



Shipping Containers

The Zoning Bylaw regulates the use of shipping containers on private property. Shipping container means a rectangular metal container customarily used for the transport of freight or for storage (Zoning Bylaw, Sec. 120.176).

Shipping Containers are permitted in only two zones:

- a) Light Industrial Districts (M-1) (Sec. 710.54.1)
- b) Heavy Industrial Districts (M-2) (Sec. 720.30.1)

Excerpts from the Zoning Bylaw

170.20 Shipping Container Storage

Any storage of shipping containers shall meet the following conditions:

- a) Areas used for storage of shipping containers shall be setback from all property lines a distance of not less than that indicated in the table below:

Property Line	Minimum Setback Distance
Front Property Line	7.62 metres (25 feet)
Side Property Line	3.05 metres (10 feet)
Rear Property Line	3.05 metres (10 feet)

- b) Areas used for storage of shipping containers shall be screened by buildings, solid fences or evergreen hedges which are not less than 2.44 metres (8 feet) in height, and which shall be maintained and be in good conditions at all times;
- c) For sites zoned Light Industrial Districts (M-1) the following conditions shall apply to areas

used for shipping container storage:

- i) No more than 20 shipping containers shall be permitted on the site; and,
- ii) The height of stored shipping containers shall not exceed 3 metres (9.84 feet);
- d) For sites zoned Heavy Industrial Districts (M-2) the following conditions shall transport of freight or for storage. (B/L 7084, 200d) For sites zoned Heavy Industrial Districts (M-2) the following conditions shall apply:
 - i) The height of stored shipping containers shall not exceed 9 metres (29.53 feet);
 - ii) No stored shipping container shall be located within 15.25 metres (50



feet) of any property line abutting a site used or zoned for residential use; and,

- iii) Any shipping container which is higher than the provided screening, shall be setback not less than 15.25 metres (50 feet) from all property lines.

Shipping Containers on Non-Industrial Sites

Property owners wishing to use a shipping container as a shed or storage building in a zone other than (M-1) or (M-2) may do so in

accordance with the detached accessory structure regulations for their property zone. However, the shipping container must be completely clad in conventional building materials such that the metal walls and roof are not visible. Suggested cladding materials include:

- a) Walls: wood siding, Hardi-Plank siding, vinyl siding, stucco, cedar shingles.
- b) Corners, window and door frames: wood
- c) Roof: Rolled roofing, conventional metal roofing normally used on houses

If the structure is less than 10 sq. metres (107 sq. ft.), a building permit is not required prior to installation of the “container shed.” If the structure is larger than 10 sq. metres (107 sq. ft.) a building permit application must be made before you bring the structure on to the property.

Note: even if a building permit is not required, the container shed must still meet zoning and cladding requirements.