

H.4 Bylaw for Zoning Regulation of Self-Storage Facilities and Vehicle Storage

Moved By Mayor Helps

Seconded By Councillor Andrew

That the following bylaw **be given first and second readings:**

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1286) No. 22-082

CARRIED UNANIMOUSLY

DRAFT



Council Report

For the Meeting of September 8, 2022

To: Council **Date:** August 29, 2022
From: C. Kingsley, City Clerk
Subject: Bylaw for Zoning Regulation of Self-Storage Facilities and Vehicle Storage

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1286) No. 22-082

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 22-082.

The issue came before Council on August 4, 2022 where the following resolution was approved:

Zoning Regulation of Self-Storage Facilities and Vehicle Storage

That Council direct staff to prepare amendments to the Zoning Regulation Bylaw to prohibit self-storage facilities and vehicle storage lots within existing industrial zones and bring forward the amendment bylaw for first and second readings prior to consideration at a public hearing.

Respectfully submitted,

Curt Kingsley
City Clerk

Report accepted and recommended by the City Manager

List of Attachments:

- Bylaw No. 22-082

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw to prohibit self-storage facilities and the use of storage lots for vehicles intended for sale, rent, or lease in certain industrial zones by adding and amending definitions in Schedule A – Definitions and amending the permitted uses contained in the M-1, M-2, M-3, M-2-A, M-3-BP, and M-G industrial zones in addition to the S-1 service zone.

The Council of The Corporation of the City of Victoria in an open meeting assembled enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1286)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in Schedule A – Definitions:
 - (i) by striking the definition of “**Garage**” and replacing it with:

“**Garage** means a building or part thereof which is used for mechanical or body repairs of motor vehicles, recreational vehicles, boats or trailers.”
 - (ii) by adding the following definition immediately before the definition of “**Semi-attached Dwelling**”:

““**Self-Storage**” means the use of buildings or structures for the storage of goods, materials or equipment in self-contained storage units that are rented to the public.”;
 - (iii) by adding the following definition immediately before the definition of “**Waterfront Lot**”:

““**Vehicle Sales and Rentals**” means the use of a lot to sell, rent, or lease motor vehicles, recreational vehicles, boats or trailers, and that contains a related office.”;
 - (b) in Part 7.1 – M-1 Zone, Limited Light Industrial District – Permitted Uses:
 - (i) by striking out section 1(3)(u) and replacing it with:

“storage lots for undamaged vehicles, impounded or used to park passenger transportation, emergency, commercial service or delivery vehicles, and excludes vehicles intended for sale, rent, or lease”;
 - (ii) by underlining “vehicle sales and rentals” in section 1(3)(w);
 - (c) in Part 7.2 – M-2 Zone, Light Industrial District – Permitted Uses:
 - (i) by striking out section 1(w) and replacing it with:

“storage lots for undamaged vehicles, impounded or used to park passenger transportation, emergency, commercial service or delivery vehicles, and excludes vehicles intended for sale, rent, or lease”;

- (ii) by underlining “vehicle sales and rentals” in section 1(y);
- (d) in Part 7.3 – M-3 Zone, Heavy Industrial District – Permitted Uses:
 - (i) by striking out section 1(gg) and replacing it with:

“storage lots excluding the storage of undamaged vehicles intended for sale, rent, or lease”;
 - (ii) by underlining “vehicle sales and rentals” in section 1(kk);
- (e) in Part 7.24 – M-2-A Zone, Special Light Industrial District – Permitted Uses:
 - (i) by striking out section 1(v) and replacing it with:

“storage lots for undamaged vehicles, impounded or used to park passenger transportation, emergency, commercial service or delivery vehicles, and excludes vehicles intended for sale, rent, or lease”;
 - (ii) by underlining “vehicle sales and rentals” in section 1(x);
- (f) in Part 7.60 – M-3-BP Zone, Heavy Industrial and Brew Pub District – Permitted Uses:
 - (i) by striking out section 7.60.1(ii) and replacing it with:

“storage lots excluding the storage of undamaged vehicles intended for sale, rent, or lease”;
 - (ii) by underlining “vehicle sales and rentals” in section 7.60.1(mm);
- (g) in Part 7.45 – M-G Zone, Government Light Industrial 2 District – Permitted Uses:
 - (i) by striking out section 2(x) and replacing it with:

“storage lots excluding the storage of undamaged vehicles intended for sale, rent, or lease”;
 - (ii) by striking out “vehicle sales, rentals and repairs” in section 2(y) and replacing it with:

“(y) vehicle sales and rentals”
- (h) in Part 7.6 – S-1 Zone – Limited Service District – Permitted Uses:
 - (i) by striking out section 1(t) and replacing it with:

“parking facilities, including buildings and places for the parking of vehicles, but excluding impound lots, storage of damaged vehicles and storage of vehicles intended for sale, rent, or lease”;

Transition Provision

- 3 If a complete application for a development permit in accordance with the Land Use Procedures Bylaw has been received by the City for the following properties prior to August 1, 2022 to permit development of self-storage or a storage lot for vehicles intended for sale, rent or lease, then the provisions of the Zoning Regulation Bylaw No. 80-159 as it was on the day before this Bylaw was adopted will apply to the development that is the subject of the permit for a period of six months beginning from the date of adoption of this Bylaw:

- (i) 2300 Douglas Street (M-1 Zone)
- (ii) 2310 Douglas Street (M-1 Zone)
- (iii) 2312 Douglas Street (M-1 Zone)
- (iv) 2120 Quadra Street (M-2 Zone)

Effective Date

- 4 This Bylaw comes into force on adoption.

READ A FIRST TIME the _____ day of _____ 2022.

READ A SECOND TIME the _____ day of _____ 2022.

Public hearing held on the _____ day of _____ 2022.

READ A THIRD TIME the _____ day of _____ 2022.

ADOPTED on the _____ day of _____ 2022.

CITY CLERK

MAYOR