options.

PROJECTED HOUSING DEMAND

The Regional Housing Needs Assessment includes a projection of future housing requirements and needs. This analysis was based on the RDNO population growth projections for 2016-2036, and the associated growth in households was estimated using age-specific 2016 headship rates.²

The consultants noted that "such projections are fraught with uncertainty. They typically draw on assumptions built from historic fertility and death rates and, in the case of households assumption that headship rate will mirror those in a base period (here 2016)". Due to the limitations of this methodology, the *"household projections should be used as indicative of*

² Headship rates are calculated by taking the number of individuals in a specific age range divided by the number of households headed by someone in the same age range.

potential growth in demand averaged over each decade, rather than definitive estimates of household growth, demand and core need in any year."

Overall, the number of households within the region is expected to increase by an average of 319 households per year. This projected growth compares well to the current level of new housing construction, which averaged 305 homes per year in the 2011-16 period but has averaged over 500 homes per year since 2016.



Source: CMHC for CA and Building Permits

MAIN CHALLENGES

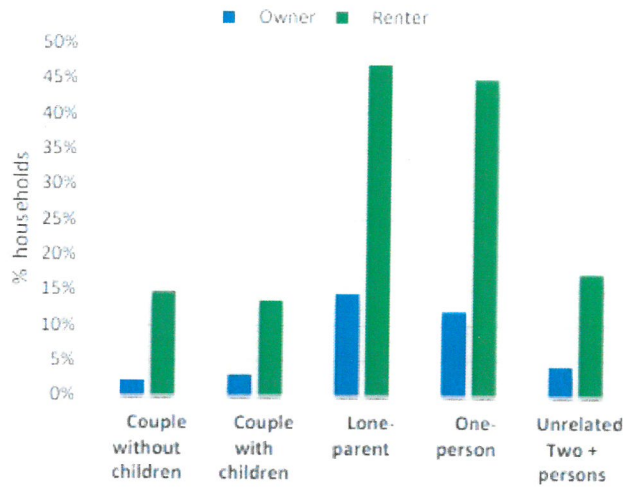
1. Affordability

When examining the Regional Housing Needs Assessment results, affordability was the greatest challenge. The Canadian Mortgage and Housing Corporation (CMHC) deems housing units affordable when a household does not pay more than 30% of their gross income on housing. The priority groups facing the most significant affordability challenges are identified below:

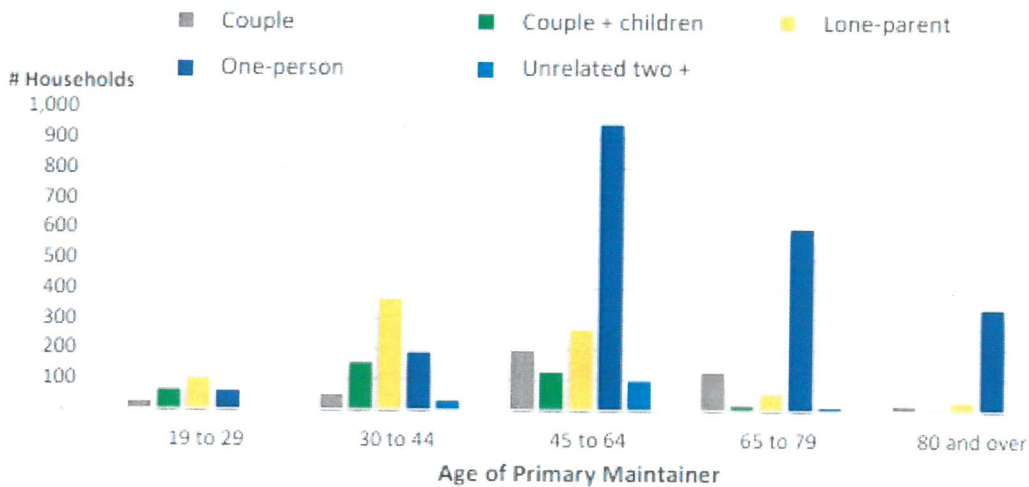
- The largest age group in need are singles (renters) between the ages of 45-64.
- Families (renters)- (lone-parent families, couples with children and couples without children); and
- Low- and moderate-income earners (renters and owners).

The following graphs display core need by household type and tenure and the core need by household type and age.

Core Need by Household Type and Tenure



Core Need by Household Type and Age



Almost 2,500 households receive housing assistance through ongoing provincially administered social and supportive housing. The existing stock (excluding emergency beds and rental allowances for those housed in the private market) of independent social housing represents 2.2% of all housing in the region. This is relatively low by provincial and national standards, which are closer to 5% of the total stock.

2. Homelessness

The Vernon Social Planning Council, together with the Turning Point Collaborative Society, have monitored homelessness and conducted an annual point in Time (PiT) count in October each year since 2016. The count has identified a small but growing homeless population of approximately 150 people, including people using emergency shelter services and those sleeping outside.

