

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. 016

CITY OF HAMILTON
BY-LAW No. 26-016

**To Amend City of Hamilton Zoning By-law No. 05-200, Respecting
Self Storage Facility Regulations**

WHEREAS Council approved Item 8.2 of Planning Committee Minutes 26-001, at its meeting held on the 21st day of January, 2026;

AND WHEREAS this By-law is in conformity with the Urban Hamilton Official Plan.

NOW THEREFORE the Council of the City of Hamilton amends Zoning By-law No. 05-200 as follows:

1. That Section 3: Definitions, Section 5: Parking, and Section 10: Commercial and Mixed Use Zones, be amended in accordance with Schedule "A" attached to this By-law.
2. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act*.
3. That this By-law comes into force in accordance with Section 34 of the *Planning Act*.

PASSED this 21st day of January, 2026

A. Horwath
Mayor

M. Trennum
City Clerk

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

Section 3 – Definitions		
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>		
Definition	Proposed Change	Proposed Zone Regulation
<p>Self Storage Facility</p> <p>[New]</p> <p>[Note: This definition is to be added after the definition of “Secondary”]</p>	<p>Shall mean the use of a building or part thereof, for the storage of goods in individual storage units, for a fee.</p>	<p>Shall mean the use of a building or part thereof, for the storage of goods in individual storage units, for a fee.</p>

Section 5 – Parking				
<p>Grey highlighted strikethrough text = text to be deleted bolded text = text to be added</p>				
Section	Proposed Change		Proposed Zone Regulation	
<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>	<p>Self Storage Facility</p>	<p>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.</p>	<p>Self Storage Facility</p>	<p>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.</p>
		<p>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>		<p>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>

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		
Grey highlighted strikethrough text = text to be deleted bolded text = text to be added		
Section	Proposed Change	Proposed Zone Regulation
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 [...]	[...] Retirement Home Self Storage Facility Social Services Establishment [...]
Restricted Uses 10.5.1.1 [New]	iv) Self Storage Facility: 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	iv) Self Storage Facility: 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.

	<p>façade facing a Street Line may be occupied by a Self Storage Facility.</p> <p>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.</p> <p>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.</p> <p>5. Direct vehicular access to storage units within a Self Storage Facility is prohibited.</p>	<p>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.</p> <p>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.</p> <p>5. Direct vehicular access to storage units within a Self Storage Facility is prohibited.</p>
<p>10.6 – District Commercial (C6) Zone</p>		
<p>Permitted Uses</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>[...] Retail Self Storage Facility Social Services Establishment [...]</p>
<p>Restricted Uses</p> <p>10.6.1.1</p>	<p>ii) Self Storage Facility:</p>	<p>ii) Self Storage Facility:</p>

<p>[New]</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. 	<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>10.7 – Arterial Commercial (C7) Zone</p>		
<p>Permitted Uses</p> <p>10.7.1</p> <p>[Note: Unmodified portions of permitted use list have been omitted for clarity.]</p>	<p>[...] Restaurant Self Storage Facility Surveying, Engineering, Planning or Design Business [...]</p>	<p>[...] Restaurant Self Storage Facility Surveying, Engineering, Planning or Design Business [...]</p>
<p>Restricted Uses</p>	<p>RESTRICTED USES</p>	<p>RESTRICTED USES</p>

<p>10.7.1.1 [New]</p>	<p>In addition to Section 10.7.1, the following use shall be permitted in accordance with the following restriction:</p> <p>i) Notwithstanding the definition of Warehouse found in Section 3: Definitions, Warehouse shall be defined as: 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>In addition to Section 10.7.1, the following use shall be permitted in accordance with the following restriction:</p> <p>i) Notwithstanding the definition of Warehouse found in Section 3: Definitions, Warehouse shall be defined as: 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>
---------------------------	--	---