

CITY OF MISSION

BYLAW 6341-2025-5949(181)

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 6341-2025-5949(181).
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

- a) Remove "Bed and Breakfast" from Section 102 Definitions;
- b) Add the following to Section 102 Definitions:

Short-Term Rental

Means a business operated as a ***Home Occupation*** to provide the temporary sleeping accommodations for guests for a prescribed charge, where the maximum length of stay for any guest is less than 90 consecutive days. Also has the same meaning as the term "short-term rental accommodation service" within the *Short-Term Rental Accommodations Act*.

- c) Add the following to Section 106.B. Uses Permitted in All Zones:
 3. Short-Term Rental provided the use conforms to Section 107.D. – Short-Term Rental Regulations
- d) Remove "Bed and Breakfast" from the table in Section 106.F.13 Use Regulations - Residential Uses;
- e) Replacing Section 107.D. Bed and Breakfast Operation Regulations with the following:

Short-Term Rental Regulations

1. In addition to other **Home Occupation** regulations, **Short-Term Rental** operations shall comply with the following:
 - (a) **Short-Term Rental** operations are permitted in the following residential uses:
 - (i) ***Single Family Dwelling***
 - (ii) ***Duplex***
 - (iii) ***Triplex***
 - (iv) ***Fourplex***

- (v) **Infill Townhouse**
 - (vi) **Townhouses**
 - (vii) **Apartment**
 - (viii) **Coach House**
 - (ix) **Garden Cottage**
 - (x) **Secondary Suite**
 - (xi) **Manufactured Home**
- (b) Limited to taking place within the host's **Principal Dwelling Unit** and/or within:
- (i) One **Secondary Suite** located on the same **Lot** as the hosts **Principal Dwelling Unit**; or,
 - (ii) One **Secondary Detached Unit** located on the same **Lot** as the hosts **Principal Dwelling Unit**.
- (c) Despite any other provisions within this Bylaw, all **Short-Term Rental** operations are subject to the provisions of the *Short-Term Rental Accommodations Act* and other Provincial regulations pertaining to **Short-Term Rental** operations.
- f) Remove "Bed and Breakfast" from the table in Section 109.E.3.I. Residential;
- g) Remove the following sections:
- i. Section 203.B.2.d.i. (first set)
 - ii. Section 501.B.2.e.iii
 - iii. Section 901.B.2.c.i. (second set)
 - iv. Section 902.B.2.c.i. (second set)
 - v. Section 1001.B.2.c.iii.
 - vi. Section 1002.B.2.c.iv
 - vii. Section 1003.B.2.c.iii.
 - viii. Section 1004.B.2.c.ii
 - ix. Section 1101.B.2.c.ii.
 - x. Section 1102.B.2.c.iii.
 - xi. Section 1201.B.2.c.ii.
 - xii. Section 1202.B.2.c.iii.
 - xiii. Section 1938.B.2.c.i. (first set)
 - xiv. Section 1950.B.2.c.i.
- h) And renumbering all affected sections accordingly.
- READ A FIRST TIME this ____ day of _____, 202x
- READ A SECOND TIME this ____ day of _____, 202x
- PUBLIC HEARING held this ____ day of _____, 202x
- READ A THIRD TIME this ____ day of _____, 202x

ADOPTED this ____ day of _____, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER