



WELCOME TO THE CITY OF HAMILTON

# PLANNING COMMITTEE

January 13, 2026

# **PED24135(b) – Self Storage Facilities Review – Amendments to the Rural Hamilton Official Plan and Zoning By-law No. 05-200 (CI 25-A)**

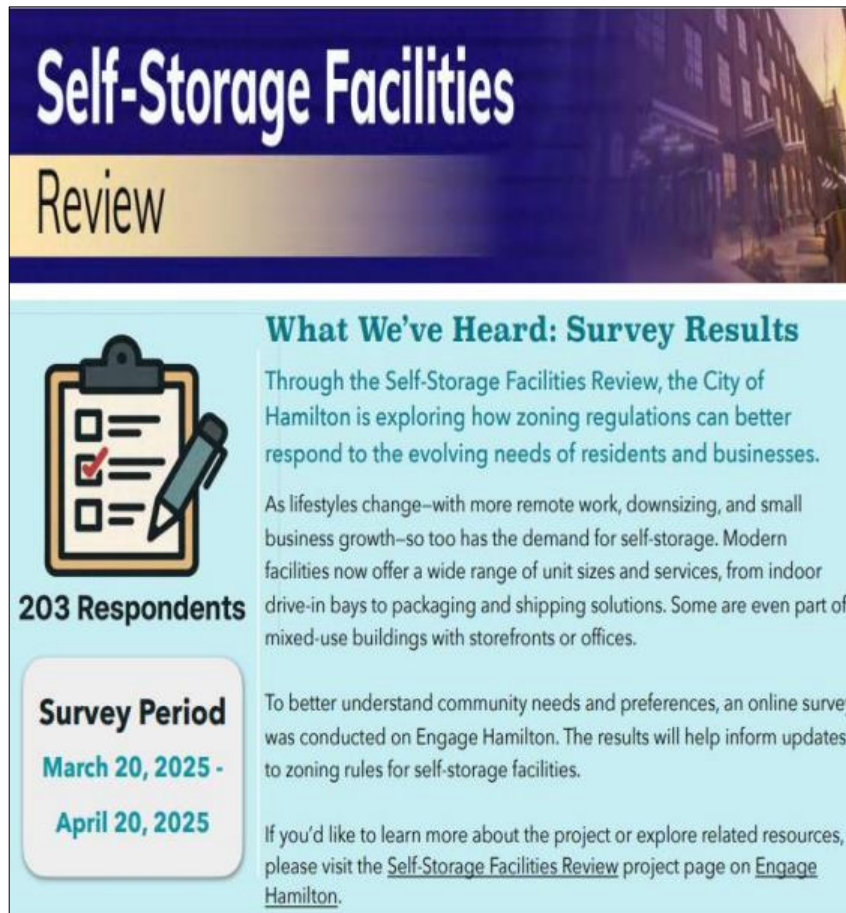
Presented by: Lucas Mascotto-Carbone

# Background:


- Traditionally self storage facilities featured rows of drive-up units with minimal servicing, large lot footprints, and typically found in industrial/arterial zones
- The industry has experienced a surge in demand in response to societal shifts including:
  - Remote work
  - Downsizing
  - Family transitions
  - Apartment living
  - Small business needs
- As a result, newer facilities are incorporating:
  - Diverse unit sizes
  - Indoor drive-in bays,
  - 24/7 secure access, and
  - Various auxiliary services,



# September 9, 2025 Planning Committee:



**Self-Storage Facilities**  
Review



**What We've Heard: Survey Results**

Through the Self-Storage Facilities Review, the City of Hamilton is exploring how zoning regulations can better respond to the evolving needs of residents and businesses.

As lifestyles change—with more remote work, downsizing, and small business growth—so too has the demand for self-storage. Modern facilities now offer a wide range of unit sizes and services, from indoor drive-in bays to packaging and shipping solutions. Some are even part of mixed-use buildings with storefronts or offices.

