



Welcome

2026 Official Community Plan (OCP)

OPEN HOUSE

The OCP is a long-term plan that captures community's vision and acts as a guide to planning land use, infrastructure, recreation, arts and more, as our city grows.

Why the 2026 OCP?

Following the adoption of the 2025 Official Community Plan (OCP), an inconsistency between the version considered by Council and the version later posted on the City's website was found.

The discrepancy concerned the Land Clearing Management Program Development Permit Guidelines (E1 and E2), that were intended to be included in the 2025 OCP but unintentionally missed. For this reason, a substantively similar OCP Bylaw is now being introduced in 2026.

Summary of What has Changed in the 2026 OCP

1. FVRD's Regional Context Statement (RCS)

- The 2025 OCP contained a placeholder for the Fraser Valley Regional District's RCS because the legislated review and approval had not yet been completed.
- The 2026 OCP now incorporates the updated RCS as required.

3. "Health and Wellness District", not "Health and Wellness Hub"

- Previously referred to as "Health and Wellness Hub" in the 2026 OCP policy text.
- The 2026 OCP corrects this to "Health and Wellness District" for consistency with Schedules 01a and 01b (Land Use Designation Maps).

2. Land Clearing and Management Practices (LCMP) Development Permit Guidelines

- Guidelines for Land Clearing and Management Practices (LCMP), added May 6, 2024, were unintentionally left out of the 2025 OCP.
- The 2026 OCP reintroduces these E1 and E2 Environmental Development Permit guidelines, completing Council-approved policies on land clearing, forest ecosystems, and riparian protection without adding new policy directions.



Scan here to learn more!

OCP Structure and Previous Engagement

1.) Introduction

Summarizes the current context of Mission, pressing issues that guided development of this OCP, the overarching vision and guiding principles of the OCP, and the purpose of the OCP document itself. This OCP section also describes the relationship between the OCP and the Fraser Valley Regional District Regional Growth Strategy, as required by the Local Government Act.

2.) How We'll Grow

Explains the new Land Use & Urban Design Strategy for the City and the specific planning objectives and policies and regulations associated for each designation.

This includes:

- Outlining where and how growth should happen, and how land uses work to improve the community.
- A focused and comprehensive approach to Design Guidelines for form and character including design of public realm places such as streets for people and parks and plazas.
- A new process for Rural Mission, Rural Industrial planning, and neighbourhood plan creation and amending is also outlined.
- Considerations for policies around transportation and servicing that align with the City's growth vision and broader city building objectives.

