



# Shipping Containers

Education Session





# Presentation Overview



# Background

June 7 In response to requests by residents to review shipping container regulations in Springwater, Council directed staff to report back on the current regulations and potential alternate options for placing shipping containers on various property types in Springwater.

July 5 Staff presented an options report to Council and were directed to undertake a Township-initiated Zoning By-law Amendment (ZBA) to modify shipping container policies.





# Existing Situation

## Current Policies

- Prohibited Under Section 3.31.1

*Except as otherwise specifically permitted in this By-law, the following uses are prohibited in any zone:*

*f. Locating or storing on any land for any purpose whatsoever any **disused** railroad car, truck, bus, or coach body or part thereof, whether or not the same is situated on a foundation.*

- With the exception of being permitted in the General Industrial/Outside Storage (MO) Zone.
- Shipping Containers can however be used as a building material to construct a permitted structure (i.e. accessory building, dwelling, etc.) provided Building Code and applicable Zone provisions for the proposed use are complied with.

# Existing Situation

## In the Community



**Residential**



**Commercial**



**Industrial**



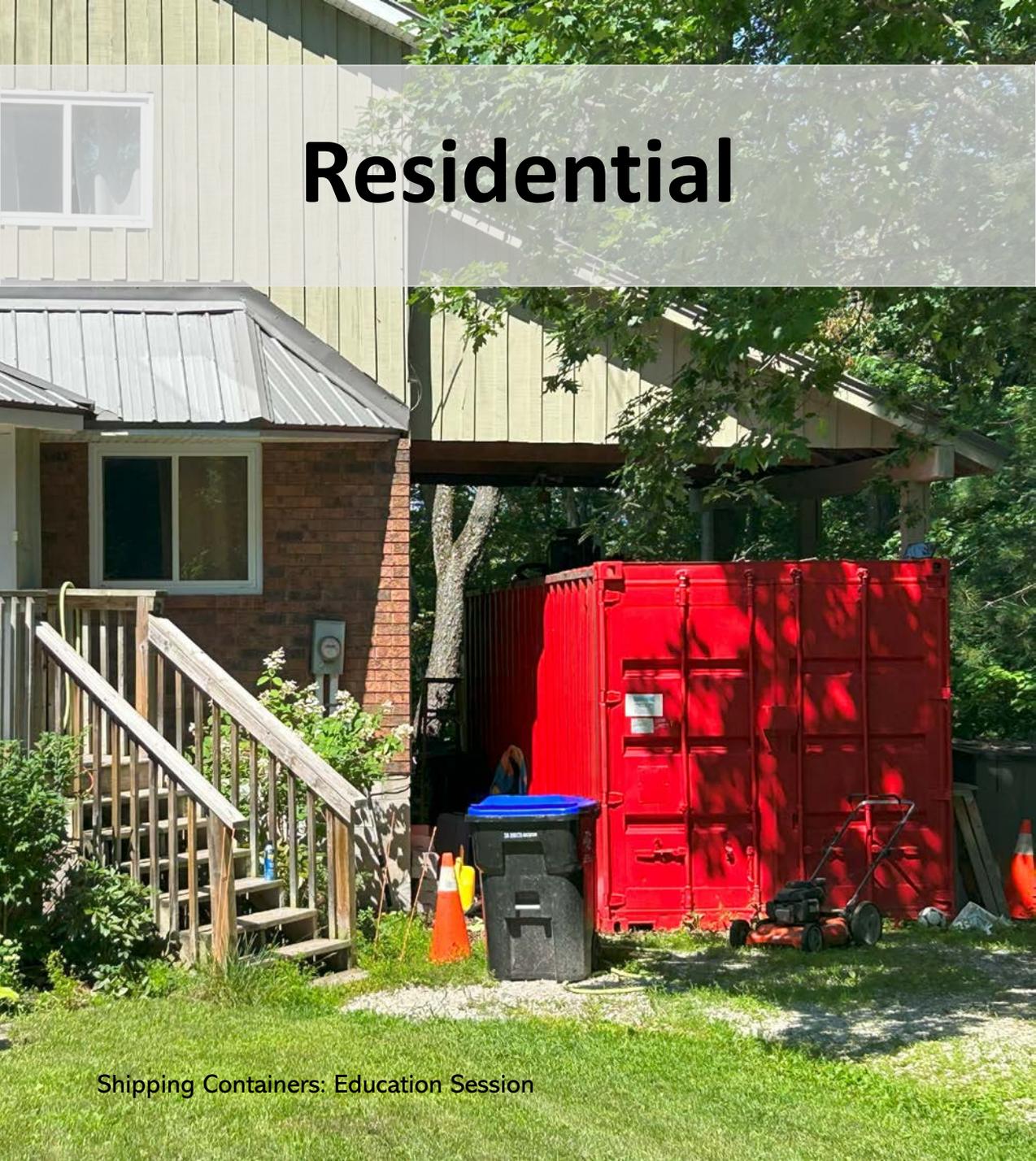
**Agricultural**



**Other**

Shipping containers are known as an affordable storage solution, which is being utilized actively throughout Springwater in various zones/settings today, despite the current policies of the Township's Zoning By-law, as demonstrated by the above photographs.