*"The main cause of homelessness is low income, high rents and lack of available rentals. When rental vacancy rates are low, people with barriers (such as mental health and substance use issues) are pushed out of the rental market. Although, for many people with multiple barriers, supported housing is more appropriate than a private rental."*³.

No data is available for other communities within the region; however, there is anecdotal evidence of homelessness, including camping out and couch surfing in other communities.

The persistence of the number of homeless individuals indicates a need for a range of responses in the region. While an emergency shelter is necessary, in the same way that hospitals have an emergency function, the homeless serving system also requires a continuum of services to assist individuals and families, be rehoused, and achieve housing stability.

This service continuum includes emergency shelter space, homelessness prevention and diversion programs, housing-based options along the housing continuum from transitional, permanent supported housing, and a more general rental supply response to address rising rents and low vacancy rates. This array exists in the RDNO, but the development and implementation of the necessary range of responses would benefit from a regional approach to resource allocation. As part of this approach, it would be helpful to review the current status of the Coordinated Access program in the RDNO to ensure that Outreach Teams are serving smaller communities.

3. Market Housing Diversity

A diverse range of housing choices for individuals and families with varying incomes and circumstances is essential for creating a livable region and providing current and future residents options. Not everyone is looking to own their own home and will access different forms of housing throughout their lives.

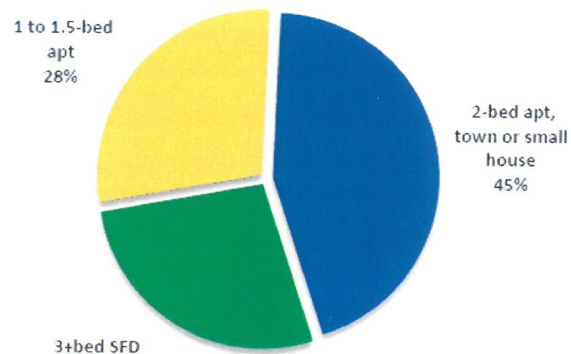
³ Our Homeless Count: Survey Results for Vernon BC October 2019 <https://socialplanning.ca/wordpress/wp-content/uploads/2020/07/FINAL-REPORT-Our-Homeless-Count-Vernon-BC-October-2019.pdf>

Projected Dwelling Type Requirements:

Apart from the City of Vernon, most housing starts within the region are single detached dwellings. The projected dwelling type requirements indicate a need for half of the new builds in either 2-bedroom apartments or small ranchers, one quarter in studio suites or 1-bedroom apartments, and the remaining quarter in 3 + bed single-family dwellings.

Estimated Dwelling Requirements by Type (RDNO)			
	2016-21	2021-26	2026-31
1 to 1.5-bed apt	545 - 607	452 - 503	451-502
2-bed apt, town or small house	854-952	708-789	706-787
3+bed SFD	524-584	434-484	433-483

Projected Dwelling Type Requirements
2021-26



REGIONAL OBJECTIVES

The Regional Housing Strategy sets out a range of potential actions for evaluation and implementation that can only be accomplished with the involvement of all stakeholders.

The Regional District of North Okanagan will play a key role in coordinating regionally-based partnerships with the federal and provincial governments and information sharing by tracking and reporting on regional housing data to support all stakeholders, including the private and non-profit housing sectors.

Local Governments have a pivotal role in responding to the challenges identified in the Housing Needs Assessment through a broad range of progressive land-use policies for market and non-market housing.

This strategy is an action-oriented framework to guide the regional response and to provide the RDNO Board, Municipal Councils, First Nations, and Electoral Areas options to consider within their mandates to create and maintain the range of housing options needed to make the North Okanagan a livable region for current and future residents.

The objectives of the strategy are to:

1. Establish a shared commitment to address the regional affordable housing challenges.
2. Increase the diversity, affordability, and supply of housing.
3. Promote, support, and protect rental housing.
4. Reduce barriers to developing affordable housing.
5. Strengthen partnerships and build awareness.

The above objectives can be met through both regional and local government actions. These actions have been categorized in the tables below and have been identified in a RACI format (**R**esponsible / **A**ccountable / **C**onsulted and **I**nformed). Examples of similar actions implemented by jurisdictions from across the province has been included for reference.

ACTION PLAN / OPPORTUNITIES

Legend:

R= Responsible: The entity or individual doing the actual work.

A= Accountable: The entity or individual who is accountable for the task and the decision maker.

C= Consulted: Typically, subject matter experts who needs to be consulted for information.

I= Informed: Who needs to be kept *informed* of major updates, typically senior leadership.

Objective #1: Establish a shared commitment to address the regional affordable housing challenges.

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Research and Data Collection Regional Housing Needs Assessment- Partner in researching and data collection to identify local housing needs and monitor the 'regions' ability to address existing gaps. Then provide the background information on housing affordability needs, current gaps, and existing backlog of housing within the region and each individual community.</p>	C	C	R / A	C	<p>North Okanagan Regional Housing Needs Assessment was completed in June 2020. http://www.rdno.ca/docs/RDNO_Housing_Needs_Assessment_FINAL_COMPLETE.pdf</p> <p>Carrying out this assessment on a regional scale proved to be effective and efficient for the following reasons:</p> <ul style="list-style-type: none"> • work was undertaken by one consultant providing consistency in the methodology, and format used to populate the reports. • reports were drafted at the same point in time allowing for the data to be analyzed on a regional scale instead of having various reports from different time intervals with different market and demographic context. • The data has been utilized in the boundary review of the Regional Growth Strategy assisting with demonstrating housing needs regionally, a key criteria when considering future growth needs. Cost efficiencies for future required up-dates (five year intervals).

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>A Regional Housing Report Card: Through Regional Housing Roundtables and systemic data collection and reporting, build awareness and consistent information sharing on housing achievements or challenges. The goal is to monitor the progress of affordable housing developments and to provide information on the changing housing affordability needs within our communities.</p>	C	C	R / A	C	<p>The City of North Vancouver has been reporting out annually on the implementation of their Housing Action Plan through a "Report Card". The Report card provides a concise overview of the achievements made in both non-market and market developments along with an update to their housing indicators.</p> <p>https://www.cnv.org/city-services/planning-and-policies/housing</p>
<p>Community Engagement: Implement policies and processes that facilitate timely and efficient neighborhood engagement in housing development reviews.</p>	C	C	C	R / A	<p>BC Housing has developed a Guide "Gaining and Maintaining Community Acceptance" on how to mitigate potential concerns and develop non-market housing that integrates successfully into the community.</p> <p>https://www.bchousing.org/research-centre/library/community-acceptance</p>

Objective #2: Increase the diversity, affordability, and supply of housing

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Promote Innovation: Build upon the research and information sharing to identify innovative policies and projects to address the regional housing challenges.</p>	C	C	A	R	<p>Passive Home Apartments, Whistler- more affordable construction and operation costs for housing organizations, renters and homeowners. Prefab and modular homes can often be built faster than onsite construction homes. Healthier and more comfortable homes, potential local economic development opportunity for local builders.</p>
<p>Land: Making Municipal and On Reserve lands available at a nominal cost for affordable housing purposes is a key component in creating non-market housing. Site selection considerations include proximity to transit, access to community services and employment alignment with OCP and availability of external funding opportunities.</p>	I	I	C	R / A	

