

Authority: Item 8.2, Planning Committee Minutes 26-001 (PED24135(b))
CM: January 21, 2026 Ward: City Wide
Written approval for this by-law was given by Mayoral Decision MDE-2026 01
Dated January 21, 2026

Bill No. 015

CITY OF HAMILTON

BY-LAW NO. 26-015

To Adopt:

**Official Plan Amendment No. 47 to the
Rural Hamilton Official Plan**

Respecting:

**Self Storage Facilities Review
(City Wide)**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 47 to the Rural Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 21st day of January, 2026.

A. Horwath
Mayor

M. Trennum
City Clerk

Rural Hamilton Official Plan Amendment No. 47

The following text constitutes Official Plan Amendment No. 47 to the Rural Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to introduce a policy framework in the Rural Hamilton Official Plan to permit self storage facilities within the Agriculture Designation, Specialty Crop Designation, Rural Designation and Rural Settlement Areas subject to conditions where the land use is transitioning from an existing non-conforming rural industrial use.

2.0 Location:

The lands affected by this Amendment are located within the Agriculture Designation, Rural Designation, Specialty Crop Designation and Rural Settlement Areas of the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The Amendment responds to evolving rural community needs by expanding permissions for lands transitioning from an existing legal non-conforming rural industrial use.
- The Amendment directs non-farm, rural-oriented development to the Rural Area in a manner which ensures compatibility with surrounding land uses, heritage character, and agricultural viability.
- The Amendment is consistent with the Provincial Planning Statement, 2024, and conforms to the Niagara Escarpment Plan, 2017 and Greenbelt Plan, 2017.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan

Text

4.1.1 Chapter C – City Wide Systems and Designations

- a. That Volume 1: Chapter C – City Wide Systems and Designations, Section C.3.1 - Rural Area General Provisions be amended by adding a new Policy C.3.1.4, as follows, and renumbering the subsequent policies:

“C.3.1.4 A self storage facility may be permitted within the Agriculture Designation, Rural Designation and Specialty Crop Designation provided the following criteria are met:

- a) The lot fronts onto an arterial road or provincial highway as identified on Schedule C – Rural Functional Road Classification.
- b) The self storage facility will replace an existing legally established non-conforming or legally established non-complying rural industrial use which did not conflict with the Official Plan and Zoning By-law at the time the use was established and bring the land use more into conformity with the Official Plan than the existing rural industrial use.
- c) The self storage facility is of a scale and location that will serve the consumer needs of Rural Hamilton.
- d) Is compatible with surrounding land uses and the rural landscape and will not have adverse impacts on adjacent uses due to traffic, outdoor lighting, or any other potential nuisance factors.
- e) The facility does not adversely impact surrounding agricultural uses or existing farm operations.

- f) A Zoning By-law Amendment shall be required to place the subject property in a site-specific zone to permit the facility and provide appropriate provisions for the use.
- g) Site Plan Approval shall be required to address appropriate building location, parking, road access, lighting, storm water management and drainage, buffering, screening, landscaping, and any other matters.
- h) An Agricultural Impact Assessment must be provided to evaluate potential impacts on existing agricultural operations and the recommended ways to avoid, or if avoidance is not possible, minimize and mitigate adverse impacts.
- i) Outside storage shall only be permitted if secondary to the internal self storage facility, located within the developed or disturbed area of the existing legally established non-conforming or legally established non-complying rural industrial use, and screened, all of which shall be established in the Zoning By-law. The outside storage of commercial motor vehicles, trailers, or personal vehicles shall be prohibited.”

4.2 Volume 2 – Secondary Plans and Rural Settlement Areas

Text

4.2.1 Chapter A-1 – Rural Settlement Area Plans General Policies

- a. That Volume 2: Chapter A-1 – Rural Settlement Area Plans General Policies, Section A.1.2 - General Policies be amended by adding a new Policy A.1.2.10, as follows:

“A.1.2.10 In addition to Policy A.1.2.3, a self storage facility may be permitted in Rural Settlement Areas on lands designated Settlement Commercial subject to the following criteria:

- a) The self storage facility will replace an existing legally established non-conforming or legally established non-complying rural industrial use which did not conflict with the

Official Plan and Zoning By-law at the time the use was established and bring the land use more into conformity with the Official Plan than the existing rural industrial use.

- b) The self storage facility is of a scale and location that will serve the consumer needs of Rural Hamilton.
- c) The self storage facility is compatible with surrounding land uses and the rural landscape and will not have adverse impacts on adjacent uses due to traffic, outdoor lighting, or any other potential nuisance factors.
- d) The self storage facility does not adversely impact surrounding agricultural uses or existing farm operations.
- e) A Zoning By-law Amendment shall be required to place the subject property in a site-specific zone to permit the facility and provide appropriate provisions for the use.
- f) Site Plan Approval shall be required to address appropriate building location, parking, road access, lighting, storm water management and drainage, buffering, screening, landscaping, and any other matters.
- g) Outside storage shall only be permitted if secondary to the internal self storage facility, located within the developed or *disturbed area* of the existing legally established non-conforming or legally established non-complying rural industrial use, and screened, all of which shall be established in the Zoning By-law. The outside storage of commercial motor vehicles, trailers, or personal vehicles shall be prohibited.”

5.0 Implementation:

An implementing Zoning By-Law Amendment will give effect to the amended policies.

This Official Plan Amendment is Schedule “1” to By-law No. 26-015 passed on the 21st day of January, 2026.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk