

**CITY OF MISSION**

**BYLAW 6354-2025-5949(187)**

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 6354-2025-5949(187)".
2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:
  - a. Deleting the definition for "**Secondary Dwelling Unit**" from Section 102.A.
  - b. Deleting the term "**Lot Area**," from Section 104.K.1.
  - c. Deleting Section 107.A.1 and replacing it with the following:
    1. **Home Occupations** shall adhere to the following regulations:
      - a. Operator(s) of the **Home Occupation** must reside on the **Lot** where the **Home Occupation** is conducting business.
      - b. **Home Occupations** shall be entirely enclosed within a **Building**.
      - c. No more than two (2) **Home Occupations** shall be permitted within a **Dwelling Unit** in the case of Attached Multi-unit Residential **Development**.
      - d. The maximum number of patrons or students for all **Home Occupations** on a **Lot** shall be limited to 10 patrons or students assembled at one time.
      - e. Notwithstanding the definition of **Retail (Minor)**, retail sales of goods shall be limited to a **Floor Space** of less than 10.0 sq m (108.0 sq ft).
      - f. Shall provide **Off Street Motor Vehicle Parking** in accordance with Section 109.
      - g. The maximum **Floor Space** that is permitted for all **Home Occupations** per **Dwelling Unit** shall adhere to Table 107.1:

<b>Official Community Plan</b> Designation	Maximum <b>Floor Space</b>
<i>Rural, Rural Residential and Suburban Residential</i> (greater than 1.8 ha (4.4 ac))	186.0 sq m (2,002.0 sq ft)
<i>Rural, Rural Residential and Suburban Residential</i> (equal to or less than 1.8 ha (4.4 ac))	140.0 sq m (1,500.0 sq ft)
All OCP designations within the <i>Urban Growth Boundary</i> , except <i>Suburban Residential</i>	56.0 sq m (603.0 sq ft)

- d. Adding **Retail (Pharmacy)** as a permitted use to Section 202.B.1.g.
- e. Adding the following to Section 901.C:
  - 3. Within the R930 Zone, **Lots** serviced by municipal water only, are permitted two **Dwelling Units** in the form of a **Single Family Dwelling** and either a **Secondary Suite** or **Secondary Detached Unit**.
- f. Deleting Section 1003.D.
- g. Deleting Section 1941.B.2 and replacing it with the following:
  - 2. The following **Accessory Uses** and no other shall be permitted in the **CD41** Zone:
    - a. **Residential** limited to:
      - i. **Home Occupation**.
    - b. Storage limited to:
      - i. **Enclosed Storage**.
- h. Renumbering all affected sections accordingly.

READ A FIRST TIME this \_\_\_\_ day of \_\_\_\_\_, 2025

READ A SECOND TIME this \_\_\_\_ day of \_\_\_\_\_, 2025

READ A THIRD TIME this \_\_\_\_ day of \_\_\_\_\_, 2025

ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2025

---

PAUL HORN  
MAYOR

---

JENNIFER RUSSELL,  
CORPORATE OFFICER