

Good afternoon,

Thank you for circulating the NVCA on the above noted zoning by-law amendment to develop new policies related to Shipping Containers for the municipality (to clearly define Shipping Containers within Zoning By-law 5000 and permit their use for accessory storage in a limited number of zones).

In reviewing these materials, we respectfully suggest that a provision be added to the By-law which prohibits the placement of a shipping container on lands subject to natural hazards and offer the following suggested wording:

“Any shipping containers shall not be located within any area subject to natural hazards such as flooding or erosion hazards.”

We trust these comments are of assistance to the Township. Please feel free to contact us should you have any questions.

Kindly,

Katelyn Wardlaw (she/her/hers)
Planner I

Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
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kwardlaw@nvca.on.ca | www.nvca.on.ca

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Written Submission - Re: Proposed by-law-Shipping Containers (ZB-2023-015)

From: Paul & Sharon Maw of 3892 Hwy 26, Minesing, ON L9X 0A9 Telephone: [REDACTED]

Please accept this as our written submission regarding the proposed future by-law amendment to address the use of shipping containers within Springwater Township.

Shipping containers have been commonly used throughout the township for several years, as we understand. Based on our research earlier this year (2023), it appeared there were many hundreds of shipping containers being utilized in the Township of Springwater and they did not appear to be limited to the zones as referenced in the proposed amendment. As both residents and small business owners, utilizing containers is a flexible, cost efficient, safe and secure method to store belongings, commercial stock, and other products for shipping.

If our early observations are correct and there are many containers around Springwater that will not meet the zoning requirements, set back requirements, or other placement requirements of this proposed amendment then this amendment may be financially devastating for many. For those who are forced to immediately remove containers from their property or relocate containers on their property the cost may be prohibitive. In this time of record high inflation and rapidly increasing cost of living do we really want to force residents to choose between feeding their families or complying with a bylaw amendment? For a small business owner who is just generating a livable income from their business the cost of removing or relocating a shipping container, securing new storage, and moving their product could wipe out any profit margin for months to come.

Specifically, we believe the proposed amendment does not take into consideration properties that are not able to abide by some of the placement restrictions, setbacks etc. and would then cause financial, logistical, and commercial harm to a business due to property size and existing building location. For example, if a property is zoned Highway Commercial (CH) or Rural Commercial (CR) to be limited to place a shipping container to the rear of the building may not be possible or useful.

The proposed amendment may also prevent commercial growth in businesses that include the use, modification, and sale of shipping containers, 'tiny homes', accessory building sales etc.

We believe that while an amendment to the current by-law may be required, several valid concerns have not been addressed in this proposed amendment. We the public, do deserve an opportunity to have input in decisions like this and we personally believe this amendment could be better informed with more public consultation.

There may be many ideas that haven't been fully considered yet and could be brought to the table via public consultations, such as compiling a list of existing shipping containers and grandfathering the previous locations in while setting new requirements such as those identified in this amendment for future installations. The township could consider ways such as e.g. (a one-time permit fee of \$200 for each shipping container on the property) which would be non-transferable if the property is sold, this could help to generate a revenue stream that might even subsidize the enforcement of the amendment.



Severn Sound Environmental Association

489 Finlayson St, PO Box 460, Port McNicoll ON L0K 1R0

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Email: mel@carruthers@severnsound.ca **Website:** <http://www.severnsound.ca>

October 10, 2023

Danielle Barranger- Planning Technician / Secretary Treasurer
Township of Springwater
2231 Nursery Road
Minesing, ON L9X 1A8

Dear Danielle Barranger,

**RE: Proposed Amendment to Comprehensive Zoning By-law 5000
ZB-2023-015-Shipping Containers**

The SSEA is pleased to be given the opportunity to review the Township of Springwater's proposed zoning by-law regarding shipping containers (ZB-2023-015 – Shipping Containers).

The following comments are offered.

As the by-law is silent on the use of shipping containers as floating accommodations, and as other municipalities within the Severn Sound watershed are experiencing issues with this; it is recommended the Township consider adding text, if appropriate, around the use of shipping containers as floating accommodations.

