



COUNCIL QUESTIONS & ANSWERS

Council Questions – Regular Council Meeting May 25, 2026

1. Updates to City Bylaws in Relation to Zoning Bylaw 2025-37

- a. *Were hens/coops previously prohibited in commercial zones? Is the intent of this amendment to mirror the permissions currently allowed in residential zones, or is there an expectation that commercial activity related to hens/coops may expand in the future given the commercial zoning context?*

Under the current Animal Control Bylaw (ACB), up to six hens are allowed only in conjunction with single detached and duplex housing in low-density urban residential zones and the now-former CM1 zone, as listed in Schedule "B" of the ACB. Other than in the CM1 zone, hens are not permitted in any other commercial zones.

The proposed regulations would broaden where small-scale hen-keeping is allowed. Up to six hens could be permitted on any lot in a residential or commercial zone, and in the Other - Public Service (OPS) zone. For example, this could allow hens in a multiple housing or mixed-use development (limited to a total of six hens per lot, not per dwelling, and subject to owner authorization), or in institutional settings such as a continuing care facility or school.

The intent of the proposed amendment is to expand access to small-scale, non-commercial hen-keeping, not to enable commercial activity. The six-hen limit would remain in place and continue to function as a safeguard against commercial-scale operations.

- b. *How would the proposed prohibition on storing chattels in front yards apply to temporary activities such as yard sales?*

The proposed prohibition would not change how temporary activities such as garage or yard sales are currently interpreted or enforced. The amendment consolidates the reference to the Zoning Bylaw into the opening clause (rather than repeating it within each subsection) and clarifies how the storage of unregistered vehicles is regulated; however, the approach to "chattels which are offered, or intended to be offered, for sale" remains consistent with the existing bylaw.

In practice, the interpretation comes down to the definitions of "storage" and "accumulation." The relevant section of the bylaw is titled Accumulations Prohibited, and the definition of "accumulate" implies a measure of time, including gathering together, storing, or allowing items to remain on a property.

Historically, Administration has not considered an active garage or yard sale to constitute "storage," as the items are being temporarily displayed, monitored, and



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actively moved. This would be similar to a resident temporarily placing items in the yard while cleaning or reorganizing a garage.

However, if items associated with a garage sale are left out overnight or remain on the property for an extended period of time, they may then be considered stored or accumulated material, at which point Administration could request their removal.