

## The Corporation of the Township of Springwater

### By-law 5000-XXX

Being a By-law to amend Zoning By-law 5000 as amended, with respect to Shipping Containers within the Township of Springwater

(ZB-2023-015 –Shipping Containers)

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**Whereas** By-law 5000, as amended, is the main Comprehensive Zoning By-law of the Township of Springwater;

**And Whereas** authority is granted under Section 34 & 35 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to enact such amendments;

**And Whereas** the proposed amendment is in conformity with the Township of Springwater Official Plan;

**Now Therefore** the Council of the Corporation of the Township of Springwater enacts as follows:

1. That By-law 5000 as amended, is hereby further amended by adding the following to Section 3 to read as follows:

“3.xx Shipping Containers

3.xx.1 The location and/or use of a shipping container as a structure or for outside storage shall only be permitted in the following zones:

- a. Rural Residential (RR);
- b. Highway Commercial (CH);
- c. Rural Commercial (CR);
- d. Kennel (K);
- e. General Industrial/Inside Storage (MI);
- f. General Industrial/Outside Storage (MO);
- g. Institutional (I);
- h. Open Space (OS); and,
- i. Agricultural (A).

3.xx.2 The location and/or use of a shipping container as a structure or for outside storage shall be prohibited in all other zones not listed in Section 3.xx.1.

3.xx.3 The location and/or use of any shipping container in the permitted zones identified in Section 3.xx.1 shall be in accordance with the following provisions:

- a. A Shipping Container may only be used or erected as an accessory use to a Main Building;

- b. A Shipping Container may only be located and used in a Rear Yard;
  - c. A Shipping Container must not be located in a required parking area or encroach into a required landscaped area;
  - d. The applicable yard, setback and total area provisions for an Accessory Structure/Building within the applicable zone applies to a Shipping Container;
  - e. Unless otherwise required, in any permitted Commercial or Industrial Zone a minimum interior side yard width and rear yard depth for a shipping container of 1.5 metres (4.82 feet) is required, unless the lot line abuts a residential zone or use where 3 metres (9.84 feet) shall be required;
  - f. Notwithstanding the above, in any zone where Outside Storage is a permitted use, a Shipping Container may be utilized for Outside Storage in accordance with Section 3.39;
  - g. The combined total Accessory Structure/Building and Shipping Container area shall remain equal to or less than the gross floor area of the main building on the lot;
  - h. The minimum distance between a Main Building and any Shipping Container in any permitted Commercial or Industrial Zone shall be 3 metres (9.84 feet) and in all other zones shall be 1.5 metres (4.92 feet);
  - i. No Shipping Container shall exceed the height of the Main Building to a maximum height of 4.5 metres (14.76 feet);
  - j. No Shipping Container shall be used for human habitation; and,
  - k. Notwithstanding the above, all other provisions of the respective zones are complied with.
- 3.xx.4 Notwithstanding the above, in any zone the temporary use of a shipping container may be permitted for the storage of tools or materials or personal goods, in connection with the construction or renovation of the main building provided a building permit is issued for the works and/or where the occupants are in the process of moving. Once the structure is ready for occupancy or works are abandoned, the temporary shipping container shall be removed. "Abandoned" in this subsection shall mean the failure to proceed in accordance with the Ontario Building Code Act with the construction/renovation works."

2. That By-law 5000 as amended, is hereby further amended by adding the following definition to Section 35, and the section be renumbered appropriately:

“35.xx **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, and now utilized for accessory storage. This definition includes the terms ‘disused railcar’ and ‘storage container’ having a similar appearance and characteristics to a shipping container.”

3. That this By-law shall take effect and come into force pursuant to the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

**Read a First, Second and Third Time and Finally Passed this xx day of xxx, 2023.**

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Jennifer Coughlin, Mayor

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Renée Ainsworth, Clerk