It is noted that changes to Ontario Regulation 161/17 and Ontario Regulation 326/94 under the Public Lands Act have been made in July of 2022 around floating accommodations; however, there are still exceptions.

If you have any questions, please contact me.

Sincerely,

Melissa Carruthers
Manager Source Water Protection – RMO/RMI
Severn Sound Environmental Association

Hi Ms. Barranger,

Thank you for circulating Bell Canada on this initiative. Bell appreciates the opportunity to engage in infrastructure and policies initiatives across Ontario. While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter at <mailto:CA.circulations@wsp.com>.

If you have any other specific questions, please contact <mailto:planninganddevelopment@bell.ca> directly.

Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada

From: [Scott Haw](#)
To: [Public Meetings](#)
Subject: RE: Notice of Public Meeting & Draft By-law - Shipping Containers
Date: October 11, 2023 3:15:24 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good afternoon,

The Roads and Fleet Department has no concerns with the proposed zoning by-law amendment.

Thank you

<https://can01.safelinks.microsoft.com/outlook>

Scott Haw CRS-I
Manager, Roads and Fleet,
Infrastructure & Operational
Services
Township of Springwater
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Please call or Email for
meeting appointments.

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From: Public Meetings <publicmeetings@springwater.ca>
Sent: Tuesday, October 10, 2023 10:54 AM
To: Senior Staff <SeniorStaff@springwater.ca>; Trevor Harvey <trevor.harvey@springwater.ca>; Amanda Jones <amanda.jones@springwater.ca>; Leonard Borgdorff <leonard.borgdorff@ainleygroup.com>; Brittnee Fisher <Brittnee.Fisher@springwater.ca>; Danielle Porter <danielle.porter@springwater.ca>; Springwater Taxes <taxes@springwater.ca>; Scott Haw <Scott.Haw@springwater.ca>; Steve Buchanan <Steve.Buchanan@springwater.ca>
Cc: Jack Mordue <jack.mordue@springwater.ca>; Deborah-Ann Liske <deborah.liske@springwater.ca>; Danielle Barranger <danielle.barranger@springwater.ca>
Subject: FW: Notice of Public Meeting & Draft By-law - Shipping Containers

From: [Darren Verstraten](mailto:Darren.Verstraten@springwater.ca)
To: [Deborah-Ann Liske](mailto:Deborah-Ann.Liske@springwater.ca)
Cc: [Brianna Belcourt](mailto:Brianna.Belcourt@springwater.ca)
Subject: RE: Shipping Containers
Date: November 7, 2023 10:46:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Deborah-Ann: This should sum up the requirements for a permit. Any further questions please let me know. Regards, Darren

Following a change in the Ontario Building Code, the size of an accessory buildings that requires a building permit has changed. Effective April 29, 2022, buildings less than 15 m² (161.459 ft²) when measured from the outside surface of the exterior walls or any support posts will be exempt from the requirements to obtain a building permit. Provided they are not more than one story, not attached to a building or any other structure, used for storage purposes and do not contain plumbing. Structures that contain plumbing, and/or are more than 15 m² (161.459 ft²) require permits or more than 10 m² and used for other than ancillary storage. The maximum overhang is 60.96 cm (24 in.). For further information, see our guide for “Building a detached accessory building” available on our website

From: Deborah-Ann Liske <deborah.liske@springwater.ca>
Sent: Tuesday, November 7, 2023 10:06 AM
To: Darren Verstraten <Darren.Verstraten@springwater.ca>
Cc: Brianna Belcourt <Brianna.Belcourt@springwater.ca>
Subject: RE: Shipping Containers

Good morning Darren,
I am following up on my email below.

I would like to finalize my report this morning and include formal building department comments.

Thank you,



Deborah-Ann Liske, BA, BURPI
Planner
Township of Springwater
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Minesing, ON L9X 1A8
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Please be advised,
staff is available on
a rotating
schedule.
**Appointments are
strongly**

encouraged. Contact details are available at <https://can01.safelinks.prot>

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