

**CITY OF MISSION**

**BYLAW 6201-2023-5949(125)**

A Bylaw to amend "District of Mission  
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6201-2023-5949(125)".

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

a. Add new definitions to Section 102:

○ ***Trailer***

means a vehicle with or without motive power designed for carrying property and for being drawn by a ***Motor Vehicle***.

Excludes:

- ***Recreation Vehicle***

○ ***Accessible Parking Space***

Means a designated ***Off Street Motor Vehicle Parking*** space that is clearly identified as reserved for use by a person with an accessible parking permit

b. Replace the definition of Recreation Vehicle in Section 102 with the following:

○ ***Recreation Vehicle***

means a ***Motor Vehicle*** or vehicle designed as a temporary dwelling for travel, recreational, and vacation ***Use*** and which is either self-propelled or mounted on or pulled by another ***Motor Vehicle***.

Includes, but not limited to:

- travel trailer,
- camping trailer,
- truck camper,
- motor home,
- fifth wheel trailer,
- camper van,
- boat; and

Excludes:

- **Trailer**

- c. Replace the definition of **Industry (Transportation)** in Section 102 with the following:

○ **Industry (Transportation)**

means a **Facility** used for the transporting, distributing, and storing of goods or materials and the storage and service of transportation equipment and vehicles, and related administrative functions.

Includes:

- distribution centres,
- port and railway facilities,
- bus terminals,
- truck re-fueling facilities,
- parking, sales, rental and service of Vehicles over 5,500 kg (12,125 lbs) GVW, and
- taxi and taxi maintenance facilities.

Excludes:

- storage of used tires, and
- **Barge Loading.**

- d. Replace the definition of **Parking Lot** in Section 102 with the following:

○ **Parking Lot**

means the exclusive use of a **Lot** for temporary or long-term storage of **Motor Vehicles** with a gross vehicle weight of 5,500 kgs (12,125 pounds) or less. A **Parking Lot** that accommodates **Motor Vehicles** greater than 5,500 kgs (12,125 pounds) is not permitted. Parking associated with a **Development, Facility** or **Building** is considered part of that **Development, Building** or **Facility** and not considered a **Parking Lot**.

- e. Replace Section 107 B.2.d. with the following:

- 2. In addition to the prohibited **Home Occupations** shown in (1) above, **Home Occupations** that do any of the following shall not be permitted:

d. involve the use of a **Motor Vehicle** exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight unless such **Motor Vehicle** is completely enclosed within a **Building**, except on a **Lot** designated *Rural* or *Rural Residential*; and

- f. Replace Section 501 F.1.c.i. with the following:

○ 1. **Off Street Motor Vehicle Parking:**

c. Unless completely enclosed within a **Building**, **Off Street Motor Vehicle Parking** shall not be used for the parking or storage of:

- i. vehicles exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight (GVW);

- g. Replace Section 1909 J.2.a. with the following:

o J. Off Street Parking:

2. Unless completely enclosed within a **Building** or underground, shall not be used for the parking or storing of:

- a. **Motor Vehicles** exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight;

h. Replace the following Sections 109 B.5., B.6. and B.7. with the following table:

Zone	Off-Street Motor Vehicle Parking Limitations
Rural zones, Rural Residential zones, and Agriculture zones	<p>a. <b>Off Street Motor Vehicle Parking</b> and <b>Driveway</b>, shall not occupy more than 10% of the <b>Lot Area</b> or 2,025.0 sq m (21,797.0 sq ft), whichever is less.</p> <p>b. <b>Off Street Motor Vehicle Parking</b>, or storage, of the following shall be completely enclosed within a <b>Building</b>:</p> <ul style="list-style-type: none"> <li>i. More than four unlicensed <b>Motor Vehicle</b>; and</li> <li>ii. Dismantled or wrecked <b>Motor Vehicles</b>.</li> </ul>
Suburban zones	<p>a. <b>Off Street Motor Vehicle Parking</b> shall not occupy more than 15% of the <b>Lot Area</b> or 535.0 sq m (5,759.0 sq ft), whichever is less.</p> <p>b. <b>Off Street Motor Vehicle Parking</b>, or storage, of the following shall be completely enclosed within a <b>Building</b>:</p> <ul style="list-style-type: none"> <li>iii. <b>Motor Vehicle</b> exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW);</li> <li>iv. Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes;</li> <li>v. <b>Recreation Vehicle</b> or <b>Trailer</b> exceeding 7.5 m (24.6 ft) in length;</li> <li>vi. More than one unlicensed <b>Motor Vehicle</b>; and</li> <li>vii. Dismantled or wrecked <b>Motor Vehicles</b>.</li> </ul>
Urban Residential zones, Urban Compact zones, Multi-Unit Boarding Use 558 Zone (MB558), and Multi-Unit Duplex 465 Zone (MD465)	<p>a. No <b>Off Street Motor Vehicle Parking</b> shall be permitted in the required <b>Front Yard</b>, unless on a <b>Driveway</b>;</p> <p>b. <b>Off Street Motor Vehicle Parking</b>, or storage, of the following shall be completely enclosed within a <b>Building</b>:</p> <ul style="list-style-type: none"> <li>i. <b>Motor Vehicle</b> exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW);</li> <li>ii. Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes;</li> <li>iii. <b>Recreation Vehicle</b> or <b>Trailer</b> exceeding 7.5 m (24.6 ft) in length;</li> <li>iv. More than one unlicensed <b>Motor Vehicle</b>; and</li> <li>v. Dismantled or wrecked <b>Motor Vehicle</b>.</li> </ul> <p>c. No <b>Motor Vehicle</b> parking shall be permitted within 1.5 m (5.0 ft) of any <b>Lot Line (Rear)</b> or <b>Lot Line (Exterior Side)</b> bounded by a <b>Street</b>.</p>
Multi-unit Residential zones (except MD465 and MB558)	<p>a. No <b>Off Street Motor Vehicle Parking</b> shall be permitted in the required <b>Front Yard</b>, unless on a <b>Driveway</b>;</p> <p>b. <b>Off Street Motor Vehicle Parking</b>, or storage, of the following shall be completely enclosed within a <b>Building</b>:</p> <ul style="list-style-type: none"> <li>i. <b>Motor Vehicle</b> exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW);</li> <li>ii. Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes;</li> <li>iii. <b>Recreation Vehicle</b> or <b>Trailer</b> exceeding 7.5 m (24.6 ft) in length;</li> <li>iv. More than one unlicensed <b>Motor Vehicle</b>; and</li> <li>v. Dismantled or wrecked <b>Motor Vehicle</b>.</li> </ul> <p>c. No <b>Motor Vehicle</b> parking shall be permitted within 1.5 m (5.0 ft) of any</p>

	<b>Lot Line (Rear) or Lot Line (Exterior Side)</b> bounded by a <b>Street</b> .
Commercial zones, Mixed-Use Commercial/Residential zones, and Neighbourhood Centre zones	a. <b>Off Street Motor Vehicle Parking</b> , or storage of any <b>Motor Vehicle, Recreation Vehicle</b> or <b>Trailer</b> must be located entirely on the <b>Lot</b> .
MissionCity Downtown zones	a. <b>Off Street Motor Vehicle Parking</b> , or storage of any <b>Motor Vehicle, Recreation Vehicle</b> or <b>Trailer</b> must be located entirely on the <b>Lot</b> .
Industrial zones	a. <b>Off Street Motor Vehicle Parking</b> , or storage of any <b>Motor Vehicle, Recreation Vehicle</b> , or <b>Trailer</b> must be located entirely on the <b>Lot</b> .
Institutional zones	a. <b>Off Street Motor Vehicle Parking</b> , or storage of any <b>Motor Vehicle, Recreation Vehicle</b> or <b>Trailer</b> must be located entirely on the <b>Lot</b> .
Resource Industrial zones	a. <b>Off Street Motor Vehicle Parking</b> , or storage of any <b>Motor Vehicle, Recreation Vehicle</b> or <b>Trailer</b> must be located entirely on the <b>Lot</b> .

i. Replace Section 109 E.3.I. (table) with the following table:

