

**2024-336-RZ, 28800 Lougheed Highway
Official Community Plan Amending Bylaw No. 8039-2025
Zone Amending Bylaw No. 8040-2025**

Recommendations:

THAT *Official Community Plan Amending Bylaw No. 8039-2025* be given first reading.

THAT *Zone Amending Bylaw No. 8040-2025* be given first reading.

THAT in accordance with Section 475 and 476 of the *Local Government Act*, Council direct staff to proceed with the consultation strategy as outlined in the Staff report dated November 25, 2025, for *Official Community Plan Amending Bylaw No. 8039-2025*.

THAT an opportunity for early and ongoing consultation be provided by way of posting *Official Community Plan Amending Bylaw No. 8039-2025* on the City's website, and Council considers holding a Public Hearing on the Bylaw to be sufficient consultation.

THAT the requirement for a Development Information Meeting in accordance with Council Policy 6.20 be waived.

THAT in accordance with Section 477 of the *Local Government Act*, Council considers the *Official Community Plan Amending Bylaw No. 8039-2025* consistent with the City's Capital Expenditure Plan and Waste Management Plan.

THAT *Official Community Plan Amending Bylaw No. 8039-2025* be given second reading and forwarded to Public Hearing.

THAT *Zone Amending Bylaw No. 8040-2025* be given second reading and forwarded to Public Hearing.

THAT staff be directed to work with the applicant to address the outstanding terms and conditions pertaining to *Zone Amending Bylaw No. 8040-2025* as outlined in the Staff report dated November 25, 2025, and any others as identified by Council, prior to recommending bylaw adoption.

**Report Purpose and
Summary Statement:**

To recommend that Council consider first and second readings of *Official Community Plan Amending Bylaw No. 8039-2025* and *Zone Amending Bylaw No. 8040-2025* to redesignate 28800 Lougheed Highway from *Industrial* and *Rural Residential* to *Industrial*, and rezone from RS-3 (Single Detached Rural Residential) and M-2 (General Industrial) to M-2 (General Industrial), to permit an Unenclosed Storage use.

Previous Council Action: N/A

Proposed Variance: N/A

Strategic Alignment: Diversified, Thriving Economy

Communications: Notifications to neighbouring properties will be sent prior to the Public Hearing.

To: Mayor and Council

File number: 2024-336-RZ

**2024-336-RZ, 28800 Lougheed Highway
 Official Community Plan Amending Bylaw No. 8039-2025
 Zone Amending Bylaw No. 8040-2025**

BACKGROUND:

Applicant: Colliers (Howie Charters)

Legal Description: Parcel 2 Reference Plan 12966 of Parcel C of District Lot 438 Group 1 New Westminster District

OCP Designation:
 Existing: *Industrial (98%) and Rural Residential (2%)*
 Proposed: *Industrial*

Within Urban Area Boundary: No

Area Plan: N/A

OCP Major Corridor: Yes

Zoning:
 Existing: RS-3 (Single Detached Rural Residential) (98%) and M-2 (General Industrial) (2%)
 Proposed: M-2 (General Industrial)

Surrounding Uses:

North:	Use:	Service Station; Drive-Through; Restaurant; Convenience Store; Industrial
	Zone:	CS-2 (Service Station Commercial) and M-2 (General Industrial)
	Designation:	<i>Commercial and Industrial</i>
South:	Use:	Railway
	Zone:	RS-3 (Single Detached Rural Residential) and M-2 (General Industrial)
	Designation:	<i>Rural Residential and Industrial</i>
East:	Use:	N/A – Stave River
	Zone:	N/A
	Designation:	N/A
West:	Use:	Railway

Zone: RS-3 (Single Detached Rural Residential) and
M-2 (General Industrial)
Designation: *Rural Residential and Industrial*

Existing Use of Property: Unenclosed Storage
Proposed Use of Property: Unenclosed Storage

Site Area: 0.24 ha
Proposed Vehicular Access: Lougheed Highway
Servicing Requirement: Rural Standard
Flood Plain: Yes
Fraser Sewer Area: No

ANALYSIS:

Site Characteristics:

The subject property is a unique sliver-shaped lot located at the southeastern boundary of the City (Attachments A and B). The lot is a remnant parcel left from the dedication and construction of Lougheed Highway and is bounded by Lougheed Highway, the CPKC Railway, and the Stave River. The property is located within 40 m of the Stave River and is within the floodplain.

The property is located outside of the Urban Area Boundary, and Metro Vancouver's Urban Containment Boundary and currently does not have any municipal servicing. As the property is outside of the Urban Area, it is not permitted to connect to the City's sanitary infrastructure. There is no existing watermain near or fronting the property. All storm drainage must be detained on-site and cannot be discharged to the Ministry of Transportation and Transit system.

The environmental constraints, lack of services, lot area and dimensions of the lot limit the use of the property. The property currently has a small used tire exchange business that is unable to obtain a business licence as it is an unpermitted use under the current RS-3 (Single Detached Rural Residential) zone, which covers most of the property.

Project Description:

This subject applications propose to redesignate the portion of the property currently designated *Rural Residential* (2%) to *Industrial*, and rezone the portion of the property zoned RS-3 (Single Detached Rural Residential) (98%) to M-2 (General Industrial) to permit an Unenclosed Storage use (Attachments C and D).

Due to the narrow lot width and required building setbacks, the property is unsuitable for most residential uses under the current residential RS-3 zoning. The applicant is proposing rezoning the majority of the property (98%) from the current residential RS-3 zoning to an industrial M-2 zoning which would allow an Unenclosed Storage use. The proposed M-2 zone is consistent with nearby properties which are Commercial and Industrial in nature.

Discussion:

This property was the subject of a development application by a previous owner that also proposed rezoning the property to the M-2 zone. On September 23, 1997, Council defeated a motion for second and third reading to rezone the property citing concerns about the unsightly storage of industrial equipment on the property which is situated at a very visible gateway location for the community. Many of the concerns raised by Council (i.e., permissible height of materials on the property, fencing requirements) have since been addressed through the introduction of *Zoning Bylaw* regulations and the *Untidy and Unsightly Premises Bylaw*, which will apply to all future uses on the property.

Since the previous Council consideration, the property has been used for Unenclosed Storage and Auto Wrecking Services. However, the property has not held a valid Business Licence since 2018. Therefore, the current Unenclosed Storage use on the property is not a permitted use due to the lapse in the Business Licence.

PLANNING ANALYSIS:

Official Community Plan:

The subject property is designated both *Industrial* (98%) and *Rural Residential* (2%) by the Official Community Plan (OCP). *Official Community Plan Amending Bylaw No. 8039-2025* (Attachment E) proposes to redesignate the small portion (2%) of the property which is currently designated *Rural Residential* to *Industrial*. This land use redesignation is a minor boundary adjustment.

Zoning Bylaw:

The zoning of the property is RS-3 (Single Detached Rural Residential) (98%) and M-2 (General Industrial) (2%). *Zone Amending Bylaw No. 8040-2025* (Attachment F) proposes to rezone the portion of the property currently zoned RS-3 to M-2. The proposed M-2 (General Industrial) zone is consistent with the *Industrial* designation of the OCP.

The M-2 zone permits a range of Industrial uses, including the proposed Unenclosed Storage use. Under the proposed M-2 zone, residential uses will not be permitted on the property, as the parcel does not meet the minimum lot area requirement of 0.4 hectares for a Caretaker Residential use.

All buildings and structures on the property are required to meet the minimum setback requirements of the Zoning Bylaw, Ministry of Transportation and Transit's Controlled Access Regulations, and Fire Code requirements.

Zoning Bylaw regulations require that fencing be installed around an Unenclosed Storage use to create a continuous visual barrier. The fence may be a maximum of 3.6 metres in height, and the height of unenclosed goods and materials stored on the property cannot exceed the height of the fence.

Off-Street Parking and Loading Bylaw:

Based on the proposed preliminary site plan (Attachment D), to meet the current *Off-Street Parking and Loading Bylaw* requirements, two parking spaces (i.e., 1 space per 93 m² of Gross Floor Area) are required. The parking spaces, aisles, and access must meet the requirements of the Parking Bylaw.

Proposed Variances:

There are no proposed variances for this development application.

Building Permits:

The applicant proposes the use of shipping containers for the storage of tires on the property. Shipping containers can be used as an Accessory Building or Structure to a permitted Industrial use, however they require a Building Permit and must be in compliance with the Zoning Bylaw, Building Bylaw, BC Building Code, and the BC Fire Code.

The applicant is required to apply for Building Permits for all existing buildings and structures, including shipping containers, located on the property as a condition of rezoning approval. The provision of a Fire Safety Plan including an unobstructed Fire Access Route must be provided as part of the Building Permit application.

Development Permits:

The Unenclosed Storage use proposes surface storage only, and no land alterations. Therefore, a Watercourse Protection Development Permit will not be required. Any future development proposals which require land alteration may require a Development Permit at that time.

Development Information Meeting:

Council Policy 6.20 requires that an applicant host a Development Information Meeting when there is a proposed OCP amendment. Although an OCP amendment application has been submitted with this development proposal, the amendment is deemed to be a minor boundary adjustment. Therefore, staff recommend that the requirement for a Development Information Meeting be waived.

Environmental Considerations:

Habitat Protection

The environmental protection of a 30 metre setback area from the Stave River is required through the use of a Section 219 (*Land Title Act*) Habitat Protection Restrictive Covenant. This restrictive covenant is being proposed as a condition of rezoning approval.