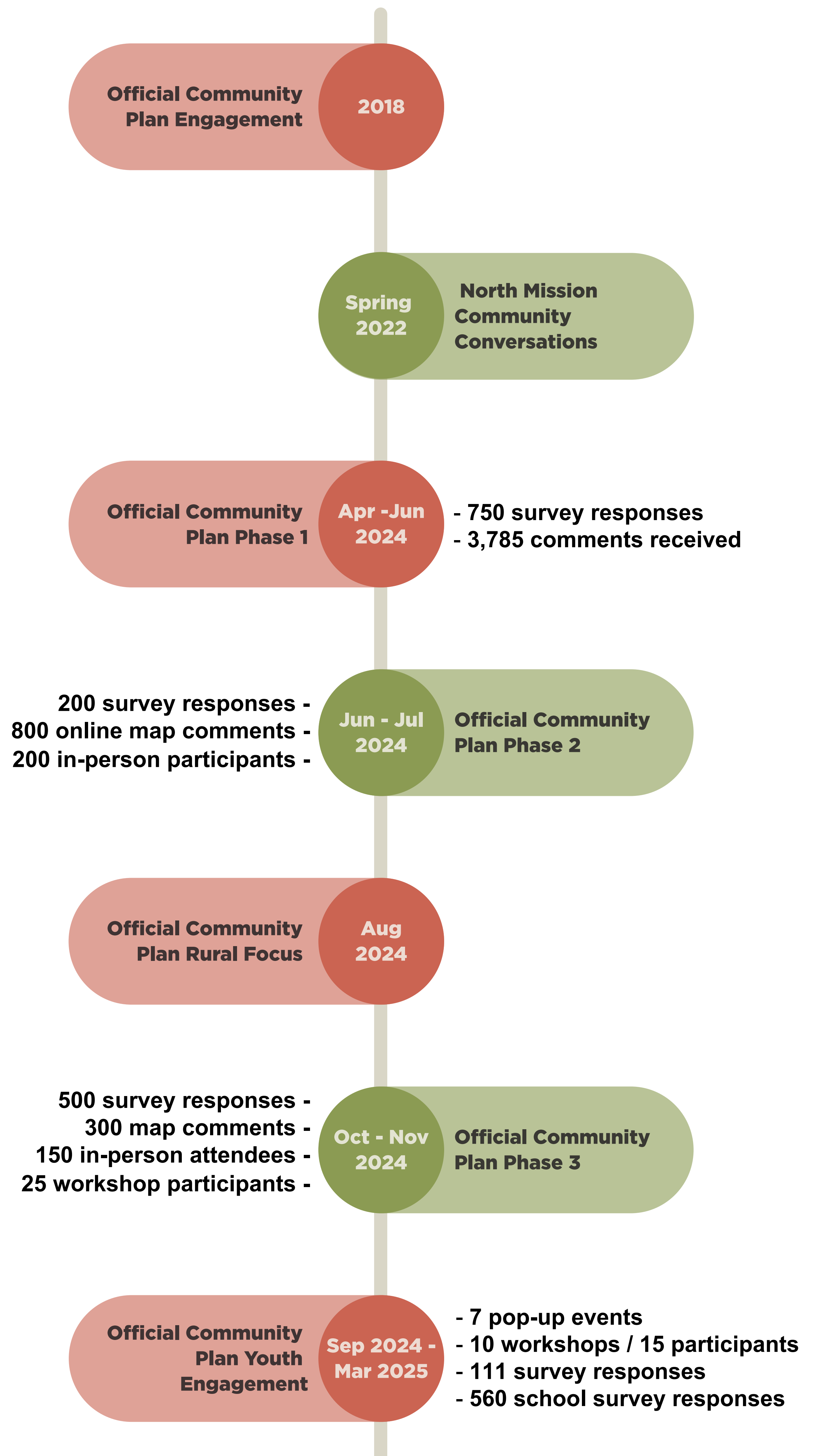
3.) Making It Happen

- The core policy section of the OCP that focuses on the themes related to building a better Mission examined through extensive community engagement, from mobility to environment, arts, culture, and heritage, economic growth, and everything in-between that, in combination, provide a sound framework for creating a complete community.
- Chapter 3 works hand in hand with Chapter 2 to present a comprehensive roadmap for achieving the City's overall vision.

4.) Implementation

- Outlines how the OCP objectives are implemented and how the City will evaluate and amend the OCP over time.
- This section includes guidance for inter-departmental collaboration, asset management, monitoring OCP implementation progress, and direction for managing the transition time between OCP adoption and the preparation of a new Zoning Bylaw.
- A framework for plan monitoring is incorporated to illustrate regular progress. This section includes requirements related to Development Permits and authorization of Temporary Use Permits.

Previous Engagement in 2025



Guiding Principles



Connected & Active Public Places

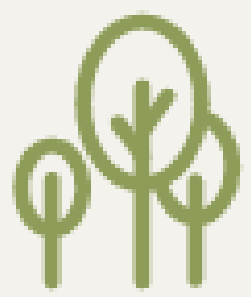
As part of the Mission lifestyle, residents value being close to all of the outdoors, parks, and recreational activities our backyard offers.

Providing more opportunities to meet recreation and park needs through an integrated network of green spaces and active mobility infrastructure will make us healthier and happier for future generations!



Economic Growth & Opportunity

Opportunity means ensuring economic growth, which provides the chance for all Missionites to benefit. This means expanding employment and education opportunities, an open-for-business attitude, and harnessing partnerships for economic prosperity that will drive Mission's growth.



Valued & Protected Natural Spaces

Ensuring Mission's beloved nature is enhanced and expanded throughout the City is an important priority for residents. A commitment to ensuring our natural spaces are better protected and access expanded where appropriate is key to leveraging the longevity and health of our unique setting.



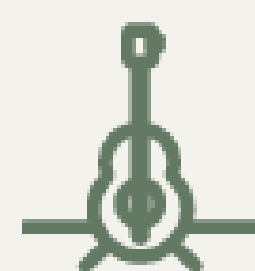
A Caring, Connected Community

Mission residents know their neighbours and take care of each other. As Mission grows, fostering a caring community that provides the resources and supports our residents need has never been more important. Ensuring new growth helps support local businesses and schools, fostering complete communities city-wide is increasingly important.



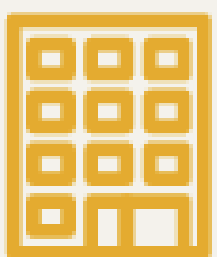
Commitment to Reconciliation

Reconciliation is an ongoing commitment, and one where Mission has already made significant strides. As the City continues to work with local First Nations, more can and will be done to advance Reconciliation.



Vibrant Culture & Respected History

Building on its existing assets, Mission stands ready to lean into its arts, culture, and prosperous community history. Residents enjoy theatre, art, dance, libraries, and many more cultural pillars in our city; opportunities exist to expand them further. Preserving, telling, and amplifying these stories and places enriches the lives of all of us and helps make Mission's unique character resonate with all who call here home.



Attainable Housing For All

Supporting more housing choice can help create more housing affordability. In turn, this housing choice supports economic development and a healthy and socially prosperous future, strengthening the local economy and enhancing our standing as a place where everyone can find and afford their Mission.

Regional Context Statement (RCS)

(to align with the RGS - Fraser Valley Future 2050)

What are RGS and RCS?

The Regional Growth Strategy (RGS) is a strategic plan enabled by the Local Government Act (LGA) that provides an overarching planning framework for coordinating the activities of local and provincial governments, guiding long-term regional growth. FVRD adopted the RGS in April 2024 - it maintains a shared vision for the future, informed by considerable engagement with residents, member municipalities, First Nations, the Province, and neighbouring regional districts.

Following the adoption of a Regional Growth Strategy (RGS), each member municipality must update the Regional Context Statement (RCS) in its Official Community Plan (OCP) to demonstrate alignment with the RGS.

RCS adoption in the 2026 OCP

1. In accordance with Section 446 of the Local Government Act, all Regional Context Statements must be submitted within two years of the RGS being adopted or significantly amended.
2. FVRD and City staff collaborated to achieve an acceptable version.
3. On February 2, 2026, Council endorsed it through a resolution requesting FVRD Board to formally approve it - this is anticipated to occur by end of March 2026.
4. After FVRD Board approves, the RCS along with the 2026 OCP Bylaw will go through a Public hearing and the remaining readings as required for the final adoption of the 2026 OCP Bylaw.

Making it Happen

Environment

Maintain the health and function of Mission's natural assets is critically important to the community's future.

Without significant reductions to world's GHG emissions, median temperature increases in addition to floods, wildfires, smoke, landslides and critical infrastructure loss are expected by 2050.

This chapter supports immediate actions towards mitigating the impacts of climate change and strategic transitions to sustainable growth and development. The City is already taking steps towards this, with efforts like the Land Clearing Management Program. Together with these initiative, planning for efficiently used land resources and transportation infrastructure will help protect valued natural assets, their contributions to municipal services, and the community's quality of life.

Environmental Development Permits

**DPA E:
Natural
Environment
Development
Permit
Area**

Development Permit Area E1:

The Forest Ecosystems Development Permit Area (DPA E1) applies to all properties identified on Schedule 10 of the Official Community Plan Bylaw No. 6350-2025 or as updated.

Development Permit Area E2:

The Riparian Protection Development Permit Area (DPA E2) applies to all areas depicted on Schedule 10 of the Official Community Plan Bylaw No. 6350-2025 or as updated, and any other lands within the Riparian Assessment Areas Protection Regulation

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Parks and Recreation

Some of Mission residents' most beloved parts of the city are their neighbourhood parks and recreation facilities.

Some of our earliest memories were made on swings, in arenas, or playing soccer, with all parks and recreation facilities enriching our lives. As Mission grows, it will become more important than ever to ensure that investments keep these community assets relevant to evolving needs and interests.

Unfortunately, in recent years this investment has not been able to keep pace with the community's substantial growth. Additionally, as newer and denser forms of housing become the norm, fewer residents have access to traditional backyards. This places a higher demand for parkland to be located nearby, designed for passive and active recreation. However, planning and investment in this core area of municipal services is both needed and well underway. Opportunities to expand access to parks through privately-owned public spaces, greater use-sharing and collaborative management with Mission Public Schools and other institutional agencies with large land-holdings, and other emerging ideas can all work together to improve how Mission residents experience and access municipal parks and recreation facilities.

Arts, Culture & Heritage

Mission has a rich and diverse history evolving from First Nations living on the lands and waters of this area for countless generations. This city has developed into a multi-cultural community where residents share their beliefs, values and cultural experiences contributing to the spiritual wellbeing of this place.

Mission's heritage includes built heritage sites and diverse cultural traditions, places, practices, and values, from traditional storytelling, placemaking, and performing arts to social practices. As Mission grows, the community will adapt to the changing social and cultural landscape embracing and influencing its future while respecting and remembering its history.

These policies guide Mission residents to celebrate its everchanging history, heritage buildings, places, cultural activities as it plans for its future. Care is needed to protect and celebrate Mission's arts, culture, heritage, and the invaluable foundation they provide to the community. There is also a need to take a visionary and responsible approach for managing Mission's growth by conserving its historical artifacts, buildings and places.

Reconciliation

This place is situated on the unceded, ancestral, and shared territory of the Stó:lō people, who have occupied these lands since time immemorial. The City of Mission is located on Leq'á:mel, Semá:th, Kwantlen, Sq'éwlets, Máthexwi, and Katzie traditional territories. The traditional language spoken by Stó:lō people is Halq'eméylem.

The City of Mission is committed to reconciliation with First Nations communities and Peoples and will work to ensure that its activities, initiatives, and partnerships reflect the intent of the United Nations Declaration on the Rights of Indigenous People (UNDRIP), and the Truth and Reconciliation Commission's (TRC) Calls to Action.

