

Summary of Proposed Changes to Zoning By-law No. 05-200

Section 3 – Definitions		
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Definition	Proposal	Rationale
Self Storage Facility [New] [Note: This definition is to be added after the definition of “Secondary”]	Shall mean the use of a building or part thereof, for the storage of goods in individual storage units, for a fee.	To improve clarity and consistency, a new definition for “Self Storage Facility” has been introduced, separating it from the broader and more industrially oriented “Warehouse” use. By clearly distinguishing self storage as a standalone use, the City is better positioned to guide its location and form.

Section 5 – Parking						
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added						
Section	Proposed Change	Rationale				
<p>Minimum Required Parking Rate Schedule</p> <p>Section 5.7.1</p> <p>iv. Commercial Uses</p> <p>[New]</p> <p>[Note: This parking rate is to be added after “Retail”]</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Self Storage Facility</td> <td style="padding: 5px;">a) In PRA 1, 0.75 for each 100.0 square metres of Gross Floor Area which accommodates the retail and/or office component of the use.</td> </tr> <tr> <td style="padding: 5px;"></td> <td style="padding: 5px;">b) In all other areas, 3.33 spaces for each 100.00 square metres of Gross Floor Area which accommodates the retail and/or office component of the use</td> </tr> </table>	Self Storage Facility	a) In PRA 1, 0.75 for each 100.0 square metres of Gross Floor Area which accommodates the retail and/or office component of the use.		b) In all other areas, 3.33 spaces for each 100.00 square metres of Gross Floor Area which accommodates the retail and/or office component of the use	<p>Parking requirements for self storage facilities have been tailored to reflect the operational characteristics of the use. Since the storage component itself generates minimal daily traffic and limited on-site activity, parking has been concentrated on the accessory retail and office components. The rates reflect the requirements that apply to a Warehouse use with accessory office as there are similarities in the function of the warehouse space and self storage units as it relates to vehicular traffic and parking generation.</p> <p>1. In the PRA 1 Zone, a lower rate of 0.75 spaces per 100.0 square metres of gross floor area for retail/office uses reflects the area’s more compact, pedestrian-oriented context, where reduced automobile reliance is anticipated.</p> <p>2. In all other zones, a higher rate of 3.33 spaces per 100.0 square metres applies to the retail/office portion to account for more auto-oriented development patterns and to ensure adequate accommodation for employees and visitors associated with these components.</p>
Self Storage Facility	a) In PRA 1, 0.75 for each 100.0 square metres of Gross Floor Area which accommodates the retail and/or office component of the use.					
	b) In all other areas, 3.33 spaces for each 100.00 square metres of Gross Floor Area which accommodates the retail and/or office component of the use					

Section 10 – Commercial and Mixed Use Zones		
10.5 – Mixed Use Medium Density (C5) Zone 10.6 – District Commercial (C6) Zone 10.7 – Arterial Commercial (C7) Zone		
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Section	Proposed Change	Rationale
10.5 – Mixed Use Medium Density (C5) Zone		
Permitted Uses 10.5.1 [Note: Unmodified portions of permitted use list have been omitted for clarity.]	[...] Retirement Home Self Storage Facility Social Services Establishment [...]	
Restricted Uses 10.5.1.1 [New]	iv) Self Storage Facility: <ol style="list-style-type: none"> 1. A Self Storage Facility shall not be permitted on the ground floor except for access, loading, utility areas, and accessory retail and office. 2. In addition to Section 10.5.1.1. iv) 1., for any building or portion thereof, subject to the requirements of Section 10.5.3 g) ii) and iii), a maximum of 50% of the width of the ground floor façade facing a Street Line may be occupied by a Self Storage Facility. 	The Mixed Use Medium Density (C5) Zone is intended to support compact, transit-supportive, and pedestrian-oriented development along arterial roads within the City. It encourages a mix of residential, commercial, and community uses. Development in this zone is expected to contribute to a dynamic public realm through built form that engages the street and minimizes vehicular dominance. 1. Self storage facilities are directed away from dominating the ground floor, with exceptions for access, loading, utility areas, and limited accessory retail and office. This

