

ZONING BY-LAW NO. 26-2017
A BY-LAW TO AMEND
ZONING BY-LAW NO. 27-95 as amended
(Shipping Containers)

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

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Planning Consultant:

Robert J. Miller
Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law No. 26-2017

Passed by the Council of the Municipal Corporation of the Township of Armour

- Lands Affected: This By-law applies to all lots of record in Armour Township zoned Rural (Ru), Commercial (C), Recreational Commercial (RC), Rural Industrial (M), and Industrial Extractive (MX) Zones.
- By-Law Purpose: The purpose of this Amendment is to restrict and control the location and use of shipping containers in Armour Township.
- Official Plan: The proposed Zoning By-law amendment conforms with the regulations of the Armour Township Official Plan.

ZONING BY-LAW NO. 26-2017

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under the provisions of Sections 34 of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour with respect to provisions applying to the use of shipping containers in the Rural (Ru), Commercial (C), Recreational Commercial (RC), Rural Industrial (M), and Industrial Extractive (MX) Zones.

WHEREAS THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR has reviewed Zoning By-law No. 27-95, as amended, and deems it advisable to amend same:

NOW THEREFORE THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR ENACTS as follows:

1. **THAT** Section 2 Definitions is hereby amended by adding a new Section **2.176.1** as follows:

"Shipping Container" means an enclosed metal structure designed to facilitate the transportation of goods by several different means of transportation, and shall include intermodal shipping containers, transport truck trailers, and straight truck boxes, but does not include any vehicle as defined herein." and

2. **THAT** Section 5 General Provisions Applicable In All Zones is hereby amended by adding a new Section **5.24.1** as follows:

"Shipping Containers"

Shipping containers are permitted in the Rural (Ru), Commercial (C), Recreational Commercial (RC), Rural Industrial (M), and Industrial Extractive (MX) Zones provided that:

- (a) Shipping containers all require a building permit and shall only be permitted as an accessory use on a lot where a principal use already exists;
- (b) Unless stated elsewhere in this By-law, shipping containers are only permitted for accessory storage purposes, based on lot area at a rate of one (1) shipping container per 0.4ha (1 ac.) or part thereof to a maximum of four (4). In no case is a shipping container permitted on a lot having an area of less than 0.4ha (1 ac.);
- (c) No shipping container shall be used for human habitation, home industry or any occupation or business;
- (d) Any change of use or exterior finishes for a shipping container shall require a building permit and site plan control under Section 41 of the *Planning Act*;
- (e) No shipping container shall exceed a height of 3m (10 ft.) or a total length of 16.76m (55 ft.);

- (f) A shipping container shall only be located in the rear yard and shall be located no closer than 30m (98 ft.) to any street line;
- (g) A shipping container is permitted in the driveway of a residential property for the purpose of temporary loading or unloading of household items during the process of moving and for a period not exceeding five (5) days. Such temporary shipping containers shall not exceed a maximum height of 3.0 m (10 ft.) and a maximum length of 6.1m (20 ft.). And no temporary shipping container shall encroach onto a public sidewalk or locate closer than 0.3m (1 ft.) from the curb or shoulder in situations where no sidewalk exists, and no shipping container shall create a site line obstruction;
- (h) A shipping container shall be screened from view from the street and abutting properties and shall not encroach into any required landscaping buffer;
- (i) A shipping container shall be included in all calculations for the purpose of determining maximum lot coverage;
- (j) A shipping container shall not be located in a required parking area;
- (k) A shipping container shall not be placed for the purpose of display or advertising;
- (l) A shipping container shall not be used for the purpose of a commercial storage facility;
- (m) Notwithstanding any other provision of this By-law, a shipping container is permitted on a construction site being developed for a single structure or as a plan of subdivision/condo for temporary storage of equipment and materials incidental to construction only, and for a temporary period not to exceed one year; and

3. **THAT** this By-law shall come into force on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the **Planning Act, R.S.O., 1990.**

Read a **FIRST TIME** this 9th day of May , 2017.

Read a **SECOND TIME** this 9th day of May , 2017.

Read a **THIRD TIME** and **FINALLY PASSED** this 9th day of May , 2017.

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

 Original signed by Bob MacPhail Reeve

 Original signed by Wendy Whitwell Clerk-Administrator