<b>Use</b>	Minimum Number of Required Parking Spaces
All <b>Uses</b> other than <b>Uses</b> listed below:	2.0 spaces per <b>Dwelling Unit</b>
<b>Apartment</b> (Market Strata) – Studio and 1 bedroom	1.0 spaces per <b>Dwelling Unit</b> , plus 0.2 spaces per <b>Dwelling Unit</b> for visitor parking
<b>Apartment</b> (Market Strata) – 2 bedroom or greater	1.5 spaces per <b>Dwelling Unit</b> , plus 0.2 spaces per <b>Dwelling Unit</b> for visitor parking
<b>Apartment</b> (Market Rental) – All unit sizes	0.75 spaces per <b>Dwelling Unit</b> , plus 0.2 spaces per <b>Dwelling Unit</b> for visitor parking
<b>Apartment</b> (Affordable Rental) – All unit sizes	0.5 spaces per <b>Dwelling Unit</b> , plus 0.2 spaces per <b>Dwelling Unit</b> for visitor parking
<b>Bed and Breakfast</b>	1.0 space per every 2 guest room used
<b>Boarding Use</b>	1.0 space per every 2 guest room used
<b>Home Occupation</b>	1.0 space per every non-resident employee, plus 1.0 space per additional commercial <b>Motor Vehicle</b> required for the <b>Home Occupation</b>
<b>Indoor Amenity Space</b>	N/A
<b>Manufactured Home Park</b>	2.0 spaces per <b>Dwelling Unit</b> , plus 0.2 spaces per <b>Dwelling Unit</b> for visitor parking
<b>Outdoor Amenity Space</b>	N/A
<b>Residential Care</b>	1.0 space per every 3 beds
<b>Secondary Dwelling Unit</b>	1.0 space - must not impede access to the parking for the primary residential use.
<b>Secondary Family Dwelling</b>	2.0 spaces per <b>Dwelling Unit</b>
<b>Supportive Recovery</b>	1.0 space per 2 <b>Sleeping Units</b>
<b>Townhouse</b>	2.0 spaces per <b>Dwelling Unit</b> , plus 0.2 spaces per <b>Dwelling Unit</b> for visitor parking A maximum of 25% of all <b>Dwelling Units</b> in a <b>Townhouse</b> development may have <b>Parking (Tandem)</b> and a maximum of 50% of all <b>Dwelling Units</b> in a <b>Townhouse</b> building may have <b>Parking (Tandem)</b> .  Where parking in the excess of the maximums identified above is desired, all excess <b>Parking (Tandem) Dwelling Units</b> must provide a <b>Driveway</b> apron or on-site resident only <b>Motor Vehicle</b> parking space that meets the minimum required dimensions of a <b>Motor Vehicle</b> parking space as appropriate (compact options do not apply).

- j. Creation of new subsection – create Section 109 J. Accessible Parking Requirements

o **J. Accessible Parking Requirements**

1. Accessible parking shall be provided for in accordance with the following table:

Minimum Number of Required Parking Spaces	Minimum Number of Required Accessible Parking Spaces
10-50	1.0
For each additional 50 parking spaces or part thereof, up to and including 300	1.0 additional
300+	1% of additional parking spaces required

2. Required **Accessible Parking Spaces** shall comply with the following:

- a. Be located close, and be accessible, to a **Building** entrance;
- b. In the case of **Townhouses**, **Accessible Parking Spaces** shall be provided based only on the required visitor parking spaces, calculated in accordance with Section 109;
- c. In the case of **Townhouses**, where **Accessible Parking Spaces** shall be provided, those spaces must be located in a central location; and
- d. When parking is located in a combination of underground and surface parking, at least one **Accessible Parking Space** shall be provided in each location.

3. **Accessible Parking Spaces** shall comply with the following:

- a. The minimum width of which shall be determined by adding 1.3 metres to the minimum width required under Section 109 (compact options do not apply);
- b. Be clearly identified using the international symbol of accessibility;
- c. Have a firm, slip resistant and level surface; and
- d. At least 1 such space shall have a pedestrian pathway with a minimum width of 1.2 metres immediately adjacent to the designated **Accessible Parking Space**; this pedestrian pathway may serve more than one **Accessible Parking Space** and must be clearly marked.

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_, 2023

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2023

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2023

APPROVED by the Ministry of Transportation and Infrastructure this \_\_\_\_ day of \_\_\_\_\_, 2023

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2023

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PAUL HORN  
MAYOR

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JENNIFER RUSSELL  
CORPORATE OFFICER