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Land Inventory: The ability to identify land that may be made available for affordable housing projects is important information in order to create more affordable housing supply.</p> <p>A regional inventory of municipal, regional, and non-profit land could be used as the basis to explore the opportunity to develop a long-term funding strategy with CBC. Housing through a Memorandum of Understanding (MOU).</p>	I	C	R/A	C	<p>In 2011, the Social Planning Council of the North Okanagan undertook an inventory of property owned by not-for-profit, service clubs, faith groups and government agencies in the North Okanagan. The primary objective was to identify if there were any organizations that owned land and that may be interested in facilitating affordable housing in the region.</p> <p>https://www.socialplanning.ca/pdf/housing/North%20Okanagan%20Affordable%20Housing%20Developers%20Package%20-%20Full%20January%202012.pdf</p>
<p>Inclusionary Zoning: Consider the use of inclusionary zoning provisions for affordable market and non-market rental housing during Official Community Plan renewals and rezoning applications. Incentive based inclusionary zoning is an</p>	C	C	C	R/A	<p>Port Moody's Zoning Bylaw includes density bonusing which is a type of incentive-based inclusionary zoning which allows increased density in exchange for amenity contributions. Amenity contributions can include the provision of affordable housing.</p> <p>https://www.portmoody.ca/common/Services/eDocs.a shx?docnumber=461917</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>effective tool that allows for increased density in exchange for a portion of the value of that density being used to create non-market housing and affordable homeownership. The additional density can be in the form of increased height / SRFSR in multi-family zones, small lot subdivisions and infill housing.</p> <p>Small Lot Subdivisions: Implement zoning amendments to permit Small Lot Subdivisions- consider a zone that would allow for lots as small as 350-450 square meters (3,767 to 4,844 square feet).</p>	C	I	I	R / A	<p>The City of Kelowna introduced the RU3- Small Lot Housing Zone. This zone allows for lots 290m² on serviced urban lots.</p> <p>https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Zoning%20Bylaw%20No.%208000/Section%2013%20-%20Urban%20Residential%20Zones.pdf</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Infill Housing: Implement zoning amendments to permit infill housing, laneway houses, coach houses or garden suites.</p> <p>These housing forms provide a means of creating additional rental housing units in existing neighborhoods or increased density in new subdivisions.</p>	C	I	I	R / A	<p>In October 2018, the Village of Lumby adopted amendments to its Zoning Bylaw to allow secondary detached dwellings (eg. garden suites, carriage houses) in single family, two family, and manufactured home residential zones. This allowed residential properties to add an additional dwelling unit. These secondary detached dwelling are permitted on lots that also contain secondary suites. Other regulations such as lot coverage and setbacks were amended to facilitate infill.</p> <p>https://lumby.civicweb.net/document/3335</p>
<p>Affordable Housing Reserve Fund: Through an allocation of 33% of Community Amenity Contributions, create an Affordable Housing Reserve Fund that will provide grants for the development non-market rental housing.</p> <p>Affordable Housing Reserve Funds can be used to lever Federal and Provincial Funding.</p>	C	C	C	R / A	<p>The City of Kelowna has a Housing Opportunities Reserve Fund established by bylaw. The purpose of the fund is used to a) acquire lands which are to be leased from or sold by the City to non-profit groups, government bodies, or developers or to provide grants to developers to build affordable housing, secured by housing agreement.</p> <p>https://apps.kelowna.ca/CityPage/Docs/PDFs/Bylaws/Housing%20Opportunities%20Reserve%20Fund%20Bylaw%20No.%208593.pdf</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Community Amenity Contributions: Amenity contributions agreed to by the applicant/developer and local government as part of a rezoning process. The agreed-to contribution would be obtained by the local government, if, and when, the local government decides to adopt the rezoning bylaw. These are separate and additional to those provisions of the Local Government Act that allow local governments to require new development to provide DCCs, money towards acquiring school sites, on-site services related to subdivision, excess capacity or extended services, 5% of land being subdivided for parkland or cash-in-lieu, or land for roadways.</p>	C	I	I	R / A	<p>Many cities in BC have Community Amenity Contribution Policies that are used for rezoning application in order to provide guidance for negotiating amenity contributions. Smaller, rural communities also have similar policies. An example is the Squamish-Lillooet Regional District (SLRD) which has a Community Amenity Contribution Policy adopted in 2018:</p> <p>https://www.sIRD.bc.ca/sites/default/files/pdfs/administration/Policies/12-2018%20Community%20Amenity%20Contributions%20Policy_1.pdf.</p> <p>The policy provides guidance for when community amenity contributions will be negotiated, and criteria to determine whether a proposed community amenity contribution is appropriate for the proposed development. This policy includes consideration of the provision of affordable housing as a Community Amenity Contribution.</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Secondary Suites: Implement zoning amendments to permit secondary suites in all single-family zones.</p> <p>This policy is intended to ensure gentle densification in single-family neighborhoods and to provide more rental options for low- and moderate-income households.</p>	C	I	C	R / A	<p>In November 2020, the City of Cranbrook adopted a Zoning Amendment Bylaw to allow secondary suites in all residential zones in the city and to allow secondary suites in buildings that may contain more than one dwelling unit. This allows secondary suites in single family dwellings, duplexes, rowhousing, and townhouses. It also eliminated minimum floor area requirements for suites.</p> <p>https://www.e-know.ca/regions/cranbrook/secondary-suites-now-allowed-in-residential-zones/</p> <p>https://cranbrook.ca/our-city/city-departments/oic/secondary-suites/</p> <p>https://cranbrook.civicweb.net/document/53932/Zoning%20Amendment%20Bylaw%20No.%204002,%202020%20(Secondar.pdf?handle=E56BCF940180474FB07AA04B3A018F9B</p>
<p>Suite Ready: Require all new single-family homes to be "suite ready" by including rough in plumbing and wiring, to facilitate the future installation of a secondary suite.</p>	C	I	I	R / A	<p>In March 2019, the City of Burnaby requires any cellar that exceeds 345 ft2 to incorporate the minimum "suite-ready" requirements. This includes windows meeting the egress requirement, rough-in 3 piece bathroom, rough-in cooking facilities including wiring and gas supply, outside access and internal access, and an additional on-site parking space.</p> <p>https://www.burnaby.ca/Assets/city+services/building/Brochures+\$!26+Bulletins/Single+\$!26+Two+Family+Dwellings/Secondary+Suites.pdf</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Lock Off Units: Lock-Off Units are self-contained units that are smaller in size than typical units and are attached to larger units in multi-family housing projects.</p> <p>The goal of this policy is to increase the diversity and flexibility of unit types that are available within the region and provide an affordable option in the private or rental market.</p>	C	I	I	R / A	<p>A lock-off suite is a dwelling unit within an apartment with a separate lockable entrance access to a shared common hallway which can be locked-off from the rest of the apartment. Lock-off suites add an affordable housing option for renters, while giving condo or townhouse owners a chance to generate extra revenue from renters to help pay their mortgage.</p> <p>Lock-off suites were pioneered at the University Development at Simon Fraser University and have become popular in the Lower Mainland including Burnaby, Surrey, Richmond and Vancouver. Lock-off suites have also been adopted in smaller communities. Gibsons, BC has included lock-off suites in their Zoning Bylaw in 2020: https://gibsons.civicweb.net/document/89468 https://gibsons.ca/services/community-development/secondary-suites/.</p>