	<ul style="list-style-type: none"> 3. Notwithstanding Section 10.5.1.1 iv) 1., for a building where no portion is subject to the requirements of Section 10.5.3 a) ii), individual storage units of a Self Storage Facility shall be permitted to occupy up to 40% of the ground floor area of the building. 4. With the exception of an access driveway, direct access to internal parking and loading is not permitted along the ground floor façade facing the Front Lot Line. 5. Direct vehicular access to storage units within a Self Storage Facility is prohibited. 	<p>encourages ground floors that are active and pedestrian-oriented.</p> <p>2. Where a self storage facility is located within a building subject to active frontage requirements (per Section 10.5.3 g) ii) and iii)), no more than 50% of the ground floor façade facing a street line may contain a self storage use. This preserves a strong street presence by require the remainder of the frontage to be occupied by more active permitted uses.</p> <p>3. On properties where a self storage facility is located within a building that is not subject to the active street frontage requirements of Section 10.5.3 a) ii), (i.e. a larger property with multiple buildings), individual storage units may occupy up to 40% of the ground floor area. This provision provides some flexibility, while still supporting some active ground floor function.</p> <p>4. With the exception of an access driveway, direct access to internal loading and parking is not permitted along the ground floor façade facing the front lot line. This reduces visual and functional interruptions caused by vehicle-oriented design along the primary street frontage.</p> <p>5. Direct vehicular access to individual storage units is prohibited, thereby discouraging the traditional drive-up model and supporting a more compact, urban, and enclosed building form.</p>
<p>10.6 – District Commercial (C6) Zone</p>		
<p>Permitted Uses</p>	<p>[...]</p>	

<p>10.6.1</p> <p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>Retail Self Storage Facility Social Services Establishment [...]</p>	
<p>Restricted Uses</p> <p>10.6.1.1</p> <p>[New]</p>	<p>ii) Self Storage Facility:</p> <ol style="list-style-type: none"> 1. A Self Storage Facility shall not be permitted on the ground floor except for access, loading, utility areas, and accessory retail and office. 2. In addition to Section 10.6.1.1 ii) 1., for any building or portion thereof, subject to the requirements of Section 10.6.3 g) ii) and iii), a maximum of 50% of the width of the ground floor façade facing a Street Line shall be occupied by a Self Storage Facility. 3. With the exception of an access driveway, direct access to internal parking and loading is not permitted along the ground floor façade facing the Front Lot Line. 4. Direct vehicular access to storage units within a Self Storage Facility is prohibited. 5. The maximum Gross Floor Area for a Self Storage Facility use shall be 10,000 square metres. 	<p>The District Commercial (C6) Zone is intended to support a range of retail and service commercial uses that meet the regular needs of surrounding neighbourhoods. To maintain this commercial focus, self storage facilities are permitted in a limited and context-sensitive manner that preserves the active, service-oriented character of the zone.</p> <p>The rationale for restricted uses 10.6.1.1.ii) 1. through 4 are provided in the rationale for the restricted use provisions of the Mixed Use Medium Density (C5) Zone.</p> <p>In addition, a maximum gross floor area of 10,000 square metres applies the Gross Floor Area cap that is in place for individual commercial uses in the C6 Zone. This ensures self storage uses remain appropriately scaled within the context of a mixed commercial zone.</p>
<p>10.7 – Arterial Commercial (C7) Zone</p>		
<p>Permitted Uses</p>	<p>[...] Restaurant</p>	

<p>10.7.1</p> <p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>Self Storage Facility Surveying, Engineering, Planning or Design Business [...]</p>	
<p>Restricted Uses</p> <p>10.7.1.1</p> <p>[New]</p>	<p>RESTRICTED USES</p> <p>In addition to Section 10.7.1, the following use shall be permitted in accordance with the following restriction:</p> <p style="padding-left: 40px;">i) Notwithstanding the definition of Warehouse found in Section 3: Definitions, Warehouse shall be defined as:</p> <p style="padding-left: 40px;">The use of a building or structure, or part thereof, for the bulk storage or distribution of goods to industrial, commercial or institutional business users or other wholesalers, but shall not include the retailing of goods to the general public. A Warehouse shall not include a Waste Management Facility, Salvage Yard or Towing Establishment.</p>	<p>The Arterial Commercial (C7) Zone is intended to accommodate large-format, auto-oriented commercial uses that serve the travelling public and require substantial lot areas and building footprints. Self storage facilities have traditionally been permitted in this zone under the broader definition of “Warehouse,” given their alignment with the scale, function, and commercial nature of C7 lands. As such, no new regulations for self storage are proposed.</p> <p>In response to recent provincial direction under the Provincial Planning Statement, 2024, the Province has changed how municipalities plan for and protect employment lands and permitted uses within Areas of Employment. These policy changes are being addressed through the Employment Land Review. Amendments to the Zoning By-law concerning permissions within Industrial Zones will occur through the Employment Land Review. As such, no changes are proposed to self storage permissions within Industrial Zones through these amendments. With the addition of Self Storage Facility as a permitted use in the C7 Zone, the definition of Warehouse is being modified in the C7 Zone only to remove the reference to “Mini Storage Facility”.</p>