

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:

o ***Trailer***

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

Excludes:

- ***Recreation Vehicle***

o ***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:

o ***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:

o **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:

o **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:

- o 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:

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

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

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

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

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER