

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2895, 2020

A Bylaw to amend the Electoral Area “A”, “C”, “D”, “E”, “F” & “I” Zoning Bylaws

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Regional District of Okanagan-Similkameen Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020.”
2. The “Electoral Area “A” Zoning Bylaw No. 2451, 2008” is amended by:
 - i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“metal storage container” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;
 - ii) adding a new sub-section 7.27 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.27 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the metal storage container is not sited between a principal building and:

- .1 the front parcel line; and
 - .2 in a Low Density Residential zone, an exterior side parcel line.
 - c) Despite sub-section 7.27.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
 - ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.
- 3. The “Electoral Area “C” Zoning Bylaw No. 2453, 2008” is amended by:
 - i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“**metal storage container**” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;
 - ii) adding a new sub-section 7.28 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

 - .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the metal storage container is not sited between a principal building and:
 - .1 the front parcel line; and
 - .2 in a Low Density Residential zone, an exterior side parcel line.

- c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
 - ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.
4. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:

- i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“metal storage container” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;
- ii) adding a new sub-section 7.28 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the metal storage container is not sited between a principal building and:
 - .1 the front parcel line; and
 - .2 in a Low Density Residential zone, an exterior side parcel line.
 - c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage:

- i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
- ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

5. The “Electoral Area “E” Zoning Bylaw No. 2459, 2008” is amended by:

- i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“**metal storage container**” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;

- ii) adding a new sub-section 7.28 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

.1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:

- a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
- b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:
 - i) the metal storage container is not sited between a principal building and:
 - .1 the front parcel line; and
 - .2 in a Low Density Residential zone, an exterior side parcel line.
- c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage:
 - i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed

upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or

- ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

6. The “Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:

- i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“metal storage container” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;

- ii) adding a new sub-section 7.29 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.29 Metal Storage Containers

.1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:

- a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.

- b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:

- i) the metal storage container is not sited between a principal building and:

.1 the front parcel line; and

.2 in a Low Density Residential zone, an exterior side parcel line.

- c) Despite sub-section 7.27.1(a) and (b), metal storage containers are prohibited on parcels in the West Bench Low Density Residential (RS5) zone.

- d) Despite sub-section 7.29.1(a), (b), and (c) one (1) metal storage container may be used for temporary storage:

- i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed

upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or

- ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

7. The “Electoral Area “I” Zoning Bylaw No. 2457, 2008” is amended by:

- i) adding a new definition of “metal storage container” under Section 4.0 (Definitions) to read as follows:

“metal storage container” means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;

- ii) adding a new sub-section 7.31 (Metal Storage Containers) under Section 7.0 (General Regulations) to read as follows:

7.31 Metal Storage Containers

.1 The use of Metal Storage Containers as accessory buildings or structures is permitted in accordance with the following criteria:

- a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.

- b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if:

- i) the metal storage container is not sited between a principal building and:

.1 the front parcel line; and

.2 in a Low Density Residential zone, an exterior side parcel line.

- c) Despite sub-section 7.31.1(a) and (b), one (1) metal storage container may be used for temporary storage:

- i) during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the

- date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied; or
- ii) for a period not exceeding 30 days for the purpose of loading or unloading goods related to a relocation of a residential or commercial use.

READ A FIRST AND SECOND TIME this 15th day of October, 2020.

PUBLIC HEARING held on this 19th day of November, 2020.

PUBLIC HEARING held a second time on this 15th day of December, 2020.

SECOND READING RESCINDED AND RE-READ this ____ day of _____, 2022.

PUBLIC HEARING held this ____ day of _____, 2022.

READ A THIRD TIME this ____ day of _____, 2022.

I hereby certify the foregoing to be a true and correct copy of the “Regional District of Okanagan-Similkameen Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020” as read a Third time by the Regional Board on this ____ day of _____, 2022.

Dated at Penticton, BC this ____ day of _____, 2022.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2022.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2022.

Board Chair

Corporate Officer