

**CITY OF MISSION**

**BYLAW 6337-2024-5949(179)**

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 City 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 6337-2024-5949(179)".
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - (a) inserting a new Section 803 Urban Compact Zone UC300 as identified on Schedule 1 attached to and forming part of this Bylaw;
  - (b) adding Urban Compact Zone UC300 as a permitted zone in Section 105.B.d.; and
  - (c) renumbering all affected sections accordingly.

READ A FIRST TIME this 3rd day of March, 2025

READ A SECOND TIME this 3rd day of March, 2025

READ A THIRD TIME this 3rd day of March, 2025

APPROVED by the Ministry of Transportation and Infrastructure this 20<sup>th</sup> day of March, 2025

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 202~~x~~

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PAUL HORN  
MAYOR

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JENNIFER RUSSELL  
CORPORATE OFFICER

## Urban Compact 300 Zone UC300

### A. Zone Intent

1. The intent of the **UC300** Zone is to allow one **Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse** along with compatible **Accessory Uses** on a **Lot** designated Single Family within the Silverdale Central Neighbourhood Plan.
  - a. All UC300 **Lots** shall be developed with **Detached Garages** with access from a **Lane** where a lane is available.

### B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **UC300** Zone:
  - a. **Residential** limited to one of:
    - i. **Single Family Dwelling**; or
    - ii. **Duplex**; or
    - iii. **Triplex**; or
    - iv. **Fourplex**; or
    - v. **Infill Townhouse**
2. The following **Accessory Uses** and no other shall be permitted in the **UC300** Zone:
  - a. **Accessory** limited to:
    - i. **Accessory Building**, and
    - ii. **Accessory Structure**.
  - b. **Agriculture** limited to:
    - i. **Agriculture (Hobby Greenhouse)**.
  - c. **Residential** limited to:
    - i. **Home Occupation**
    - ii. **One Secondary Suite**; per real estate entity, subject to Section 1959 C.
 And one of:
    - i. **Boarding Use** within a **Single Family Dwelling** or **Duplex** only, or
    - ii. **Residential Care** within a **Single Family Dwelling** only.
  - d. **Storage** limited to:
    - i. **Enclosed Storage**.

**SECTION 803****URBAN COMPACT ZONE****UC300****C. Number of Dwelling Units**

1. Lots serviced by both municipal water and sanitary sewer and:
  - a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three **Dwelling Units**.
  - b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four **Dwelling Units**.
2. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite**.

**D. Lot Area**

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width ( <b>Corner Lot</b> )	Width ( <b>Non-Corner Lot</b> )	Depth
<b>UC300</b> With Lane	300.0 sq m (3,229 sq ft)	11.5 m (37.7 ft)	10.0 m (32.8 ft)	30.0 m (98.4 ft)
<b>UC300</b> Without Lane	300.0 sq m (3,229 sq ft)	12.5 m (41.0 ft)	11 m (36.0 ft)	25.0 m (82.0 ft)

2. **Bare Land Strata:**

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	<b>Lot Area (Minimum)</b>	<b>Lot Area (Average)</b>
<b>UC300</b>	300.0 sq m (3,229.0 sq ft)	300.0 sq m (3,229.0 sq ft)

**SECTION 803****URBAN COMPACT ZONE****UC300****E. Setbacks**

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

UC300 with lane	Front	Rear	Interior Side	Exterior Side
<b>Principal Building</b>	4.0 m (9.8 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
<b>Accessory Building/Structure</b>	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum  2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

UC300 without lane	Front	Rear	Interior Side	Exterior Side
<b>Principal Building</b>	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
<b>Accessory Building/Structure</b>	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum  2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

2. The minimum separation required between the **Principal Building** and all **Accessory Buildings** exceeding 3.0 m (9.8 ft) in **Height**, including a **Detached Garage** regardless of **Building Height**, is 3.0 m (9.8 ft).
3. Notwithstanding Section 801 Part D.1, all **Buildings** shall be sited a minimum of 3.0 m (9.8 ft) from all **Undevelopable Areas** as defined in this Bylaw.

**F. Lot Coverage**

1. **Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	<b>Lot Coverage</b>
<b>UC300 with lane</b>	55%
<b>UC300 without lane</b>	50%

**SECTION 803****URBAN COMPACT ZONE****UC300****G. Floor Space**

- The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

Zone	<b>Floor Space Ratio</b>	<b>Maximum Floor Area</b>
<b>UC300</b>	N/A	300.0 sq m (3,2290 sq ft)

- For the purpose of calculating Floor Area within the UC300 Zone **Basements** shall be included.
- The maximum **Floor Space** of the upper most **Storey** of the **Principal Building** shall not exceed 85% of the **Floor Space** of the **Storey** below it. The reduced **Floor Space** of the upper most **Storey** shall be accomplished by an offset from either the front exterior walls, side exterior walls, or a combination thereof, of the **Storey** below.

For the purposes of calculating the 85%, the following criteria apply:

- Notwithstanding the definition of **Floor Space**, the 85% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.

Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.

**H. Impervious Surfaces**

- Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	<b>Lot Area</b>
<b>UC300</b>	60%

**I. Height of Buildings**

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	<b>Principal Building</b>	<b>Accessory Building/ Structure</b>
<b>UC300</b>	10.5 m (34.4 ft)	6.0 m (19.7 ft)

**J. Off Street Motor Vehicle Parking**

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

**K. Agriculture (Hobby Greenhouse) Use**

Limited to a maximum of one **Building** not exceeding a total area of 20 sq m (215.3 sq ft).