

Notice of Public Hearing

Official Community Plan Bylaw No. 4456

Notice is given (s. 466 of the *Local Government Act*) the City of Port Coquitlam will be holding a Public Hearing on **Tuesday, October 6, 2026**, at **2:00 p.m.** in the **Council Chambers at Port Coquitlam City Hall** (2580 Shaughnessy Street) to receive input from all persons and interested parties who wish to address Council regarding the proposed bylaw.

Purpose of the Proposed Bylaw

The intent of **Bylaw No. 4456**, is to amend Official Community Plan Bylaw, 2013, No. 3838, to broaden and clarify development permit area exemptions to include a wide variety of accessory industrial buildings and structures, seasonal and special event facilities, storage containers, and buildings and landscaping authorized by a temporary use permit.

If approved, the bylaw amendment will simplify and streamline approval processes for a variety of ancillary buildings and structures.

The Council meeting is open to the public and anyone wishing to attend may do so in person by attending Council Chambers. The meeting will also be broadcast live on the City's website and can be viewed by going to portcoquitlam.ca/council.

A copy of the proposed bylaw and other relevant documents, may be inspected online at portcoquitlam.ca/publicnotices or in-person from **September 25, 2026, to October 5, 2026**, between 8:30 a.m. to 4:30 p.m., Monday to Friday at Port Coquitlam City Hall, 2nd floor, 2580 Shaughnessy Street, Port Coquitlam, BC, except holidays. You may also request a copy of the Bylaw by emailing legislativeservices@portcoquitlam.ca.

How to Provide Input

Any persons or interested parties who believe their interests may be affected by the proposed bylaw will have an opportunity to make representations to Council at the Public Hearing, or by providing a written submission in advance of the Public Hearing.

Submit Written Comments:



In order to afford Council the opportunity to review your comments in advance of the Public Hearing please forward your submission prior to noon on the day of the Public Hearing by:

Email: publichearings@portcoquitlam.ca

Mail or Drop Off*: Corporate Office, City of Port Coquitlam
2580 Shaughnessy Street, Port Coquitlam, BC V3C 2A8

**Due to the public postal service disruptions, it is recommended to drop off your written comments at City Hall, if not emailing, to ensure they are received.*

**Written submissions, including names and addresses (Street and City only) will become part of the public record and will be published on the City's website and available at the Corporate Office for public inspection.*

Speak at the Public Hearing:



Participate in person at the Public Hearing on the date, time, and location noted above.

**Video recordings of Public Hearings are streamed live and archived on the City's website at portcoquitlam.ca/council*

Please note that Council may not receive further submissions from the public or interested parties after the conclusion of the Public Hearing.

For further information on the Public Hearing process please visit portcoquitlam.ca/publichearings or email legislativeservices@portcoquitlam.ca.

Immediately following adjournment of the Public Hearing, the Regular Council Meeting will reconvene and Council may give consideration to the bylaw.

C. Deakin, Corporate Officer
Legislative Services
604-927-5212

Proposed Updates to Industrial Regulations and Policies

RECOMMENDATIONS:

That Committee of Council recommend to Council that:

- 1. The Zoning Bylaw, Official Community Plan, Business Bylaw, and Fire and Emergency Services Bylaw be amended as described in this report and included in Attachments 1-4; and*
- 2. Having given consideration to s.475 of the Local Government Act, Council confirm consideration of the Official Community Plan amendment proposal in an open meeting by Committee of Council as meeting consultation requirement.*

REPORT SUMMARY

This report outlines a number of recommended updates to clarify, refine and expand the City's regulations, policies and processes pertaining to outdoor industrial land uses and accessory industrial building regulations and establish a licensing mechanism to support the safe implementation of multi-tenant land lease arrangements on industrial property. The proposed changes are reflective of the City's direction to encourage a range of industrial uses and support small business operations by removing barriers and increasing flexibility for industrial businesses while maintaining the community's expectations for public safety, orderly development and reducing negative impacts from heavy industrial uses. It also sets clear direction as to the City's expectation for landlord and business compliance with municipal policies and regulations. Staff believe these changes will both enhance the City's support for industry and employment opportunities and assist in reducing existing and future compliance issues on industrial properties; it is recommended Committee endorse the bylaw amendments proceeding to Council for further consideration.

BACKGROUND

Industrial businesses are essential to maintaining a healthy and balanced economy by providing employment, supporting associated business activities and contributing to the municipal tax base. The City's Official Community Plan (OCP) policies and zoning regulations encourage use of lands for a balance of general, light and heavy industrial uses recognizing that all these types of uses play a critical role in the City's economic ecosystem, providing services to and collaboration between local businesses, generating employment, and support for regional industry needs.

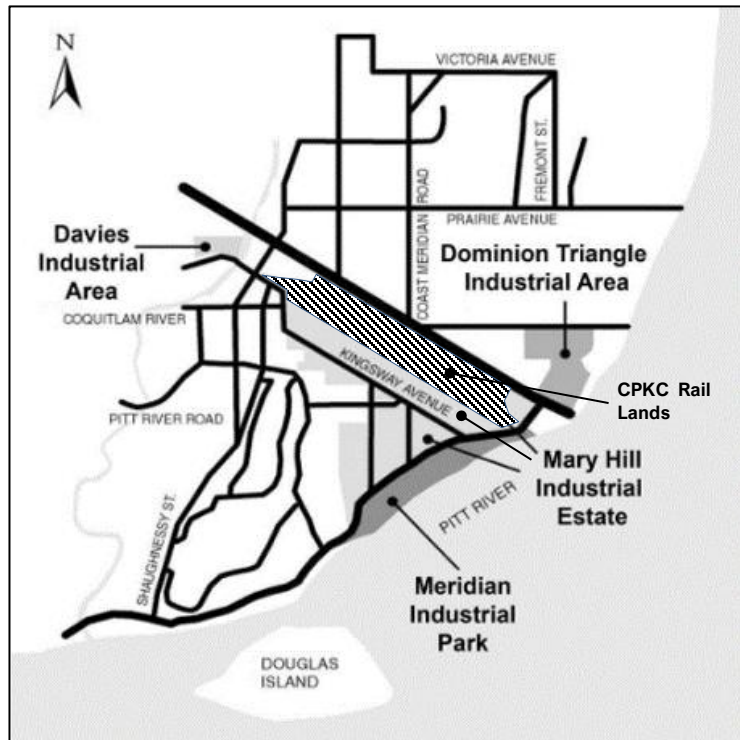
To encourage economic prosperity in the context of evolving market dynamics, staff have undertaken a review of how current policies, bylaws and processes are responding to the needs of current business operations and encouraging opportunities for new business activities. Staff have also reviewed current and historic compliance matters to identify opportunities to streamline regulatory oversight processes in achieving health and safety objectives.

Proposed Updates to Industrial Regulations and Policies

This process has identified a number of recommended amendments that are intended to provide an overall benefit to the community by supporting opportunities for a greater variety of industrial businesses to operate in appropriate contexts, clarify regulations and ensure the City is able to work with businesses and property owners to support public safety with enhanced efficiency.

OCP Land Use Policies: The City's OCP designated 400 hectares of land for industrial uses. General and light industrial uses are envisioned for properties within four defined industrial areas (Davies, Meridian, Mary Hill and Dominion Triangle) whereas the northside of Kingsway Avenue, adjacent to the CP Rail corridor, is the only area intended for heavy industrial uses.

Other areas of the City, such as Westwood Street and Kingsway Avenue west of the Downtown and under the Pitt River Bridge, contain parcels historically utilized by industrial businesses, but are envisioned to be redeveloped for commercial uses. A review of these areas to consider the appropriate mix of uses will be undertaken in the City wide OCP update currently underway.



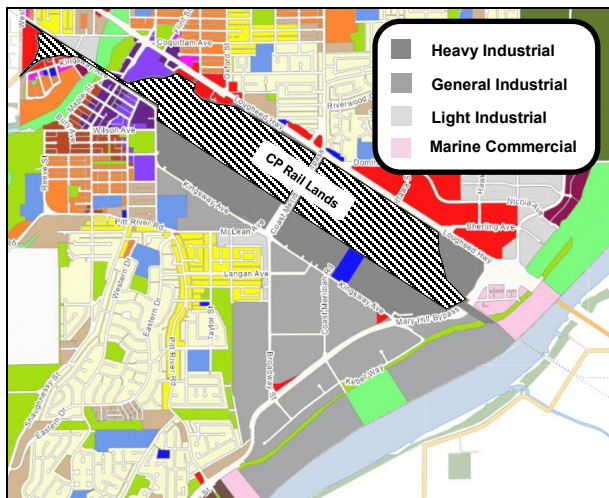
Industrial Areas

Zoning Bylaw: The City's corresponding industrial zones are reflective of the OCP intent – the general industrial zone (M1) requires most uses to be conducted within a building with limited accessory outdoor storage or display. The lighter industrial zones (M3 and M4) accommodate uses wholly contained within a building which do not produce excessive noise, odour or other disturbances and may include multi-storey, intensive building designs. Both the general and light industrial zones typically result in properties with higher building coverage, intensive scale of indoor uses and generally a more attractive, orderly appearance.

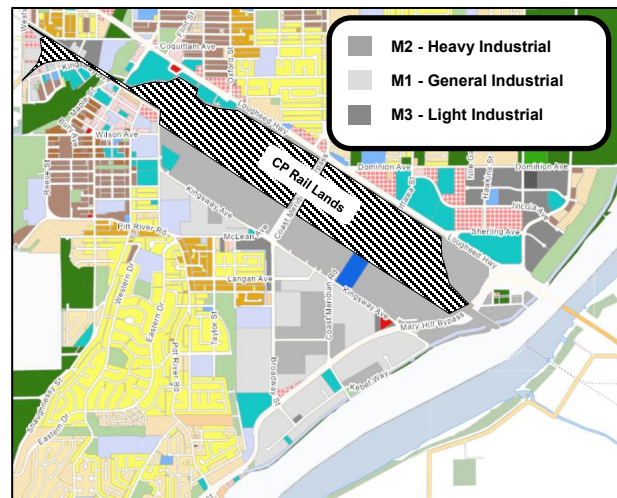
The City's M2 heavy industrial zone provides for businesses that require a greater amount of outdoor space to support their operations, but still require activities such as salvage, manufacturing and processing to be conducted within a building to limit externalities such as noise, odour and visual impacts. The City's heavy industrial properties are generally large and rectangular, historically supporting sizable operations including transportation facilities (railway yards and truck terminals), heavy equipment sales and large-scale manufacturing/processing or warehousing and storage uses,

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many of which are adjacent to the CPKC rail yard and include rail spur access. Over time, some M2 properties have intensified use of the site by accommodating multiple small-scale businesses that have outdoor needs.



OCP Land use designation map



Zoning map

In addition to establishing the permitted use of land (e.g. manufacturing, warehousing, outdoor storage, etc.), the zoning bylaw also sets regulations (setbacks, height, lot coverage, required landscaping, etc.) for land development.

Development Permit Areas: The OCP also designates lands within the City as development permit areas (DPA). New development in industrial areas are required to meet the objectives and guidelines of the Industrial, Environmental Conservation, and where a site is in proximity to a watercourse, Watercourse Protection DPAs. Once an area is designated as a DPA, *s.489 of the Local Government Act* (LGA) requires issuance of a development permit (DP) before “construction of, addition to or alteration of a building or other structure” and in the case of land located within a watercourse protection DPA land must also not be altered.

The LGA does allow for an OCP to specify conditions under which a development permit under *s.489* would not be required. These conditions are defined in OCP section 9.2 Exemptions, and in the case of industrial lands, exempt additions to an existing industrial building that are in keeping with the applicable design guidelines and exempt temporary buildings and structures which comply with the zoning bylaw. These exemptions do not apply to the watercourse protection DPA.

ANALYSIS

The City has a historically strong approach to preserving the intent and use of industrial lands, as well as making changes to policies and regulations that respond to land pressures, provide for new opportunities and activities and consider changing economic landscapes. Some recent examples

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include the creation of a new multi-storey intensive light industrial zone, appropriate regulations for commercial recreation uses and expanding accessory uses to support liquor manufacturing.

A number of years ago, the City also made a series of changes to its regulations to allow for businesses to erect ancillary buildings and structures such as storage containers (repurposed shipping containers) and tent structures on a temporary basis; the intent of these provisions was to provide flexibility to businesses to meet unexpected growth or a short-term project until they were able to implement a longer-term solution. The City further amended its regulations to permit small, stand-alone accessory office buildings that support primary outdoor storage uses in the M2 zone; this was intended to recognize the unique needs of this business type which was starting to become more prevalent.

These changes, particularly those related to storage containers, were well received by the industrial business community and helped support some initial business needs. However, in response to regional land pressures and construction costs, the intensity of uses on industrial lands is increasing, and businesses and landowners must be nimble to meet fluctuations in industry demand and respond to changing opportunities. This is resulting in an increased demand for outdoor storage uses to support a range of businesses activities (vehicle and truck storage, building materials, equipment, etc.), as well as a greater need and variety of small ancillary buildings to support accessory activities (such as repair, manufacturing, covered storage, staff room) on a longer-term basis. The City's current provisions for temporary buildings and limits on storage containers are insufficient to support these needs, resulting in businesses being unable to obtain the permits and licenses necessary to meet operational requirements.

Council's key priorities include support of the local economy by helping businesses thrive and supporting job creation, as well as maintaining a safe, sustainable and attractive community. Staff believe there is a strategic opportunity to meet these objectives and respond to the evolving economic landscape, while also better aligning the regulatory framework for industrial lands with the intent of the City's industrial policies. These changes would provide an overall benefit to the community by increasing opportunities for new industrial businesses; simplifying and streamlining approval processes; and providing a mechanism to regulate and support safe business operations where properties are intensifying the number of outdoor tenants.

Increasing permitted business types: The following recommended changes are intended to allow for a wider range of outdoor industrial uses to be sited as appropriate to the land use intent, property size and location, and physical characteristics or limitations.

- Amend the zoning bylaw to permit additional activities – such as low-impact manufacturing and processing, equipment servicing and repair - to be conducted outside a building on a property zoned for M2 (Heavy Industrial) uses. This would allow more flexibility for small and large heavy industrial business to meet operational needs while ensuring the City can

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continue to manage proposals for business that have the potential for higher impact (noise, odour or environmental) through application of site-specific requests.

- Amend the Zoning Bylaw to permit additional outdoor storage uses on properties zoned for M1 (General Industrial) where the size and location of permanent, primary buildings is substantially limited through utility encroachments. Staff have identified 12 parcels located between Kebet Way and Mary Hill Bypass which are subject to ~90m wide BC Hydro ROW, covering large portions of the properties. It is recommended that these properties be permitted additional accessory storage uses, as well as primary storage use, including the provision for accessory stand-alone accessory office buildings for storage uses where possible. Staff note the City has previously approved limited or site-specific provisions for 2 of these properties and the recommended provisions would expand these current allowances.



Properties impact by BC Hydro Right-of-Way (ROW)

Simplifying and streamlining approval processes for small-scale buildings/structures: The following changes are recommended to increase flexibility and reduce barriers to businesses wishing to erect small-scale, accessory industrial building and structures to meet their operational needs, as appropriate to the context of industrial land use type.

- Amend the Zoning Bylaw to allow businesses to erect accessory industrial buildings and structures in a wide variety of formats and sizes (sheds, tent structures, portable or mobile buildings, modular buildings, prefabricated buildings, or similar structures) in all industrial zones. This is intended to reduce barriers for a variety of industrial businesses, including those located in general or light industrial zones who require additional covered space in addition to their primary building location, as well as those in our M2 heavy industrial zone that are primarily operating outdoors but require some flexibility to erect covered or indoor space (office, staff room, covered storage, repair) to support their business and employee needs where space within the principle building on the property is unsuitable or unavailable to meet their needs.
- Staff recommend lot coverage provision of 5% for general and light industrial zones, which is commiserate with the function of these properties (intended for enclosed, lower impact

industrial uses), the context (usually already substantially developed with a primary building, parking and landscaping) and location (prominent visibility and adjacent to residential and mixed-use neighbourhoods). A higher lot coverage of 10% is recommended for heavy industrial M2 zones, given the intention for these properties to support a wide number and range of outdoor uses and locational context.

- Additional provisions recommended for the accessory buildings would include:
 - Permitted as accessory to a primary industrial building or – if there is no building on a lot - a permitted outdoor use;
 - Permitted within the same siting regulations as the primary building, outside of required landscaping, circulation and parking areas;
 - A maximum size and height is not recommended, to ensure businesses have flexibility to source a structure that meets their needs; and
 - Exempt from Development Permit requirements in the Official Community Plan.
- In accordance with the City's current servicing regulations, offsite works are not required for accessory buildings. The BC Building Code generally requires buildings or structures that are over 10 sq meters to obtain a building permit.
- Staff also recommend changes to the Zoning Bylaw's provisions for storage containers on industrial properties. The proposed revisions better clarify the difference between shipping containers (used only for intermodal transportation) and storage containers (used for ongoing accessory storage uses) and includes additional fire safety provisions to address matters such as venting and storage of hazardous materials. Staff also recommend changes to increase the number of storage containers permitted in industrial zones (from 1 storage container per 4,000 m² of lot area to 1 storage container per 2,000 m² of lot area; removing the 4 container per lot limit) and to ensure they are sited appropriately, including setback from residential uses and outside of parking or landscaping area. These changes would provide additional flexibility for industrial businesses with storage needs, particularly on multi-tenant sites.

Implement a mechanism to support multiple land-lease arrangements on industrial properties. Staff recommend the Business Bylaw be amended to provide issuance of business licenses to industrial property owners wishing to divide their property into multiple land-lease sites to be occupied by individual tenants through shared common access. This mechanism would ensure the City is able to work with the landowner to ensure the City is aware of the location of the individual land lease sites and informed of any changes, and that the site layout is meeting safety and emergency service access requirements for each tenant through clear delineation of lease location and access, and use of an internal addressing system. This will allow the City to proceed with issuance of necessary permits and licenses for individual tenant businesses and ensure an appropriate level of oversight and communication between the City and the landowner.

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DISCUSSION

Staff anticipate these changes would have immediate positive impacts to a number of current businesses, support new types of industrial business in appropriate locations, and meet both local and regional objectives to support intensification of uses on industrial lands while maintaining the community expectations for safe, orderly and attractive development – particularly in highly visible areas or those adjacent to non-industrial uses.

It is recommended that Committee support proceeding with the proposed changes as described in this report and detailed in attachments 1 through 4. Staff note the proposed bylaw amendments include a number of associated updates to regulations, definition and exemptions in the zoning and business bylaws and OCP which are required to implement the above noted changes without materially changing the intent of other existing regulations.

FINANCIAL IMPLICATIONS

Staff anticipate these changes will support increased tax, permit and license revenue, and reduce impact on enforcement resources.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	That Committee of Council forward the proposed Zoning, Business, Fire and Emergency Services and OCP bylaw amendments to Council with recommendations for approval.
	2	Request additional information or changes to the proposed amendments.
	3	Advise staff Committee does not support proceeding with the proposed changes at this time.

ATTACHMENTS

Attachment 1: Draft Zoning Amendment Bylaw

Attachment 2: Draft Official Community Plan Amendment Bylaw

Attachment 3: Draft Business Amendment Bylaw

Attachment 4: Draft Fire and Emergency Services Amendment Bylaw

Lead author(s): Jennifer Little and Bryan Sherrell