



Corporate NO: C432

Report COUNCIL DATE: September 13, 1999

COUNCIL-IN-COMMITTEE

TO: Mayor & Council **DATE: August 31, 1999**

FROM: General Manager, Planning & Development **FILE: 5591-001**

SUBJECT: Storage of Wrecked Vehicles in the Light Impact Industrial (IL) Zone

RECOMMENDATION

It is recommended that this report be received as information.

PURPOSE

At the Monday, May 17, 1999 Regular Council - Public Hearing meeting, Council requested that the Planning & Development Department report back to Council-in-Committee on the reasons for the amendments to the Light Impact Industrial (IL) Zone which were adopted through By-law No. 13201 on September 6, 1997 relating to the storage of wrecked vehicles. This report responds to Council's request.

BACKGROUND

By-law No. 13201 amended the IL Zone to permit the sale of rebuilt vehicles as an accessory use to automobile painting and body work shops, and amended the Highway Commercial Industrial (CHI) Zone to permit automobile painting and body work as an accessory use to businesses selling and renting vehicles less than 5,000 kilograms G.V.W. The By-law also contained provisions to regulate the number and storage of damaged and wrecked vehicles permitted on IL and CHI zoned sites. Unfortunately, By-law No. 13201 contained an error with respect to the section in the Zoning By-law within which the proposed new clauses were placed.

On March 22, 1999, a housekeeping amendment was made to the IL Zone through By-law No. 13657 to correct the error. The housekeeping amendment moved the provisions regulating the storage of wrecked and damaged vehicles from the "Other Regulations" section of the IL Zone to the "Special Regulations" section of the IL Zone, which is where the provisions were initially intended to be placed. No other changes were made to the IL Zone through By-law No. 13657.

DISCUSSION

Amendments Made to the IL and CHI Zones Through By-law No. 13201

The following table illustrates changes made through the adoption of By-law No. 13201 to the permitted uses, storage, and landscaping regulations of the IL and CHI Zones pertaining to automobile painting and body work and the sale of rebuilt vehicles.

Zone	Permitted Uses		Storage & Landscaping Regulations for Damaged and Wrecked Vehicles	
	Prior to Adoption of By-law No. 13201 in Sept. 1997	After Adoption of By-law No. 13201 in Sept. 1997	Prior to Adoption of By-law No. 13201 in Sept. 1997	After Adoption of By-law No. 13201 in Sept. 1997
IL Zone	<ul style="list-style-type: none"> • automobile painting and body work 	<ul style="list-style-type: none"> • automobile painting and body work • sales of a maximum of 5 rebuilt vehicles less than 5,000 kg. as an accessory use to an automobile painting and body work business. 	<ul style="list-style-type: none"> • storage within a building 	<ul style="list-style-type: none"> • storage within a building or a completely enclosed fenced area, as long as the vehicles are not visible from outside the building or fenced area in which they are stored. • outdoor storage areas to be completely screened to a height of at least 2.5 metres (8 feet) by buildings or fencing or by landscaping strips of not less than 2.5 metres (8 feet) in height and 1.5 metres (5 feet) in width.
CHI Zone	<ul style="list-style-type: none"> • sales and rentals of vehicles less than 5,000 kg. 	<ul style="list-style-type: none"> • sales and rentals of vehicles less than 5,000 kg. • automobile painting and body work as an accessory use to a business selling and renting vehicles less than 5,000 kg; provided that the painting and body work is carried out only in an enclosed building, and a maximum of 5 wrecked vehicles are stored on site at any time. 	<ul style="list-style-type: none"> • outdoor storage areas to be completely screened to a height of at least 2.5 metres (8 feet) by buildings or fencing or by landscaping strips of not less than 2.5 metres (8 feet) in height and 1.5 metres (5 feet) in width. 	<ul style="list-style-type: none"> • As above.

Reasons for Amendments to the Permitted Uses section of the IL & CHI Zones

IL Zone

In 1997, a number of automobile painting and body work shop owners approached the City and requested that the IL Zone be amended to permit the sale of rebuilt vehicles less than 5,000 kilograms G.V.W. At that time, the sale of such vehicles was only permitted in the Highway Commercial Industrial (CHI) and Salvage Industrial (IS) Zones.

The request was made as a result of regulations enacted for the Insurance Corporation of British Columbia (ICBC) in July 1997 which required automobile rebuilders wishing to purchase salvage vehicles from ICBC to show a current and valid business license authorizing the sale of rebuilt vehicles. Although the sale of vehicles was not permitted in the IL Zone, many automobile painting and body work shop owners had been purchasing, rebuilding, and selling salvage vehicles as part of the autobody repair business for over 20 years as a way of generating income and keeping their staff employed during slow periods. Since the use had not proven incompatible with the other uses in the IL Zone, the Planning & Development Department was in favour of amending the IL Zone to permit the sale of rebuilt vehicles less than 5,000 G.V.W. as an accessory use to automobile painting and body work businesses.

CHI Zone

Prior to the adoption of By-law No. 13201, the CHI Zone limited the maintenance of vehicles to engine tune-ups, lubrication, repairs, and car wash facilities. However, many automotive dealers in the CHI Zone wished to expand their operations to include automobile painting and body work as a natural extension of their auto services offered. Automobile painting and body work were only permitted in the IL and IS Zones.

The City agreed to amend the CHI Zone to include automobile painting and body work as an accessory use to businesses selling and renting vehicles less than 5,000 kg. G.V.W. as long as certain conditions were met to minimize the potential adverse impacts that such a use could have on adjacent properties. These conditions included requiring damaged or wrecked vehicles to be stored within a building or screened area; permitting automobile painting and body work to take place only in an enclosed building; and limiting the noise level emitted from such operations.

Reasons for Amendments to the Storage & Landscaping Regulations of the IL & CHI Zones

Prior to the adoption of By-law No. 13201, the storage of damaged and wrecked vehicles was not permitted in the CHI Zone, and was permitted in the IL Zone provided that the storage of vehicles was completely enclosed within a building. By-law No. 13201 amended both Zones to permit the storage of damaged and wrecked vehicles within a completely enclosed building *or* approved walled or fenced area, as long as the vehicles are not visible from outside of the enclosure.

The storage of damaged and wrecked vehicles was not required to be completely enclosed within a building in the CHI Zone, because automotive dealers typically do not have indoor facilities large enough to both store *and* repair vehicles; and the CHI Zone does not permit an accessory building to be used for this purpose.

The storage requirements for damaged and wrecked vehicles in the IL Zone were amended to be consistent with those of the CHI Zone as it was not considered appropriate to have more restrictive storage requirements in the IL Zone. This is because the storage of damaged and wrecked vehicles is less likely to have an adverse impact on neighbouring properties in the IL Zone due to the industrial nature of the other permitted uses in the IL Zone.

By-law No. 13201 also amended the landscaping provisions in both the IL and CHI Zones to require outdoor storage areas to be completely screened to a height of at least 2.5 metres (8 feet) by buildings or a solid fence, or by landscaping strips of at least 2.5 metres (8 feet) in height and 1.5 metres (5 feet) in width.

The amendments made to the storage and landscaping requirements in the IL and CHI Zones through By-law No. 13201 are deemed appropriate to adequately screen the potential unsightliness of damaged or wrecked vehicles from neighbouring properties.

Differences Between the IS Zone and the CHI and IL Zones

Automobile painting and body work and the sale of rebuilt vehicles are permitted uses in the IS Zone. However, these uses are regulated in a much more restrictive manner in the IL and CHI Zones to minimize their potential adverse impacts on adjacent properties. Sites that are zoned IS tend to be located away from residential and commercial areas to accommodate heavier industrial uses such as auto wrecking and salvage yards, and other uses which require special locations to minimize environmental impact. The IL Zone does not permit auto wrecking yards or salvage yards. Further, there is no limit to the number of rebuilt vehicles which can be available for sale on IS zoned sites, while the IL Zone restricts rebuilt vehicles for sale to a maximum of five on any site.

CONCLUSION

Amendments were made to the IL Zone in 1997 to permit the sale of rebuilt vehicles as an accessory use to automobile painting and body work shops, and to regulate the storage of damaged or wrecked vehicles permitted on IL Zoned sites.

These amendments were made to enable automobile rebuilders to continue purchasing salvage vehicles from ICBC, and to enable automobile painting and body work shop owners to legally purchase, rebuild, and sell salvage vehicles as part of the autobody repair business under certain conditions.

While the storage of damaged and wrecked vehicles in the IL Zone is no longer required to be completely enclosed within a building as a result of the amendments, the storage and landscaping provisions of the IL Zone are deemed adequate to address potential unsightliness of damaged or wrecked vehicles from neighbouring properties.

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