

Metal Storage Container Regulations Zoning Amendment Bylaw No. 2895, 2020



Metal Storage Containers

Purpose of Bylaw:

- To introduce regulations governing the use and placement of metal storage containers within the Okanagan Electoral Area Bylaws
- Amendment Bylaw applies to Electoral Area “A”, “C”, “D”, “E”, “F” and “I”.



Metal Storage Containers

Current Zoning Status:

- zoning bylaws are silent on shipping containers;
- interpreted as an “accessory building or structure”;
- “accessory buildings or structures” are permitted in all zones;
- must comply with height, setback and coverage zone regulations for “accessory building or structure”.

Metal Storage Containers

New definition – “metal storage container”:

- Purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar



- RA, AG, LH and I zones
- Limit vertical stacking of metal storage containers to maximum of 2.
- Building permit required prior to stacking



Low Density Residential and Small Holdings

- Limit to 1 as an accessory building or structure
- Only on parcels greater than 0.5 ha
- Only if painted same colour as principal building
- Not sited between principal building and front parcel line (street)



Low Density Residential and Small Holdings

- Siting of metal storage container would not be allowed in front of house facing the street (see photo)



Temporary storage during construction

- One metal storage container allowed for temporary storage
- Must have valid building permit for a building or structure
- Must be removed upon completion (occupancy or occupancy permit)



Temporary storage

- One metal storage container allow for loading/unloading goods for residential/commercial use
- 30 day maximum



Summary

- This amendment bylaw would permit and limit use of metal storage containers in the following zones:
RA, AG1, AG2, AG3, LH1, LH2, I1, I2, I3, RS1, RS2, RD3, RS4, RS6, RSM1, RSM2, RD1, RD2, SH2, SH3, SH4, SH5
- This amendment bylaw does not allow use of metal storage containers in:
All medium density residential zones, commercial zones, town centre zones, administrative zones, comprehensive development zones

Summary

- Accessory building regulations for applicable zone would apply (i.e. setbacks, lot coverage, height, etc.)
- Building permit required for siting of metal storage containers
- New regulations (stacking, maximum number, siting, painting, minimum lot size) would apply