Potential Contaminated Site

A Site Disclosure Statement, which identifies that there was a Schedule 2 use previously on the property, has been received and was submitted to the Ministry of Environment and Parks in compliance with the *Local Government Act*. A response was received from the Ministry of

Environment and Parks indicating that a site identification process and site investigation is required. A Release Notice or Certification Document from the Ministry is proposed as a condition of rezoning approval.

Conditions to be Met Prior to Adoption:

Staff advised the applicant that adoption of the Zone Amending Bylaw will not be recommended unless the following conditions, and any others that Council identifies, are met:

1. Registration of the following legal documents:
 - i. Restrictive covenant for the protection of environmentally sensitive areas;
2. Amendment to Official Community Plan Schedule "B";
3. Approval from the Ministry of Transportation and Transit;
4. Relocation of all existing buildings and structures to respect the setback regulations and requirements of the Zoning Bylaw, Ministry of Transportation and Transit, and Fire Code;
5. A complete Building Permit application for all existing buildings and structures including all shipping containers being submitted to the Building Department;
6. If the Director of Waste Management from the Ministry of Environment and Parks determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit will not be approved until a release is obtained for the subject property; and
7. In addition to the Ministry of Environment and Parks Site Disclosure Statement, a disclosure statement must be prepared by a Professional Engineer and submitted advising whether there is any evidence of underground fuel storage tanks on the subject property. If evidence is noted, a Stage 1 Site Investigation Report will be required to ensure that the subject property is not a contaminated site.

INTERNAL/EXTERNAL REFERRALS:

Official Community Plan Amendment Consultation:

Pursuant to Section 477(3) of the *Local Government Act*, after the first reading of an OCP amending bylaw, a local government must consider whether the bylaw is consistent with its financial plan and waste management plan. Given that the proposed OCP amendment involves a minor boundary adjustment affecting only 2% of the property, staff are recommending that additional public consultation beyond the required Public Hearing not be required. Furthermore, as the boundary adjustment is minimal, the proposal is considered consistent with the City's financial plan and waste management plan.

Pursuant to Section 475 of the *Local Government Act*, Council must consider whether the opportunities for consultation with First Nations, adjacent municipalities, boards of education, improvement district boards, and federal and provincial agencies are required. Table 1 below reflects the public consultation strategy that is reflected to meet the intent of the *Local Government Act*. Given that the proposed OCP amendment involves a minor boundary

adjustment affecting only 2% of the property, staff recommend that public consultation other than a Public Hearing is not required.

Table 1. Consultation Strategy

Agency	Engagement Method	Timeline
Indigenous Nations	Referral not recommended due to no substantive policy change.	N/A
School Districts	Referral not recommended due to no substantive policy change.	N/A
Metro Vancouver	Referral not recommended due to no substantive policy change. The OCP amendment is consistent with the Regional Growth Strategy.	N/A
Other Federal and Provincial agencies	Referral not recommended due to no substantive policy change.	N/A
Neighbouring residents and occupants	Newspaper advertisements and a mailout to the neighbouring properties will be sent prior to the Public Hearing.	Prior to Public Hearing
CPKC Railway	A referral notifying of the proposed rezoning has been provided to CPKC. However, CPKC is not an approving authority and is not required to provide comments or consent for development adjacent to CPKC that is not on CPKC property.	November 2025

Ministry of Transportation and Transit:

As the subject property is located within 800 m of Lougheed Highway, a referral has been sent to the Ministry of Transportation and Transit (MOTT) and preliminary review comments have been received. A Highway Use Permit application to allow the continued use of the existing access to the property off Lougheed Highway has been submitted by the applicant to MOTT.

MOTT approval of *Zone Amending Bylaw No. 8040-2025* is required as a condition of rezoning approval.

OPTIONS AND CITIZEN IMPLICATIONS:

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing must be held allowing the public to comment on the proposed bylaws.

CONCLUSION:

Staff support the proposed rezoning to the M-2 (General Industrial) zone to improve consistency between the *Industrial* land use designation on the site and the corresponding zone in the Zoning Bylaw. Therefore, it is recommended that first and second readings be given to *Official Community Plan Amending Bylaw No. 8039-2025* and *Zone Amending Bylaw No. 8040-2025*, and that both be forwarded to a Public Hearing.

"Erin Mark"

Prepared by: Erin Mark, Planning Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) Preliminary Site Plan
- (E) *Official Community Plan Amending Bylaw No. 8039-2025*
- (F) *Zone Amending Bylaw No. 8040-2025*

Report Approval Details

Document Title:	2024-336-RZ, 28800 Lougheed Highway, RS-3 and M-2 to M-2.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Preliminary Site Plan.pdf- Attachment E - OCP Amending Bylaw No. 8039-2025.docx- Attachment F - Zone Amending Bylaw No. 8040-2025.docx
Final Approval Date:	Nov 21, 2025

This report and all of its attachments were approved and signed as outlined below:

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer