

CITY OF MISSION
NOTICE OF REZONING BYLAWS

NOTICE IS GIVEN under sec.467 of the *Local Government Act* that rezoning bylaws 6341-2025-5949(181), 6354-2025-5949(187) and 6355-2025-5949(188) received 1st and 2nd readings on Monday, April 7, 2025 and will be considered for 3rd reading on Monday, May 5, 2025.

In accordance with Section 464(2) of the Local Government Act, no public hearing is required for applications that are consistent with the Official Community Plan.

A copy of the proposed bylaws and other relevant documents, may be inspected online at mission.ca by searching "Public Notice", between the dates of Friday, April 18, 2025, to Monday, May 5, 2025.

There are no in-person speaking opportunities for the proposed bylaw amendments.

Should you wish to make known any comments that you may have about a proposed bylaw send your written submission, including your name and address, **by 4:00 pm on Friday, May 2, 2025**, to planning@mission.ca, or fax to 604-826-1363, or mail to 7337 Welton Street, Mission, BC V2V 3X1.

Bylaws to be considered:

1. ZONING AMENDING BYLAW 6341-2025-5949(181)

The purpose of the Bylaw is to amend Zoning Bylaw 5949-2020 by removing the bed and breakfast regulations in their entirety and replacing them with Short Term Rental regulations consistent with those set by the Province.

2. ZONING AMENDING BYLAW 6354-2025-5949(187)

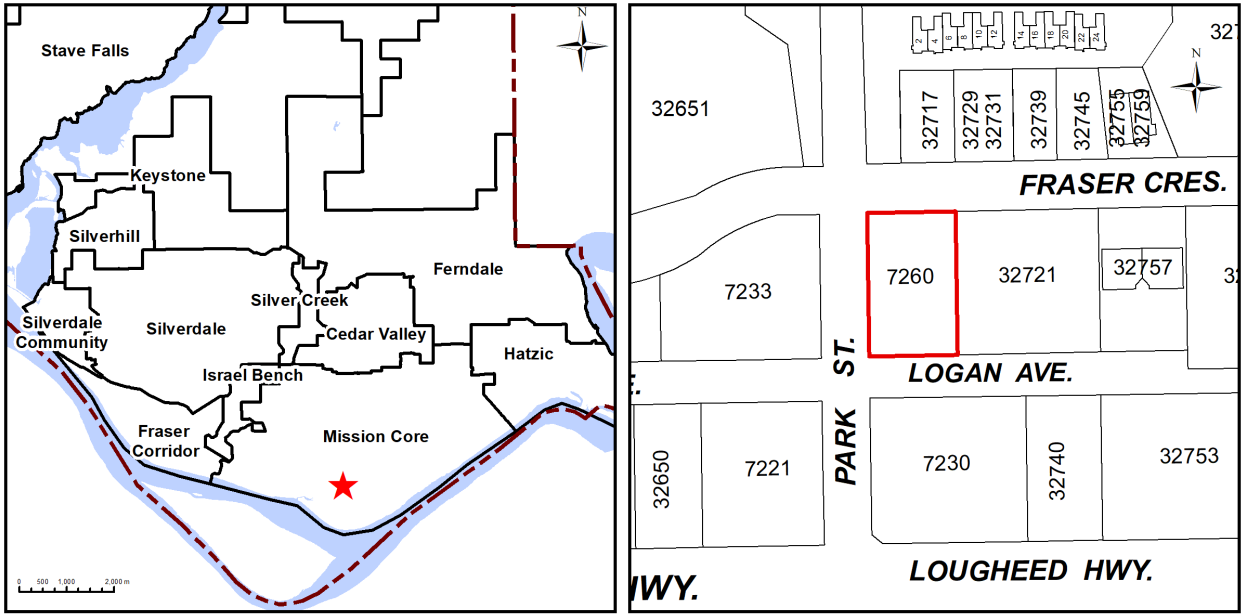
The purpose of the Bylaw is to amend Zoning Bylaw 5949-2020 to remove inconsistencies in the Zoning Bylaw. The proposed housekeeping amendments are as follows:

- a. Section 102.A Definitions amended by deleting the term "Secondary Dwelling Unit";
- b. Section 104.K.1 Undevelopable Area amended by deleting the term "Lot area";
- c. Section 107.A.1 Home Occupation amended by specifying operator(s) of the home occupation must reside on the lot where the home occupation is conducting business;
- d. Section 202.B.1.g Mission City Downtown Two Zone (DT2) amended by adding Retail (Pharmacy) as a permitted use;
- e. Section 901.C Urban Residential Zones amended by permitting R930 Zone lots, serviced by municipal water only, two dwelling units in the form of a single-family dwelling and either a secondary suite or secondary detached unit;
- f. Section 1003.D Suburban 20 Zone (S20) amended by deleting Section 1003.D which is a duplicate of 1003.F;
- g. Section 1941.B.2 Comprehensive Development 41 Zone (CD41) amended by adding home occupation as a permitted accessory use; and
- h. Renumbering all affected sections accordingly.

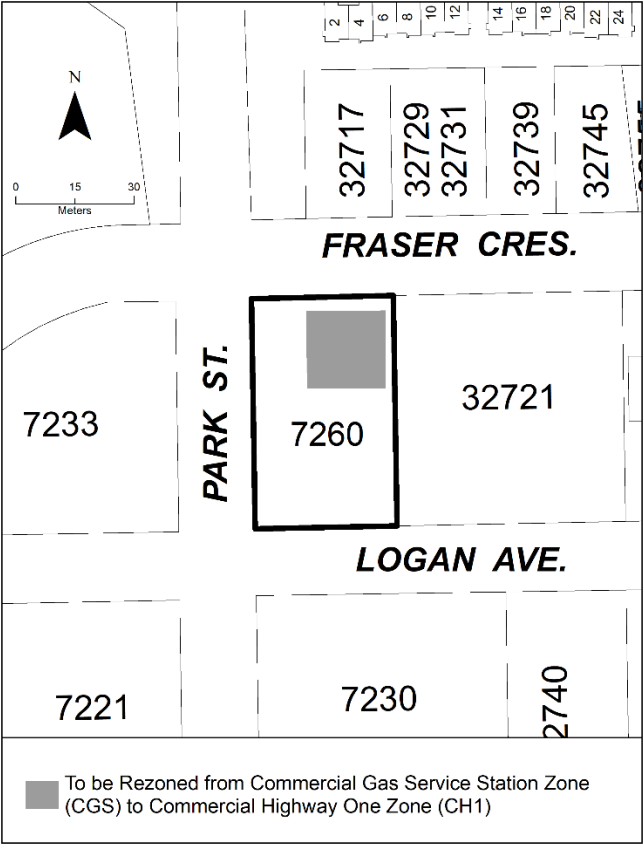
3. ZONING AMENDING BYLAW 6355-2025-5949(188)

The purpose of the Bylaw is to rezone a portion of the property located at 7260 Park Street (shown on the maps below) from Commercial Gas Service Station (CGS) zone to Commercial Highway One (CH1) zone to allow a broader range of commercial uses.

Location Map:



Zoning Map:



For further information regarding these bylaws, please contact Planning at 604-820-3748.

Corporate Officer
Dated at Mission, BC
this April 16, 2025