**203 Respondents**

**Survey Period**  
March 20, 2025 -  
April 20, 2025

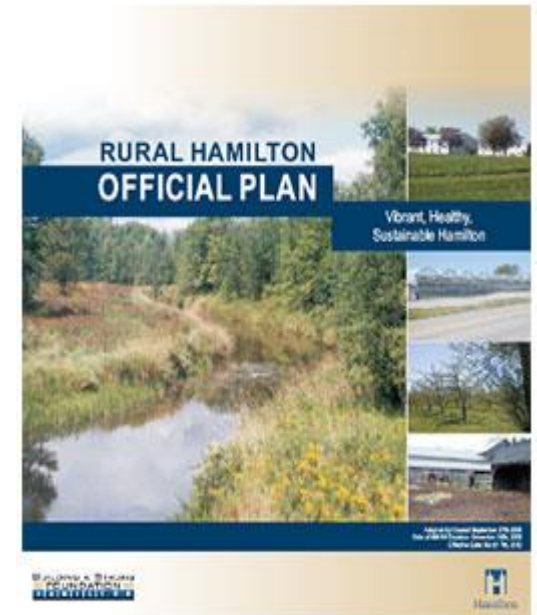
To better understand community needs and preferences, an online survey was conducted on Engage Hamilton. The results will help inform updates to zoning rules for self-storage facilities.

If you'd like to learn more about the project or explore related resources, please visit the [Self-Storage Facilities Review](#) project page on [Engage Hamilton](#).

- At the September 9th, 2025 Planning Committee meeting, the Committee received Report PED24135(a) with the public survey results, and proposed amendments to the Rural Hamilton Official Plan and Zoning By-law No. 05-200.
- Since September, staff have engaged with the Agriculture and Rural Affairs Subcommittee to inform the final draft Rural Hamilton Official Plan Amendment.
- The draft Zoning By-law Amendment received by Council in September is unchanged.

# Initial Draft Rural Hamilton Official Plan Amendment:

- Responding to initial Planning Committee discussion and public survey feedback, a rural policy framework was developed to evaluate self storage proposals in the Rural Area.
- The evaluation framework applied **only within Rural Settlement Areas**, and on a case-by-case basis in the evaluation of self storage proposals:
  1. Transitioning from a legal rural industrial use
  2. Compatible with rural character and nearby uses
  3. Serves local rural needs
  4. No adverse impact on agriculture
  5. Requires Zoning By-law Amendment and Site Plan Approval



This approach balances flexibility and consistency by introducing clear criteria for rural self-storage proposals within Settlement Areas.

# Draft Rural Hamilton Official Plan Amendment:

- On September 22, 2025, staff engaged with the Agriculture and Rural Affairs Subcommittee.
- In response to feedback, staff assessed whether limited scenarios could be considered for self storage facilities in the Agriculture, Rural, and Specialty Crop Designations on lands transitioning from a legally established non-conforming or legally established non-complying rural industrial use.
- The RHOP evaluation criteria has been refined to consider the use in limited circumstances on lands outside Rural Settlement Areas including:
  - Frontage on an arterial road or provincial highway with an Agricultural Impact Assessment (*excluding Rural Settlement Areas*)
  - Limited Outdoor Storage opportunities



# Draft Zoning By-law Amendment:

The following zones are proposed to permit Self Storage Facilities:

- **Mixed Use Medium Density (C5) Zone**
- **District Commercial (C6) Zone**
- **Arterial Commercial (C7) Zone** (*already permitted as part of the Warehouse use*)

## Proposed Regulations for Self Storage Facilities:

### Mixed Use Medium Density (C5) Zone

- Ground floor limited to access, loading, utilities, accessory retail or office
- Self storage use limited along street-facing façade
- Interior storage on large sites limited on ground floor
- No direct access to internal parking/loading at front lot line
- Drive-up access to units prohibited

### District Commercial (C6) Zone

- Same regulations as the C5 Zone
- Overall size of self storage use limited for compatibility with other Commercial Uses

### Arterial Commercial (C7) Zone

- No new regulations; existing large-format standards apply
- Warehouse definition revised (removal of “Mini Storage Facility”)





Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE