Amendment Adopted December 19, 2023
Resolution Number 2023-521

# TOWN OF SHAUNAVON
# SEACAN & STORAGE UNIT POLICY
## Amendments to Zoning Bylaw 11-85 (2012-11) for the General Regulation of All Shipping Containers & Storage Units (Seacan & Storage Unit Policy)

**"Shipping Container"** means a container or box specifically constructed for the transport of goods by rail, ship or transport truck. When used for any other purpose other than transporting goods, a shipping container shall be considered a structure.
**"Mobile Storage Unit"** means any type of container or box that has been specifically constructed for the transport of goods by road, may or may not have wheels attached to the unit, and is not fixed in a permanent or semi-permanent manner to the ground or other structure.

### Shipping Containers

1 General Regulations for All Shipping Containers and Mobile Storage Units:

All shipping containers and mobile storage units shall comply with the following regulations and site requirements:

(a) The application for permit for all shipping containers and mobile storage units shall be as prescribed by the Town of Shaunavon, and no shipping container and storage units shall be used, placed, or stored unless as approved by an official of the Town of Shaunavon;

(b) The application for permit shall be in writing to the Town of Shaunavon, accompanied by a fee as outlined by this Bylaw;

(c) Shipping containers and mobile storage units shall not create a safety hazard;

(d) Shipping containers and mobile storage units shall not be used as a dwelling;

(e) Shipping containers and mobile storage units shall be kept clean and well maintained, and placed in an orderly manner;

(f) Shipping containers and mobile storage units are prohibited for storage of junk, trash, or other forms of refuse;

(g) Shipping containers and mobile storage units shall not block or obstruct any exits, windows, required off-street parking spaces, driveways or access to public utilities and/or right-of-ways;

(h) Shipping containers and mobile storage units shall not be placed for the sole purpose of display or advertising;

(i) Shipping containers and mobile storage units shall not be used for the purpose of screening or fencing;

(j) Shipping containers and mobile storage units shall comply with any other regulation of the Zoning Bylaw and/or other bylaw, policy, or statute as required.

(k) All Shipping containers and Mobile Storage Units, when placed a property, are subject to taxation based on or as an accessory building(s).

2 Shipping containers and mobile storage units are permitted as a principal use, building or structure in the M-Industrial District and shall comply with the regulations of that district and any other bylaw, policy or statute as required. Shipping containers and mobile storage units are a discretionary principal use, building or structure in C2 – General Commercial District and C3 – Highway Commercial District and shall comply with the regulations of those districts, and any other bylaw, policy or statute as required.

3 <u>Temporary Use Shipping Containers and Mobile Storage Units:</u>

The temporary use of shipping containers and mobile storage units shall comply with the following regulations and site requirements:

(a) The temporary shipping container(s) or mobile storage unit(s) may be placed temporarily on a site in any district:

i. For 6 months during construction on a site when the shipping container or mobile storage unit is utilized solely for the storage of supplies and equipment that are used for the site and that a valid building permit has been issued. An extension of six months allowable or to the end of the building/development permit.

ii. for the purpose of loading and unloading of items associated with the principal use, and for a period

of not more than ten (10) days; the Town of Shaunavon may grant one (1) extension of up to ten (10) days for large-scale projects.

(b) The temporary shipping container(s) or mobile storage unit(s) must not be placed within 1.2 metres of the back of sidewalk or curb, or within 1.2 metres of the side or rear property lines.

(c) The temporary shipping container(s) or mobile storage unit(s) shall be removed from the site:

i. upon completion of the construction;
ii. upon expiration of the building permit;
iii. on expiration of the allowed time period; or
iv. no later than seven (5) days after notice to remove is issued by the Town of Shaunavon.

4 Accessory Use Shipping Container(s) or Mobile Storage Unit(s):

The accessory use of shipping container(s) or mobile storage unit(s) shall comply with the following regulations and site requirements:

(a) No shipping container(s) or mobile storage unit(s) used as accessory buildings or structures shall be placed or stored on any site other than a site in areas zoned as M, C3 or C2.

(b) The accessory use shipping container(s) or mobile storage unit(s) shall only be used for storage purposes accessory to the permitted or discretionary principal use of the site for which a Development Permit has been issued.

(c) The accessory use shipping container(s) or mobile storage unit(s) shall have an exterior finish to match or complement the exterior finish of other buildings on the site. If the exterior finish is not acceptable the Town of Shaunavon may require the container to be re-finished.

(d) The accessory use shipping container(s) or mobile storage unit(s) shall only be placed in a rear yard, or in a side yard but not projecting beyond the front building line of the principal building.

(e) The accessory use shipping container(s) or mobile storage unit(s) must comply with any minimum rear yard and side yard setbacks as required.

(f) Accessory use shipping containers or mobile storage unit(s) shall not be stacked one upon another;

(g) The accessory use shipping container(s) or mobile storage unit(s) shall have an acceptable level foundation and/or floor or equivalent acceptable to the Town of Shaunavon;

(h) The maximum number of accessory use shipping containers or mobile storage unit(s) on any site in a Commercial District is two (2).

(i) No accessory use shipping container or mobile storage unit shall exceed 3 metres high, 3 metres wide and 12.5 metres long.

5 Development Fees is amended by *adding* the following new permit fees:

- Principal or Accessory shipping container(s) or mobile storage unit(s) on Commercial property shall be taxable as an accessory building.
- Temporary: $50.00
- Extension to Temporary: $50.00

Council Resolution: 2013 - 428 Bennett-Skjerven
December 3, 2013

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# REQUEST FOR TEMPORARY USE OF SEACAN & STORAGE UNIT

In accordance to the SEACAN & STORAGE UNIT POLICY:

Name of Applicant:_____

Address & Contact:_____

Contact Number:_____

**Site plan must be submitted with this application showing exactly where the SEACAN CONTAINERS are to be located on the property**

Property Location:_____

Number of Shipping or Storage Containers:_____

Placement Date:_____ Removal date:_____

Reason for
Use:_____

_____

_____

Approved by:_____ Date:_____