



Council Report

For the Meeting of August 3, 2023

To: Council **Date:** July 13, 2023

From: Karen Hoesel, Director, Sustainable Planning and Community Development

Subject: **Amendments to Zoning Regulation Bylaw (No. 80-159) to Prohibit Self-Storage Facilities and Storage Lots for Vehicles intended for Sale, Rent, or Lease**

RECOMMENDATION

That Council consider the following motion:

"That Council:

1. waive the Public Hearing for Zoning Regulation Bylaw Amendment Bylaw (No. 1309) No. 23-0073 and Zoning Regulation Bylaw Amendment Bylaw (No. 1310) No. 23-0074 in accordance with section 464 of the *Local Government Act* because an *Official Community Plan* is in effect for the areas that are the subject of these bylaws, and each bylaw is consistent with the *Official Community Plan*; and
2. consider first and second readings to the above-noted bylaws after the required public notifications are completed."

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with two bylaws to amend *Zoning Regulation Bylaw* (No. 80-159) for the purpose of prohibiting the development of new self-storage facilities and storage lots for vehicles, excluding those that are currently in operation and any related active development applications. Direction to prepare these bylaws was originally considered by Council on October 22, 2022 (Attachment A) and reaffirmed on July 6, 2023.

Bylaw No. 23-073 (Attachment B), outlines a new definition for 'Self-Storage' for inclusion in Schedule A – Definitions of *Zoning Regulation Bylaw* (No. 80-159) to distinguish 'self-storage' from the use of 'warehouse' which is a permitted use in most industrial zones. 'Self-storage' will not be identified as a permitted use in the various industrial zones. Therefore, any new self-storage facility will require a rezoning application and consideration by Council. Bylaw No. 23-073 also includes a transition clause to exempt subject properties related to two active development permit applications for self-storage from the proposed *Zoning Regulation Bylaw* amendments for a period of eight months following adoption of the bylaw, to allow sufficient time to process the applications.

Bylaw No. 23-074 (Attachment C), outlines new definitions for 'Garage' and for 'Vehicle Sales and Rental' in Schedule A – Definitions of *Zoning Regulation Bylaw* (No. 80-159) and also amends the following industrial zones to prohibit the use of storage lots for storing undamaged vehicles intended for sale, rent, or lease: M-1, M-2, M-3, M-2-A, M-3-BP, M-G, and S-1 Zones.

The report also recommends that Council waive the requirement for a public hearing for the proposed bylaws in accordance with section 464 of the *Local Government Act* since the bylaws are consistent with the *Official Community Plan*. If Council waives the Public Hearing the City will publish a public notice of the proposed bylaw amendments to the *Zoning Regulation Bylaw* in the local newspapers and City website in accordance with the requirements of section 467 of the *Local Government Act*.

CONCLUSIONS

The proposed amendments provide improved clarity and interpretation related to self-storage and storage lots within the industrial zones contained in the Zoning Regulation Bylaw.

Respectfully submitted,

Robert Batallas
Senior Planner
Community Planning Division

Karen Hoesel, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager.

List of Attachments:

- Attachment A: COTW Report – July 28, 2022
- Attachment B: Bylaw No. 23-073 (Self Storage)
- Attachment C: Bylaw No. 23-074 (Storage Lots)