The City is starting with the adoption of a set of principles that will guide its relationships with Indigenous peoples and commits to the revision and creation of policies to be consistent with UNDRIP and the TRC Calls to Action.

Making it Happen

Economic Growth

The world is rapidly changing, and Mission is well-positioned to build its economic capacity by connecting with additional trading partners in BC, Canada, and internationally.

Mission's potential to grow as a complete community however, is challenged by the current state of its business environment. Approximately 63% of Mission's workforce finds employment elsewhere in the region. Mission's commuting workforce leads to an outflow of retail shopping dollars elsewhere instead of in Mission, and more broadly indicates fewer jobs in Mission than other parts of the region. By attracting more businesses to locate in Mission a positive feedback loop can develop, where new businesses create higher-paying jobs, attract additional new associated businesses to the city, and further grow the local economy.

It is important to ensure that businesses can locate, grow, and thrive in Mission. One of the key initiatives arising from this section of the OCP is direction to prepare a comprehensive economic development strategy that can help achieve these conditions. The strategy's objectives could include:

- Updating the Employment Lands Strategy;

- Identifying and potentially securing additional land to accommodate new Employment and Commercial businesses;
- Promoting the benefits of locating in Mission;
- Attracting new businesses and creating a focus for specific types of businesses that could provide maximum economic benefit for the city;
- Creating a 'shop local' strategy and considering incentives for business retention; and
- Attracting new post-secondary, trades, and health/medical education and research facilities. City of Mission

Downtown

Downtown is a special place in Mission and a destination in its own right.

Nowhere else in the city can such a tightly knit mix of uses be found, from small local shops to a complete mix of housing types to schools and auto shops, the library, museum, archives and more. Cherished by residents, its charm and human-scaled character are essential parts of its attractiveness.

At the same time, recent legislative changes including the Transit-Oriented Area (TOA) development requirements and emerging market pressures have created conditions that mean the next 20 years will feature tremendous growth and change in the Downtown. Importantly, this growth should not be seen as a risk or a threat but as the opportunity it truly is. With growth comes the ability to help form the Downtown into an even more vibrant heart of the community.

Housing Affordability

Expediting the creation of affordable housing in Mission is not the sole responsibility of the City; it requires a shared understanding of compounding challenges— such as rising regional demand, escalating prices, and worsening affordability—supported by robust, locally grounded data to inform coordinated advocacy to Senior Government.

Senior Government holds the primary mandate, funding authority, and regulatory tools to enable affordable housing through agencies such as CMHC, the Ministry of Housing, and BC Housing. They convene national and provincial initiatives collaborating with municipalities and housing partners for strategic investments in housing creation, infrastructure, and integrated housing solutions. The City's role is to advocate to senior governments using data-informed, evidence-based strategies, collaborate with non-profit housing providers, developers, and landowners, and inform local housing needs. Maximizing municipal and partner contributions in alignment with senior government funding and mandates is a critical City role to deliver housing that supports socio-economic inclusion, workforce stability, and community wellness. Aligning mandates, funding, local capacity, and data can collectively address the urgent housing challenges facing Mission foster thriving, connected neighborhoods for generations to come. This shared vision calls for strengthened collaboration between all levels of government and housing stakeholders.

Leveraging comprehensive housing data—from quantitative metrics to on-the-ground insights from local service providers—enables the development of responsive, affordability-focused policies that reflect evolving community realities, economic pressures, and intergovernmental dynamics. Fostering shared investment and ensuring the City of Mission can align housing solutions with community well-being, workforce stability, and the broader vision of inclusive, connected, and thriving neighborhoods.

Addressing homelessness requires a shift from emergency services to a housing-first approach that prioritizes affordable, secure transitional and supportive housing as the foundation for long-term stability, with integrated health and social services to meet complex needs.

A comprehensive approach to housing must address both supply and demand pressures, acknowledging that local housing challenges stem not only from limited supply but also from broader political, social, economic, and global influences.

Community Safety & Well-Being

A wide range of public, community-based and volunteer organizations support Mission's residents' health, social, and safety needs.

The Fraser Health Authority, the RCMP, and the Fire/Rescue Service provide core health and safety services. Dozens of community-serving organizations contribute to a continuum of wellness services that augment the support available to people of all ages and abilities. Collaboration among these groups will continue to generate innovative, project-based solutions and new partnerships.

The City of Mission and these organizations have committed significant resources to enhance Mission's standard of living with strategies and plans focused on wellness, emergency service and response, and stewardship of its natural resources. These policies will support these and future community-wide efforts to enhance local safety and well-being through strategies. Their guidance for providing partnerships, education/awareness efforts, and emergency planning will ensure a safe and welcoming community where residents can thrive.

