

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 20th day of March, 2025

ADOPTED this ____ day of _____, 202~~5~~

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

SECTION 803**URBAN COMPACT ZONE
UC300****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.
 - i. ***Secondary Suite***
 - 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 (Corner Lot)	Width (Non- Corner Lot)	Depth
UC300 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)
UC300 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	Lot Area (Minimum)	Lot Area (Average)
UC300	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
Principal Building	4.0 m (9.8 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	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
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	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	Lot Coverage
UC300 with lane	55%
UC300 without lane	50%

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

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

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

- a. For the purpose of calculating Floor Area within the UC300 Zone **Basements** shall be included.
2. 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:

- a. 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

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

Zone	Lot Area
UC300	60%

I. Height of Buildings

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

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

J. Off Street Motor Vehicle Parking

1. **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).