# Residential



# Commercial



# Industrial

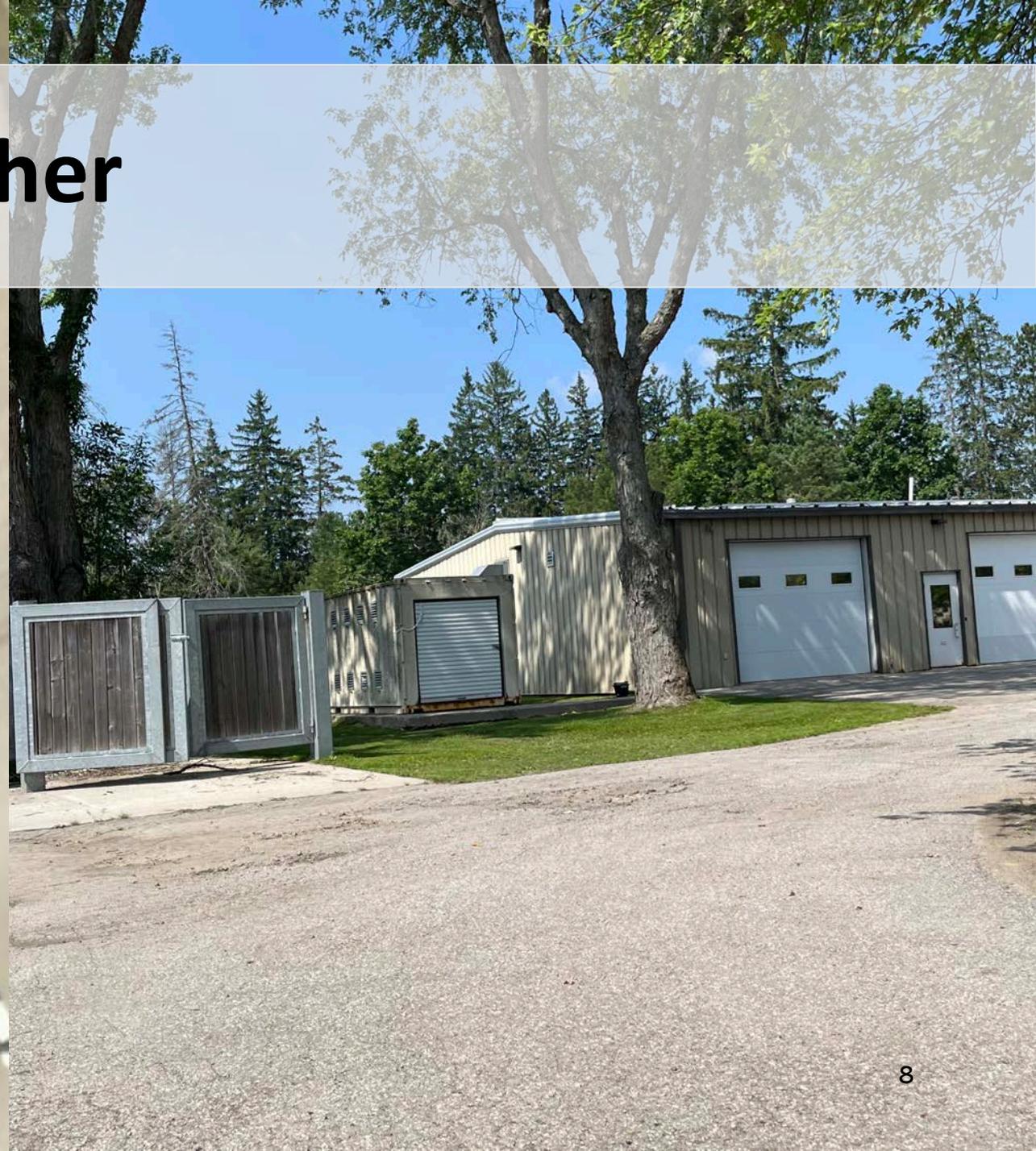


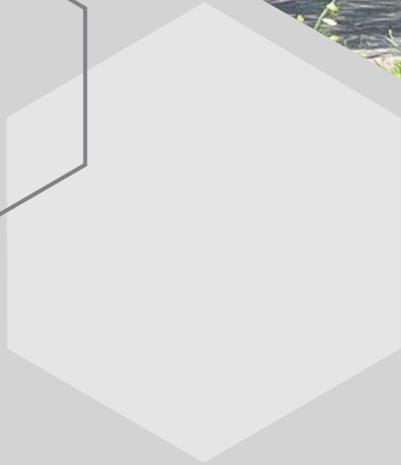
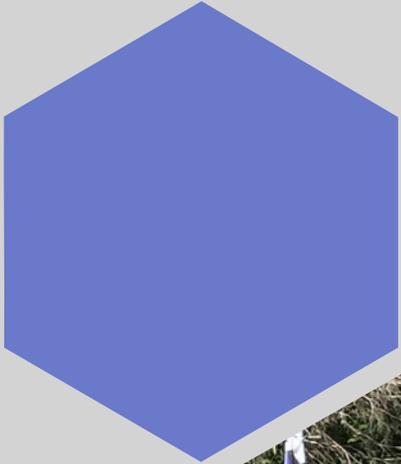
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# Agricultural



# Other





# Analysis

## Discussion Themes

### **By-law Enforcement**

Compliance issues related to shipping containers are dealt with on a complaint basis throughout the Township.

Enforcement issues are commonly related to the perceived unsightly appearance of shipping containers.

### **Urban vs. Rural**

Shipping containers can be found throughout the Township

Generally, urban lots are less suitable for accommodating shipping containers, rather than larger rural lots due to impact on neighboring properties and the streetscape.

# Analysis Considerations

The following should be considered when looking to modify shipping container regulations in Springwater:

Policy Needs	Visual Impacts	Building Code	Ventilation	Development Charges
<p>At minimum the following policy needs should be identified:</p> <ul style="list-style-type: none"> <li>• Definition?</li> <li>• Permitted zones?</li> <li>• Applicable provisions?</li> <li>• Maximum number permitted or total size?</li> </ul>	<p>The Zoning By-law does not have the ability to control the color or aesthetic maintenance of a shipping container.</p> <p>However, location requirements (i.e. setbacks, yard permissions, etc.) can be imposed to reduce visual impact.</p>	<p>The Ontario Building Code Act defines shipping containers as a building when its' original use is altered (shipping or storage of freight) and is permanently placed on private property for use as storage.</p>	<p>Often, these containers are designed to be watertight, which means they are well sealed with little to no ventilation, and this could be potentially dangerous.</p>	<p>Based on the intended use of the structure, would development charges be applicable?</p>

# Analysis

## Other Municipalities

Of the ten (10) municipalities reviewed, none permit shipping containers throughout the entirety of their municipality. Four (4) prohibit shipping containers, while the remaining six (6) permit them in a limited form.



In summary, there are three main categories of permissions related to shipping containers for municipalities that permit them in a limited form:



### 1. Shipping Containers = Accessory Buildings

Shipping containers are required to meet the requirements for an accessory building, including compliance with applicable zone provisions (i.e., setbacks, lot coverage, accessory building size, etc.) and obtain the necessary permits/approvals.



### 2. Limited Zones

Shipping containers are permitted only in identified zones, commonly industrial, some commercial or rural lands (agricultural) and not permitted in residential zones.



### 3. Temporary Only

Shipping containers are temporarily permitted in residential zones during construction for the storage of tools and materials.

# Draft Policies

**Shipping Container** shall mean a structure originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms 'disused railcar' and 'storage container' having a similar appearance and characteristics to a shipping container.

Shipping Containers are proposed to be permitted in the following zones only:

- Highway Commercial (CH);
- Rural Commercial (CR);
- Kennel (K);
- General Industrial/Inside Storage (MI);
- General Industrial/Outside Storage (MO);
- Open Space (OS); and,
- Agricultural (A).



# Draft Policies



## Accessory

may only be used or erected as an accessory use to a Main Building



## Remain Subordinate

combined total Accessory Structure/Building and Shipping Container area shall be less than main building



## Rear Yard

must be located and used in a Rear Yard



## Separation

minimum distance between structures of 3 metres or 1.5 metres depending on the zone shall be required



## No Interference

must not be located in a required parking area or encroach into a required landscaped area



## Height

shall not exceed the height of the Main Building to a maximum height of 4.5 metres (14.76 feet)



## Same as Accessory Buildings/Structures

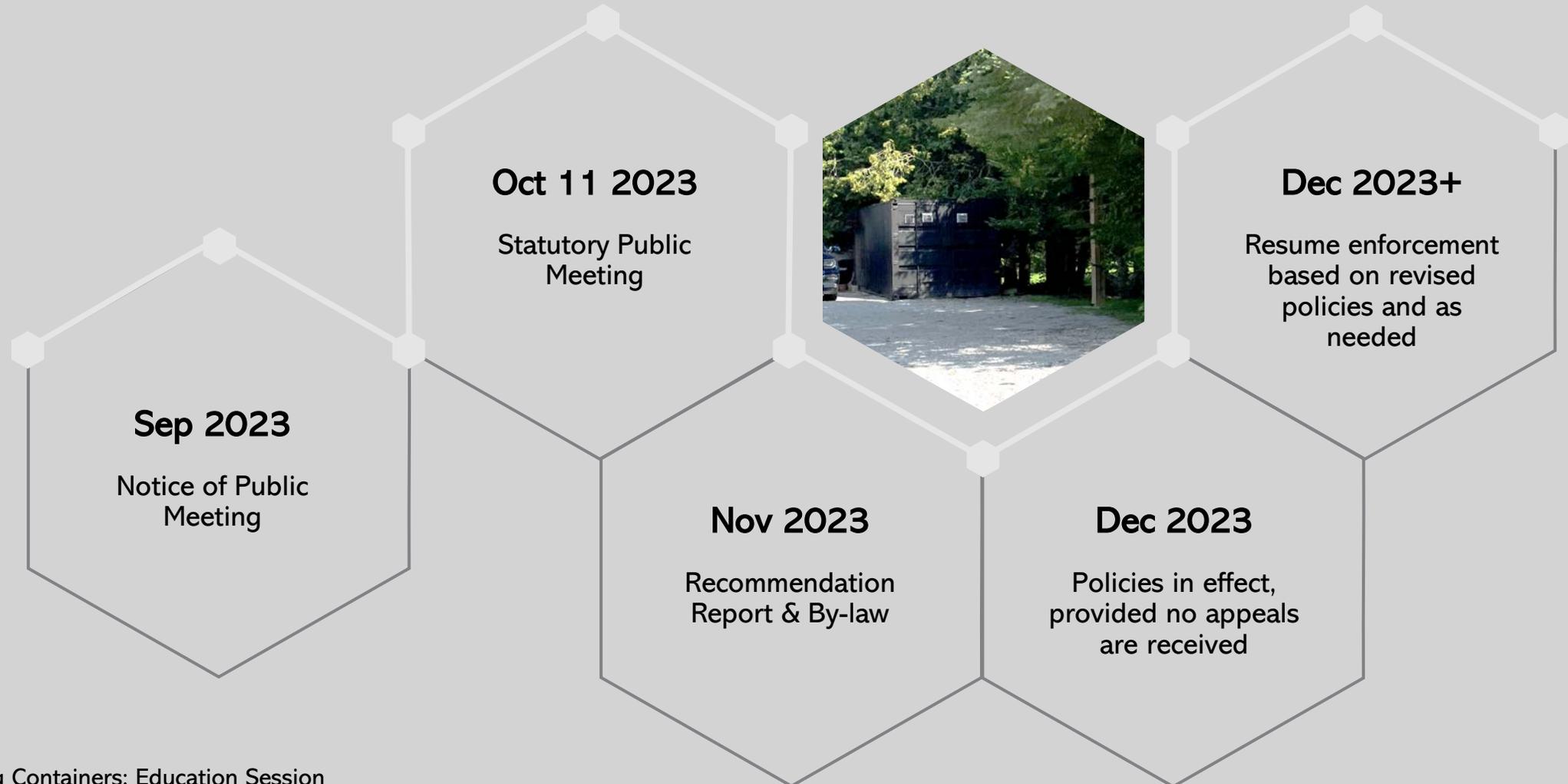
yard, setback and total area provisions for an Accessory Structure/Building within the applicable zone applies



## No Habitation

shall not be used for human habitation

# Next Steps





# Thank you

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Township of Springwater