Making it Happen

Housing Affordability

Expediting the creation of affordable housing in Mission is not the sole responsibility of the City; it requires a shared understanding of compounding challenges—such as rising regional demand, escalating prices, and worsening affordability—supported by robust, locally grounded data to inform coordinated advocacy to Senior Government.

Senior Government leadership is essential

- Senior governments hold the primary funding, policy, and regulatory tools to enable affordable housing.
- Key partners include CMHC, the BC Ministry of Housing and Municipal Affairs, and BC Housing.
- Their programs and investments (housing, infrastructure, integrated supports) are critical to delivering results.

The City of Mission's role

- Advocate to senior governments using local, evidence-based housing data.
- Coordinate and partner with non-profit housing providers, developers, and landowners.
- Identify local needs and align municipal actions (approvals, servicing/infrastructure planning, local capacity) with senior government mandates and funding.
- Support housing outcomes that strengthen inclusion, workforce stability, and community well-being.

Why data and collaboration matter

- Combining quantitative trends with on-the-ground service provider insights helps shape responsive, affordability-focused policy.
- Progress depends on collaboration across all levels of government and housing stakeholders.

Homelessness

- Shift from emergency responses to a Housing First approach:
 - prioritize affordable, secure transitional and supportive housing
 - integrate health and social services to meet complex needs

Big picture

Housing pressures are driven by both supply and demand, plus broader economic, political, and regional/global factors.

Parallel Projects

(Actionable Items from the OCP)

- 1.) Zoning Bylaw Updates
- 2.) Development Permit Area Guidelines Review and Update
- 3.) Development of a Health and Wellness District Area Plan
- 4.) Development of the Lougheed Highway Corridor Concept Plan
- 5.) Affordable Housing Policies
- 6.) Several Other Initiatives.....



2025 OCP Land Use Designations

Downtown

Land Uses

- Commercial
- Institutional
- Mixed-Use
- Residential

Density

Within the Transit Oriented Area

- **3.5 FSR minimum** (Tier 4)
- **2.5 FSR maximum** (Tier 5)
- **6.0 FSR maximum** bonusable

Outside the Transit Oriented Area

- **1.0 FSR minimum**
- **4.5 FSR maximum**
- **6.0 FSR maximum** bonusable

Height

Within the Transit Oriented Area

- **No maximum** (Tier 4 with bonusing)
- **6 storeys maximum** (Tier 5)

Outside the Transit Oriented Area

- **6 storeys maximum**
- **No Maximum** with Community Benefits

Neighbourhood Centre

Land Uses

- Commercial
- Institutional
- Mixed-Use
- Residential

Density

Primary Neighbourhood Centre

- **1.0 FSR minimum**
- **2.0 FSR maximum**
- **3.0 FSR maximum** with Community Benefit

Secondary Neighbourhood Centre

- **0.5 FSR minimum**
- **1.5 FSR maximum**
- **2.0 FSR maximum** with Community Benefit

Rural Neighbourhood Centre

- **0.5 FSR maximum**

Height

Primary Neighbourhood Centre

- 6 storeys maximum
- 8 storeys maximum with Community Benefit

Secondary Neighbourhood Centre

- **6 storeys maximum**
- **8 storeys maximum** with Community Benefit

Rural Neighbourhood Centre

- **2 storeys maximum**

Institutional

Land Uses

- Institutional
- Mixed-Use
- Commercial

Density

- **1.0 FSR minimum**
- **1.5 FSR maximum**
- **2.5 FSR minimum** in Downtown TOA
- **3.0 FSR maximum** with Community Benefit

Height

- **6 storeys maximum**
(maximum height can exceed 6 storeys in the Downtown TOA)

Health and Wellness District

Land Uses

- Commercial
- Institutional
- Mixed-Use
- Residential

Density

- **0.5 FSR minimum**
- **2.0 FSR maximum**
- **3.0 FSR maximum** with Community Benefit

Height

- **6 stories maximum**
- **3 storeys maximum** for residential height
- (in residential buildings that are not mixed-use or developed in accordance with the City's Density Bonusing provisions)

2025 OCP Land Use Designations

Mid-Rise Residential Land Uses

- Residential
- Commercial

Density

- **0.5 FSR** *minimum*
- **2.0 FSR** *maximum*
- **1.0 FSR** *maximum for Rental Units*
- **3.0 FSR** *maximum for Rental Unit Bonus*

Height

- **4 storeys** *maximum*

Mid-Rise Residential Plus

Land Uses

- Residential
- Commercial

Density

- **0.5 FSR** *minimum*
- **2.0 FSR** *maximum*
- **1.0 FSR** *maximum for Rental Units*
- **3.0 FSR** *maximum for Rental Unit Bonus*

Height

- **6 storeys** *maximum*

Urban Residential Townhouse

Land Uses

- Residential
- Home Occupation

Density

- **0.5 FSR** *minimum*
- **1.0 FSR** *maximum*

Height

- **3 storeys** *maximum*

Urban Residential (SSMUH)

Land Uses

- Residential
- Home Occupation

Density

- **0.75 FSR** *minimum*

Height

- **3 storeys** *maximum*

Suburban Residential Land Uses

- Residential
- Home Occupation
- Agriculture

Lot Size

- **0.1 ha** *minimum with water and sewer and/or approved on-site septic system*
- **0.36 ha** *minimum without water and sewer and/or approved on-site septic system*

Rural Residential Land Uses

- Residential
- Home Occupation
- Agriculture

Density

- **1.42 unit per ha** *maximum*

Lot Size

- **0.7 ha** *minimum*

Rural

Land Uses:

- Residential
- Agriculture

Lot Size

- **1.6, 3.6 or 8.0 ha** *minimum*

2025 OCP Land Use Designations

Commercial Land Uses

- Commercial
- Employment
- Institutional
- Mixed Use

Density

- **1.0 FSR** *minimum*
- **1.5 FSR** *maximum*
- **3.0 FSR** *maximum with Community Benefits*

Height

- **6 storeys** maximum

Employment Land Uses

- Employment
- Institutional

Rural Industrial Land Uses

All sites designated Rural Industrial

- Resource Extraction
- Resource Processing
- Employment
- Commercial
- Institutional
- Other uses as supported by Council

Employment / Major Commercial Land Uses

- Commercial
- Employment
- Institutional
- Mixed-use

Waterfront Comprehensive Planning Area

Central Neighbourhood Plan

First Nations

Park & First Nation Land

Silverdale Comprehensive Planning Area

Agriculture

Land Uses:

- Agriculture
- Residential

Parks & Open Spaces

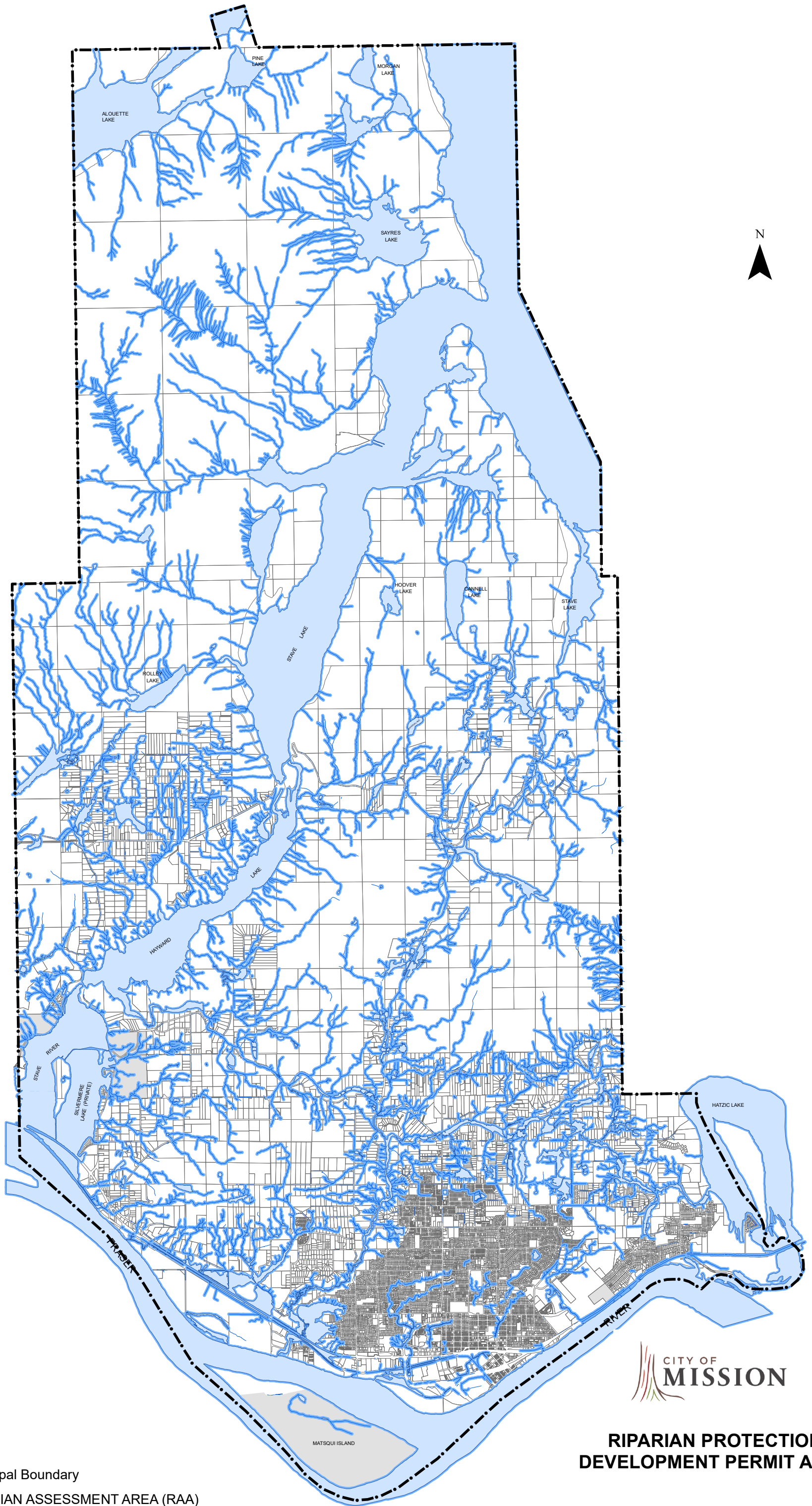
Land Uses:

- Recreation
- Protected Natural Assets
- Commercial

Municipal Forest Land Uses:


- Forestry

Protected Natural Assets



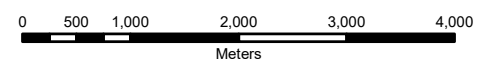
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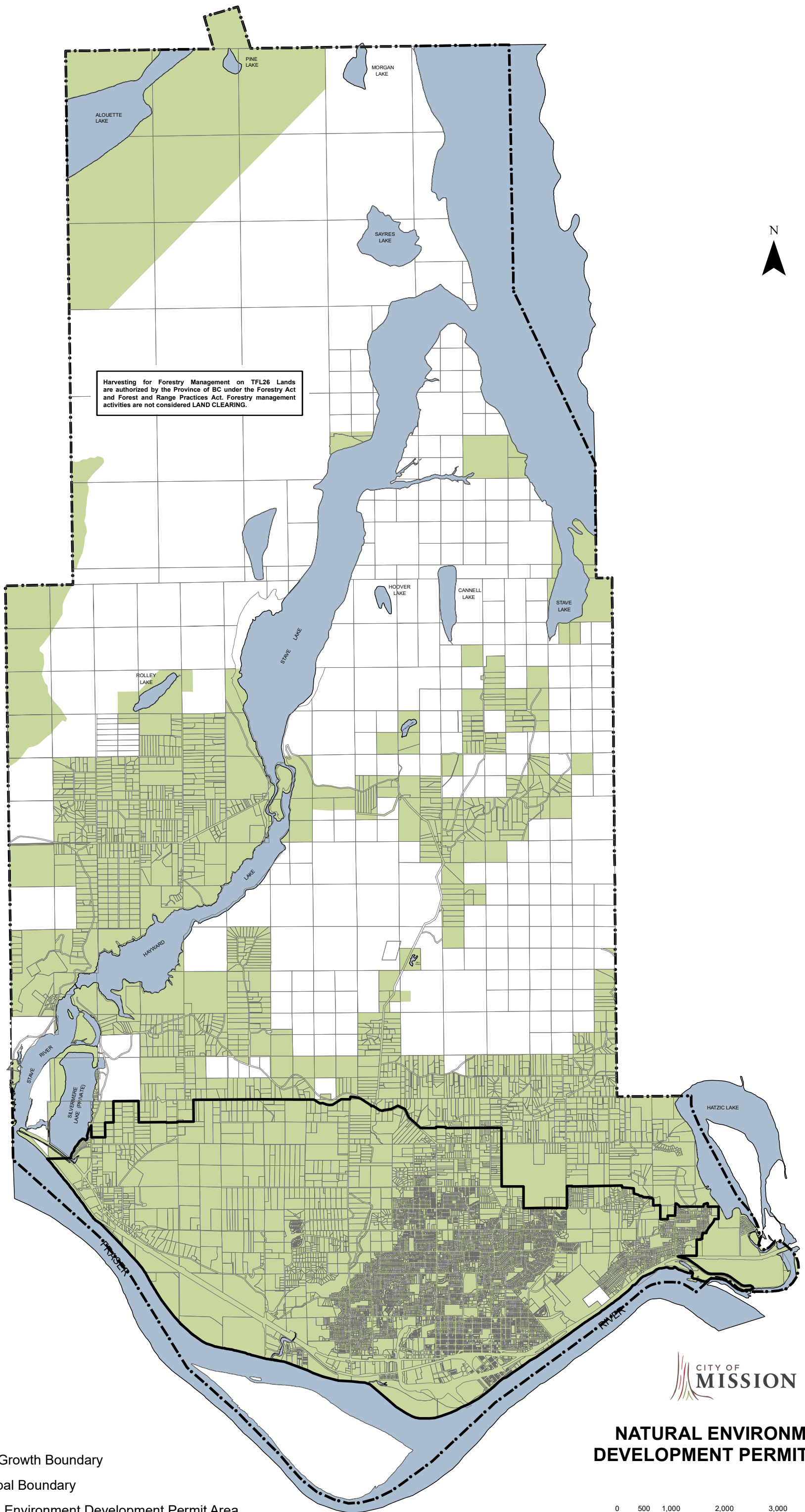
 Municipal Boundary

 RIPARIAN ASSESSMENT AREA (RAA)






**RIPARIAN PROTECTION
DEVELOPMENT PERMIT AREA**





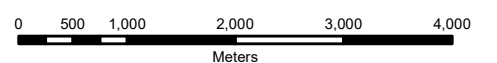
Harvesting for Forestry Management on TFL26 Lands are authorized by the Province of BC under the Forestry Act and Forest and Range Practices Act. Forestry management activities are not considered LAND CLEARING.

Legend

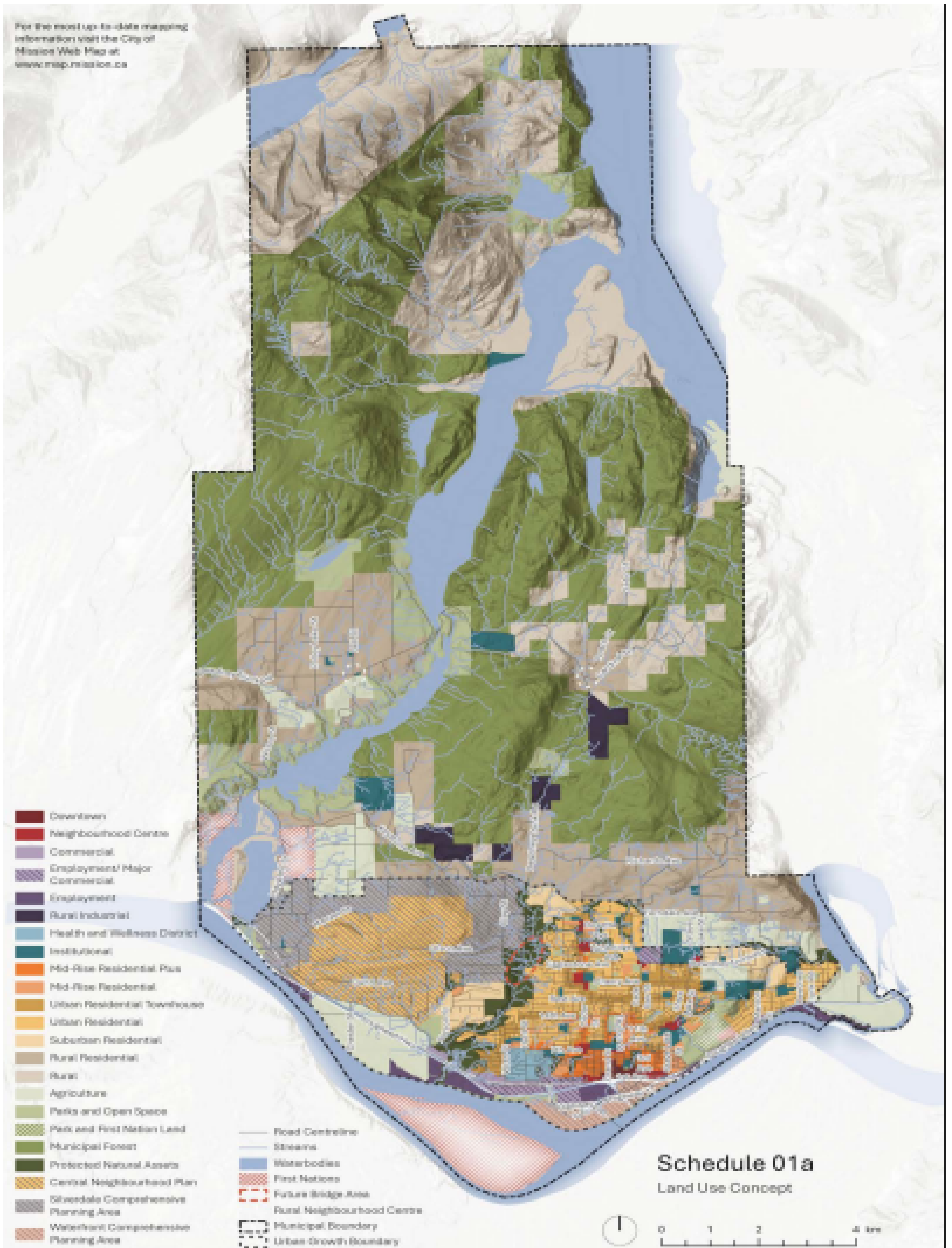
-  Urban Growth Boundary
-  Municipal Boundary
-  Natural Environment Development Permit Area



NATURAL ENVIRONMENT DEVELOPMENT PERMIT AREA



Schedule 01a- OCP Land Use Designations Map



Schedule 01b - OCP Land Use Designations within the Urban Growth Boundary Map

