

# CITY OF HAMILTON

## NOTICE OF MOTION

PLANNING COMMITTEE DATE: January 13, 2026

**MOVED BY COUNCILLOR M. TADESON.....**

### **Addressing Rural Storage Needs Through the Self-Storage Facilities Review**

WHEREAS, Planning and Economic Development staff are undertaking a Self-Storage Facilities Review (CI-24-E) (Report PED24135) to assess how self-storage facilities are located and permitted within the City of Hamilton's Zoning By-law No. 05-200 and policy framework;

WHEREAS, Appendix "B" to Report PED24135 shows that most existing self-storage facilities are concentrated in urban and industrial areas, with only a limited number located in the Rural Hamilton Official Plan under site-specific or legacy permissions;

WHEREAS, the Rural Hamilton Official Plan currently restricts uses outside of settlement areas to agriculture and related/sensitive uses, and does not generally permit warehouse or self-storage facilities, meaning new rural storage facilities can only proceed through site-specific approvals;

WHEREAS, the prevalence of illegal transportation depots and commercial truck parking is a growing issue in rural areas within the Greater Toronto Hamilton Area;

WHEREAS, the Rural Hamilton Official Plan must be consistent with the Provincial Planning Statement and conform to the Greenbelt Plan and Niagara Escarpment Plan, all of which contain policies which restrict and/or limit where storage-related uses may be permitted in rural areas;

WHEREAS, there is growing demand for secure indoor and outdoor storage to support residents, farmers, contractors and small businesses in Rural Settlement Areas and along key rural transportation corridors;

WHEREAS, staff have identified issues with unpermitted or non-compliant storage activities in parts of the rural area, and clearer policy tools could assist in addressing inappropriate or unsafe storage practices;

WHEREAS, any expansion of storage-related permissions in the rural area must be consistent with Provincial policy, conform to Provincial Plans and remain compatible

with prime agricultural lands, protect wetlands, tree canopy, watersheds and wildlife habitat;

THEREFORE BE IT RESOLVED:

- (a) That staff be directed to enforce illegal storage operations, including commercial truck parking, in rural areas, to protect farmland, wetlands, tree canopy, watersheds and wildlife habitat;
- (b) That staff report back with recommendations on how the City of Hamilton might advocate, through future Provincial policy reviews, for greater flexibility to address rural storage needs while maintaining strong protections for agricultural and natural heritage systems;
- (c) That, this report be informed by the engagement for and rural area recommendations of the Self-Storage Facilities Review (CI-24-E) and other work undertaken by Greater Toronto Hamilton Area municipalities, and
- (d) That staff be directed to prepare key messages and supporting materials on this initiative for use by Council members in future delegations to the Rural Ontario Municipal Association (ROMA) and the Association of Municipalities of Ontario (AMO).