

SEA CONTAINERS

THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS

BY-LAW NUMBER 2015-63

BEING a By-law under the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, to amend Zoning By-law Number 2002-10, as otherwise amended, of the Municipality of Centre Hastings, with respect to all lands situate in the Municipality of Centre Hastings;

WHEREAS the Council of the Corporation of the Municipality of Centre Hastings conducted a public meeting in regard to this application in accordance with the requirements of the Planning Act, R.S.O. 1990, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Centre Hastings deems it advisable to amend Zoning By-law Number 2002-10, as otherwise amended, and under the provisions of the Planning Act R.S.O., 1990, as amended, has the authority to do so.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CENTRE HASTINGS ENACTS AS FOLLOWS:

1. **THAT** By-law Number 2002-10, as otherwise amended, is hereby further amended by inserting the following definition immediately after Section 3.172 of the zoning by-law:

"3.172 a) **SHIPPING CONTAINERS**

Shall mean any container free of chassis or wheels, that was used for the transport of goods by means of rail, truck or sea that is strong enough to be suitable for repeated use and includes, but is not limited to, inter-modal Shipping Containers, the body of a transport trailer or a straight truck box."
2. **THAT** By-law Number 2002-10, as otherwise amended, is hereby further amended by inserting the following general provisions as Section 4.1.15 immediately after General Provision Section 4.1.14:

"4.1.15 **Shipping Containers**

Notwithstanding general prohibitions, shipping containers may be used as an accessory structure for storage purposes in the following Zone Categories: the Rural (RU) zone; the Agriculture (A) Zone; Commercial zones and, Industrial zones provided the following provisions are met;

- (a) Shipping Containers shall only be used to store materials or non-operative machinery, exclusive of the following:
 - i. Waste, for longer than 7 days;
 - ii. Obnoxious or odorous materials, such as manure or compost;
 - iii. Organic materials that attract vermin;
 - iv. Unlicensed keeping of flammable or explosive materials;
 - v. Any material that may cause adverse impacts on the natural environment or to the enjoyment of adjoining properties.
 - vi. Any material that is prohibited under Provincial or Federal statute or regulation.
- (b) Shipping containers shall not be used for human habitation or as shelter for animals;

- (c) Shipping Containers are required to meet the Zone Provisions for a permitted main building;
- (d) Shipping Containers shall not be placed in a Residential Zone except for a temporary period of 7 days for moving purposes and located on the driveway or where a building permit has been issued, during the construction period of a residential property for storing materials according to the following:
- i. The Shipping Container shall not exceed a maximum height of 3 meters and maximum length of 6 meters;
- (e) The use of the Shipping Container shall be accessory to the main permitted use of the property;
- (f) The exterior of any Shipping Container shall be maintained in a condition free from rust, glare or advertising materials;
- (g) Shipping Containers shall only be permitted in a rear yard and not in a required parking area;
- (h) The Shipping Container shall be screened from road frontage and buildings on adjacent lots in accordance with Section 4.5.2 of Comprehensive Zoning By-law 2002-10;
- (i) Shipping Containers shall not be placed within 10 metres adjacent to a Residential Zone, a Recreation and Conservation (RE) Zone or a Community Facility (CF) Zone, or to a building used for human habitation;
- (j) Shipping Containers may be placed in any Industrial or any Commercial Zone as an accessory storage structure subject to the following provisions:
- i. Lot Area (minimum) 0.4 ha
 - ii. A maximum of one (1) Shipping Container is permitted per 0.4 ha lot area to a maximum of four (4) containers
 - iii. Shipping Container Area (maximum): 51 sq. m. (549 sq. ft.)
- (k) Shipping Containers may be placed in the Rural (RU) Zone or Agriculture (A) Zone as an accessory storage structure subject to the following provisions:
- i. Lot Area (minimum): 2.0 ha
 - ii. A maximum of one (1) Shipping Container is permitted per 0.4 ha over 2.0 ha lot area to a maximum of four (4) containers;
 - iii. Shipping Container Area (maximum): 51 sq. m. (549 sq. ft.)
- (l) The use of Shipping Containers in the Rural (RU) zone, the Agriculture (A) Zone, Commercial zones and Industrial zones shall be subject to Site Plan approval and the issuance of a building permit prior to installation.”
3. **THAT** this by-law shall come into force and take effect in accordance with the provisions of the Planning Act.

Read a first and second time this 28th day of October, 2015.

Read a third time and finally passed this 28th day of October, 2015.



Tom DeLine, Mayor



Valerie Przybylla, Clerk