Objective #3: Promote, support, and protect rental housing

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Rent Bank: Consider the feasibility of establishing a Regional Rent Bank to reduce the risk of evictions for vulnerable rental households.</p>	C	R / A	I	I	<p>The Kamloops & District Elizabeth Fry Society operates a rent bank which services various communities across the region Thomson-Nicola Regional District, Columbia-Shuswap Regional District and the Regional District of North Okanagan. A rent bank provides financial assistance in the form of a repayable loan to households at risk of eviction for reasons such as non-payment of rent or utilities due to an emergency that compromises their ability to pay. Rent banks can also aid by providing a damage deposit to make a move.</p> <p>https://kamloopsefry.com/2019 Stats: https://www.kamloopsthisweek.com/community/the-big-e/the-rent-bank-1.23768050</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Renter Education: Promote educational opportunities to assist vulnerable renters in the private rental market including:</p> <p>Homelessness Prevention Toolkit: includes effective practices that can be adapted to and complement existing community-based efforts to address housing instability and homelessness.</p> <p>RentSmart: a program run by Ready to Rent BC is an education model that promotes successful tenancies and housing stability.</p>	I	R / A	I	I	<p>RentSmart Education builds capacity and educates tenants on a variety of topics including their legal rights and responsibilities, financial management, communication and maintenance skills.</p> <p>https://rentsmarteducation.org/</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Rent Supplement Program Enhancement: Consider advocating for enhancements to existing Provincial Rent Supplement programs (SAFER and RAP) to include a rent supplement program that targets homeless and at risk of homeless households in smaller communities that do not have the population base or capacity to successfully compete for provincial and federal housing supply programs.</p>	C	C	R	A	
<p>Low End of Market Rental Contribution: LEMR units are secured as affordable in perpetuity through legal agreement on title, which restrict the maximum rents and tenant eligibility by income. This policy is intended to support the</p>	C	C	I	R / A	<p>Through redevelopment of new multi-family projects, a percentage of the building area is required to be LEMR units. The units are secured as LEMR units through a Housing Agreement which restrict maximum rents and tenant eligibility.</p> <p>In 2007, Richmond, BC adopted a LEMR program. In multi-family or mixed-use development containing more than 60 residential units, 10% of the total area of the building must be reserved for LEMR units. A Housing Agreement is registered on title through the rezoning process. In 2021, Richmond was considering increasing this requirement to 25%. The LEMR program</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>development of mixed income communities and provide rental homes for low-moderate income households.</p>					<p>also requires developments with fewer than 60 units to make cash-in-lieu contributions for rezoning application which are directed to the City's Affordable Housing Reserve and are used to provide financial support for standalone affordable housing developments.</p> <p>https://dailyhive.com/vancouver/richmond-inclusive-rental-housing-policy</p> <p>https://www.richmond.ca/__shared/assets/Affordable_Housing_Strategy_Bulletin54957.pdf</p> <p>https://www.richmond.ca/__shared/assets/Rentalhousinglist45355.pdf</p> <p>https://www.richmond.ca/__shared/assets/2_Low_End_Market_Rental_PLN_05042158434.pdf</p>
<p>Residential Rental Tenure Zoning: The Local Government Statutes (Residential Rental Tenure Zoning) Amendment Act, 2018, SBC 2018, c. 26 provides local governments with the authority to zone for residential rental housing. This gives local governments greater ability to preserve and increase the overall supply of rental housing in their communities.</p>	C	I	I	R / A	<p>In 2019, the City of New Westminster adopted a Zoning Amendment to introduce a Residential Rental Tenure zone and applied it to six rental properties in order to preserve the existing rental housing stock and twelve unoccupied city-owned properties to restrict occupancy of multiple-unit residential buildings at these properties to rental tenure.</p> <p>https://www.newwestcity.ca/housing/renovictions-tenant-protection-and-resources/sb_expander_articles/1563.php</p>

Action	Market Housing	Non Market	RDNO	Local Government	Examples
<p>Fast Track Rental Housing Projects: Reducing costs by streamlining approvals and other incentives-adopt policies or measures to help streamline application and approval processes for new purpose-built market and non-market rental housing.</p> <p>Fees: Consider waiving, reducing, or deferring certain fees, and/or offer property tax forgiveness or exemptions as well as preferential rates to encourage the development of new non-market rental housing units. These fee waivers can also be used to enable people to transition from rental to home ownership through .</p> <p>C.B.C.' Housing's Affordable Home Ownership Program (AHOP)</p>	C	I	I	R / A	<p>The City of Kamloops has expedited the approval process and prioritized affordable housing applications over other in the approvals pipeline. A fast-track approvals process for affordable housing projects could be very effective planning instrument to advance the construction of new affordable line with the Ottawa's Official Plan and new 10 Year Housing and Homelessness Plan.</p> <p>https://www.kamloops.ca/sites/default/files/docs/homes-businesses/16-kamloopsaffordablehousingdeveloperspackage.pdf</p>
<p>Fees: Consider waiving, reducing, or deferring certain fees, and/or offer property tax forgiveness or exemptions as well as preferential rates to encourage the development of new non-market rental housing units. These fee waivers can also be used to enable people to transition from rental to home ownership through .</p> <p>C.B.C.' Housing's Affordable Home Ownership Program (AHOP)</p>	I	C	I	R / A	<p>The City of Vernon's Development Cost Charges (DCC) Bylaw contains a provision to waive City DCC's for "low income" housing projects. "Low Income Housing", refers to property owned, developed or operated by a non-profit society, Government of Canada, Province of British Columbia or the local government as rental units for persons living in the North Okanagan, where the income of such persons falls beneath the low income cut-off amounts published by Statistics Canada from time to time, or as otherwise determined or agreed to by the local government, and where a Housing Agreement and restrictive covenant are registered on title.</p> <p>https://www.vernon.ca/homes-building/construction-renovating/development-cost-charges</p>

Objective #4 Reduce barriers to developing affordable housing

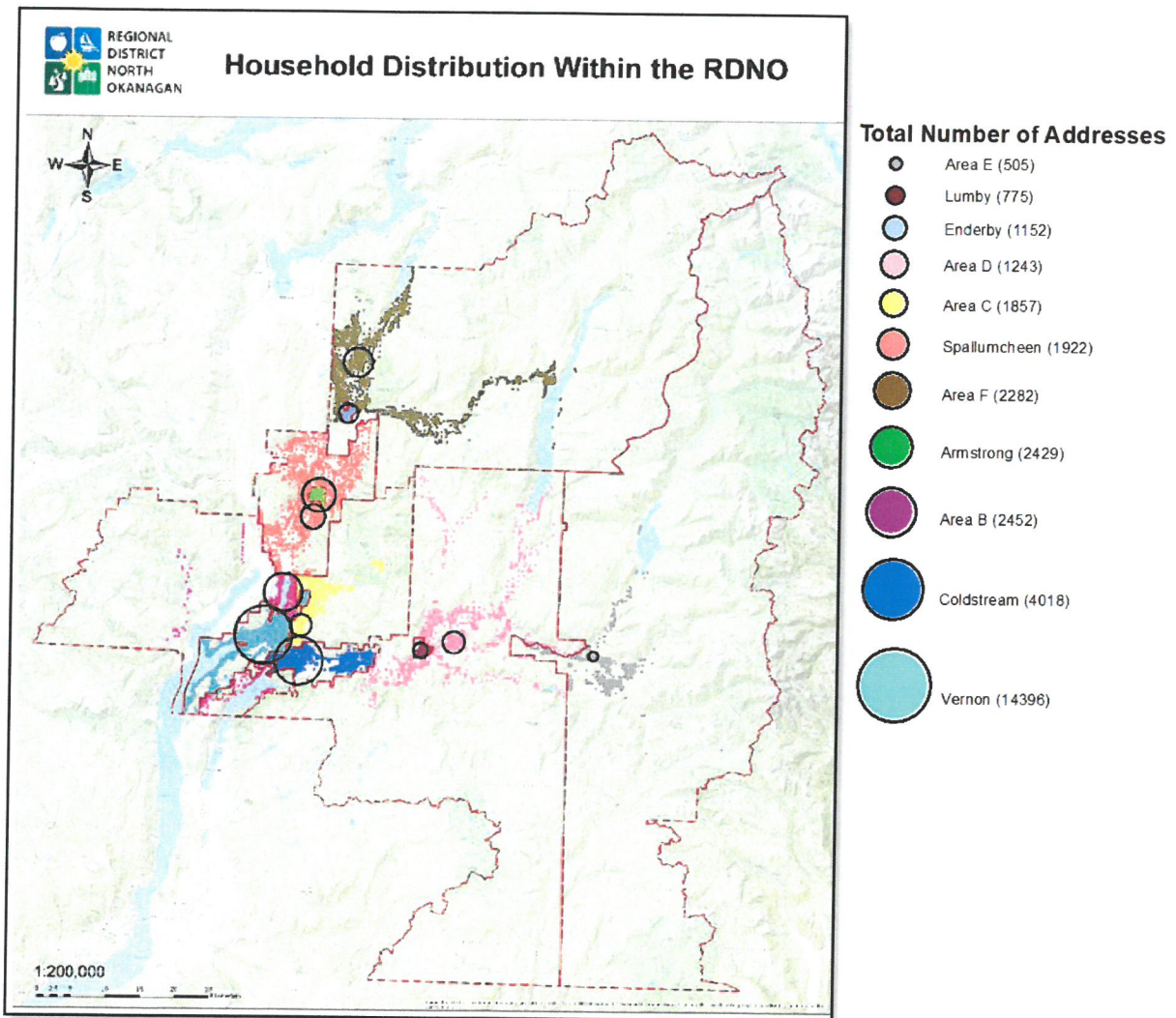
Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Housing Agreements: Consider the use of Housing Agreements as a way of securing affordable housing units in both new housing developments and conversions. These agreements are usually established at the time of re-zoning and provide an important mechanism for helping to ensure ongoing affordability and tenure over time.</p>	C	C	I	R / A	
<p>Parking: Reducing parking requirements and exemptions from parking requirements particularly for developments in village or urban centers which have easy access to public transit or other alternative forms of transportation can greatly reduce the cost of housing.</p>	C	C	R / A	C	

Objective # 5: Strengthen Partnerships and Build Awareness

Action	Market Housing	Non Market Housing	Regional District of North Okanagan	Local Government	Examples
<p>Housing Advocacy Resource: Consider the establishment of a North Okanagan Regional Housing Advocate Resource to support the implementation of the Regional Housing Strategy. This resource could:</p> <ul style="list-style-type: none"> • Manage a regional rent bank. • Manage government relations (Federal, Province and First Nations) • Convene round tables with stakeholders for information sharing, sharing successful case studies. • Produce a report card on inputs and outputs re housing issues. • Create and manage an inventory of municipal / regional / public / non-profit lands available for housing. • Identify and support regulations and incentive programs that preserve and protect existing rental housing. • Ensure that the current provincial Rent Supplement Programs including SAFER and RAP, are well publicized in all RDNO communities. 	C	C	R / A	C	

APPENDIX 1 - REGIONAL PROFILE

This Regional Affordable Housing Strategy encompasses the Member Municipalities, Electoral Areas and First Nation communities within the RDNO. There are six incorporated communities, five electoral areas and two First Nations within the geographic boundaries of the RDNO. Together these communities are home to approximately 92,183 people (BC Stats 2020) living in 40,000 dwellings. Almost three-quarters (72%) of the population are clustered in and around the central city of Vernon (including Coldstream, Electoral Areas B & C, and the Okanagan Indian Band, which Statistics Canada delineates as the Census Area, CA).




⁴ This map is a visual representation of household distribution based on RDNO address points. The total number of households is much higher than the number of address points and does not include addresses within OKIB and Splatkin.

APPENDIX 2 - HOUSING WHEELHOUSE


Housing categories typically are viewed along a linear housing continuum, assuming that homeownership is the final destination. The City of Kelowna's Healthy Housing Strategy has adopted a new and innovative approach to understanding housing within their community.

The graphic below portrays the housing continuum as a Wheelhouse, acknowledging that people move across the categories throughout their lives and that homeownership is not the end goal for all residents. Acknowledging that the continuum is interconnected is essential as changes to one aspect of the system influence other parts. For example, if market housing prices continue to rise, fewer people will access homeownership, and there will be increased pressure on an already strained rental market. This additional demand for rental housing increases rental rates, which in turn displaces people who can no longer afford those prices, increasing the risk of homelessness and the need for more government-subsidized housing.


EMERGENCY & TRANSITIONAL SHELTER

Non-profit providers offer temporary shelter, food and other supportive services. Stays are typically 60 days or less. 


TRANSITIONAL HOUSING

Non-profit housing providers offer stable housing as a step between shelters and long-term housing. Stays are typically 2-3 years, with supportive services aligned with need. 

OWNERSHIP HOUSING

Home ownership can be fee simple, strata ownership or shared equity (ie. mobile home park, cooperatives) and includes multi-unit and single detached housing. 

RENTAL HOUSING


Primary market: 5+ purpose built units constructed for the purpose of long-term rental tenure, typically in apartments or townhomes *Secondary market:* private housing also contributes to the rental market and can include many forms of housing such as apartments, townhomes, secondary suites, carriage homes and single-family dwellings. 



SUPPORTIVE HOUSING

Housing providers offer long-term housing with ongoing supports aligned with need. The level of support varies in this category from supportive (low support), to assisted living (minor support) to residential care (full support).  

SUBSIDIZED HOUSING

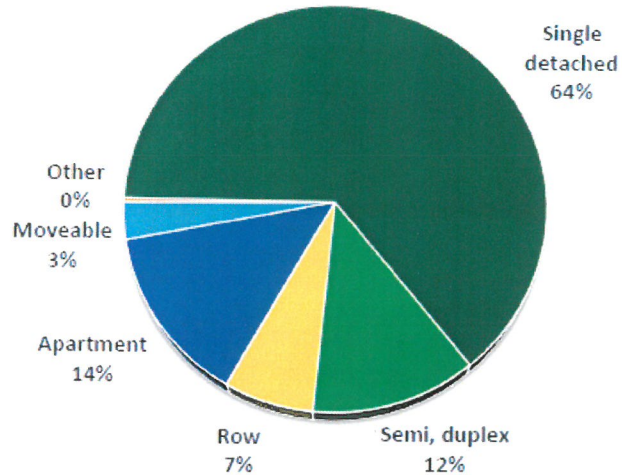
Operated by non-profit housing providers, BC Housing and cooperatives who provide supplemented rents through ongoing government subsidies for low income households. 

 = supportive services  = financial support

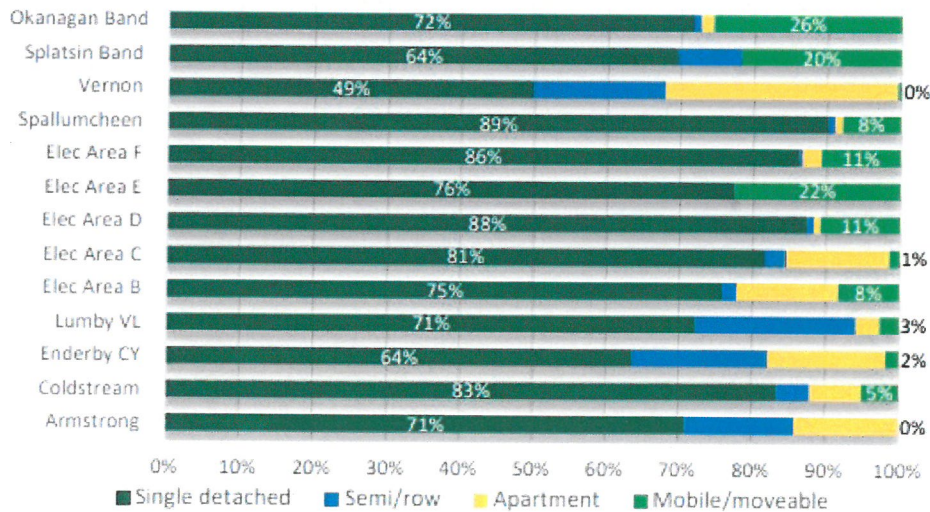
APPENDIX 3 - DWELLING TYPES

Most homes across the RDNO are single detached, especially in the smaller communities. Mobile and moveable homes account for only 3% of all housing but are most prominent in the more rural Electoral Areas (D, E, F) and on the two First Nations Reserves. The regional housing profile below indicates that most of the housing within the region are single detached dwellings. There is a broader diversity of dwelling types and more renters in the urban center of Vernon (as well as adjoining Electoral Areas B and C). There are few apartment structures, and those that exist are mainly in Vernon, and most of these are rentals.

Dwelling Types - RDNO, 2016



Dwellings by Type and Community



Vernon's diversity of dwelling types has substantially increased by the construction of townhomes and apartments over the last four years. Notably, in Vernon, the number of new multi-unit homes in 2018-19 exceeded the number of new single-family homes.

The vast majority occurs in the Vernon Census Area (CA) in terms of building activity and new housing construction. This CA accounts for more than three-quarters of new homes, and in the last two years, more than 80%. It was noted that part of this recent construction activity might also relate to people building a vacation home as a second residence, and while only occupied on a part-time basis, these contribute to housing starts.

APPENDIX 4 - HOUSING ROLES AND RESPONSIBILITIES

RDNO	<ul style="list-style-type: none"> • Facilitate partnerships and identify opportunities to increase affordable housing. • Build awareness and share information on housing achievements or challenges. • Partner in researching and data collection to identify local housing needs and monitor the 'regions' ability to address existing gaps.
Member Municipalities	<ul style="list-style-type: none"> • Facilitate partnerships to increase affordable housing. • Advocate to senior governments for funding and program support • Affordable housing policies, zoning, and development approvals • Monitors local housing needs.
Federal Government Canada Mortgage & Housing Corporation	<ul style="list-style-type: none"> • Funds construction of housing projects, operations, and services • Provides market information and mortgage loan insurance.
Provincial Government <ul style="list-style-type: none"> ○ BC Housing ○ Social Development & Poverty Reduction ○ Health ○ Children & Family Development ○ Seniors 	<ul style="list-style-type: none"> • Funds construction and operation of housing projects and associated services • Provides rent subsidies to assist low-income households. • Provides employment and income assistance, including shelter allowance. • Operates health and social services, mental health, and addictions. • Delivers services that support the well-being of children, youth, and families, in coordination with provincially designated aboriginal agencies, aboriginal service partners and community social service agencies and foster homes, cross-government and social sector partners to deliver services that support the well-being of children, youth and families.
Interior Health Authority	<ul style="list-style-type: none"> • Planning for Healthier Communities • Plans funds, implement mental health, addiction prevention, and other health programs.

First Nations Health Authority	<ul style="list-style-type: none"> Plans, designs, manages and funds First Nations health programs and services in . CBC in collaboration and coordination with the Ministry of Health and Interior Health Authority to achieve better health outcomes for BC First Nations.
RCMP	<ul style="list-style-type: none"> Provides law enforcement and public safety.
Housing & Service Providers	<ul style="list-style-type: none"> Initiates, sponsors, and operates projects. Delivers services- counselling, employment assistance, health services/outreach. Assist with provision for basic needs- meal programs, clothing, and housing.
Community	<ul style="list-style-type: none"> Provide volunteer assistance with non-profit societies. Financial donations help to fund community programs provided by the non-profit sector. Assist with community acceptance of new housing projects.