

PROPOSED SHIPPING CONTAINER CHANGES



Current Section 3.34 Regulations

- Only permitted within Industrial Zones and the Highway Commercial (CH) Zone
- Prohibited in any other zone
- Not considered an accessory building for the purposes of the zoning by-law
- Maximum of 2 permitted in rear yards
- Cannot be used as part of construction/to accommodate work areas, office uses, shops, or living areas
- Must be set back 10 metres from all lot lines abutting a residential zone
- Can be stacked no more than 2 high

Zones where Shipping Containers proposed to be permitted as Accessory Building

RS1, RSS1, RH1, RR1 (low-density Residential)

CG, CH, CT, CR (Commercial)

ML, MM, MH, MR, SY, WM (Industrial & Related)

Institutional (I), Open Space (OS), Agricultural (A), Rural (RU)

MXP, MXP, MXQ, MXR (Mineral Aggregate)

New Regulations in A, RU, RS1, RSS1, RH1, RR1 Zones

- Only 1 permitted per lot
- Must be completely clad with material and/or finish consistent with main building (*only residential zones*)
- Must be covered by a roof with a pitch and/or form consistent with main building (*only residential zones*)
- Must be finished and maintained in a visually and structurally acceptable state of repair
- Regulated as accessory building

New Regulations in CH, ML, MM, MH, MR, MXP, MXQ, MXR, SY or WM Zones

- Only 2 permitted per lot
- Site Plan Control approval required
- May only be used for storage purposes, unless otherwise permitted in Site Plan approval/Building Permit
- Must be setback 10 metres from any lot line abutting a residential zone
- Must be finished and maintained in a visually and structurally acceptable state of repair
- Must be located/screened to limit visibility from public road or amenity space
- Can be stacked no more than 2 high
- Regulated as accessory building



New Regulations in CG, CT, CR, I, OS Zones

- Only 1 permitted per lot
- Site Plan Control approval required
- May only be used for storage purposes, unless otherwise permitted in Site Plan approval/Building Permit
- Must be completely clad with material and/or finish consistent with main building
- Must be covered by a roof with a pitch and/or form consistent with main building
- Must be finished and maintained in a visually and structurally acceptable state of repair
- Must be located/screened to limit visibility from public road or amenity space
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NEW ZONE “RESIDENTIAL SERVICED – FIRST CONDENSED (RS1C)”

In response to emerging trends in compact and affordable housing development, the Township is considering the creation of a new zone, the Residential Serviced – First Condensed (RS1C) Zone, which will allow for smaller residential lots and development in settlement areas. Dwellings within the RS1C must be fully serviced by municipal water and sewer.

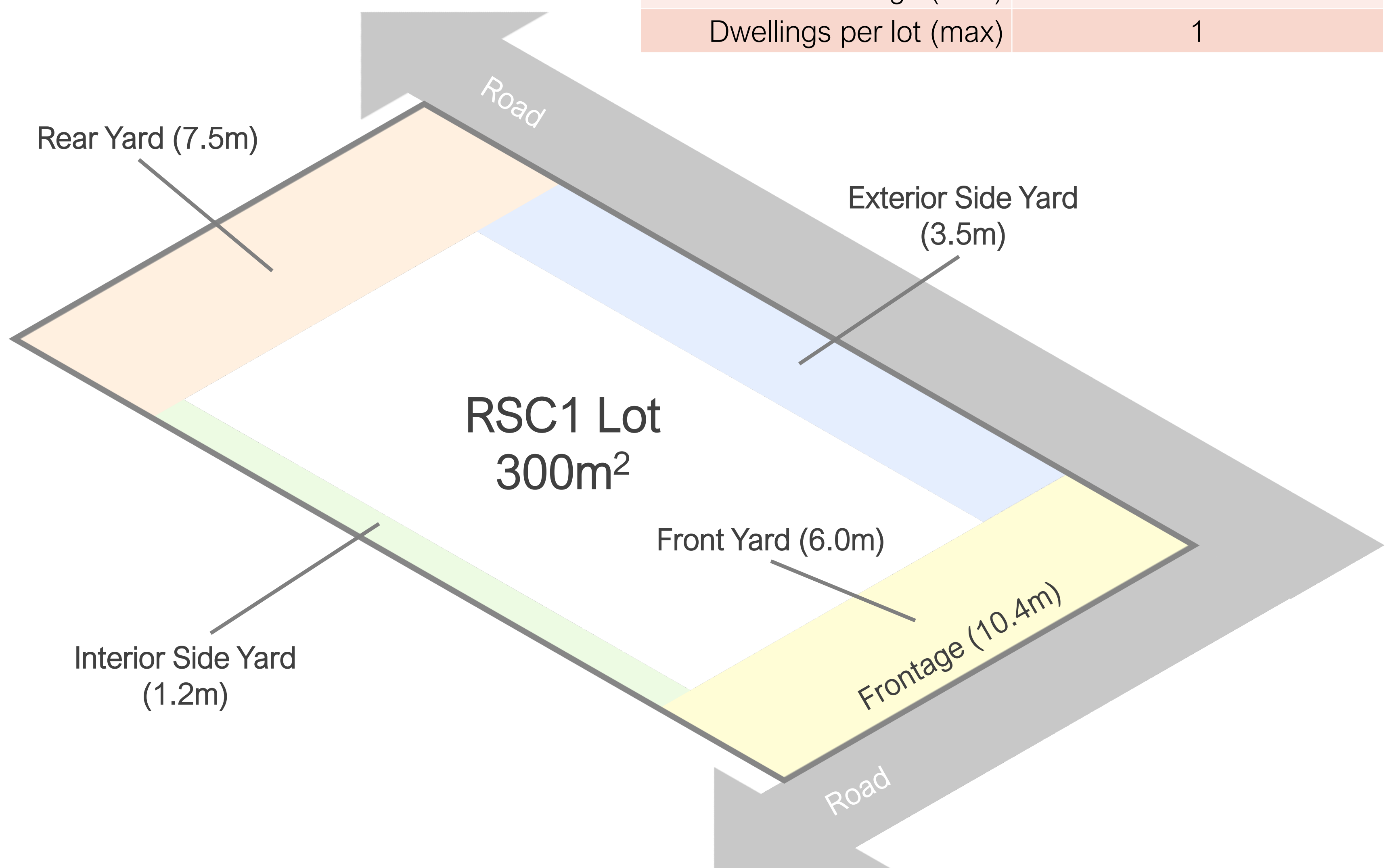


Permitted Uses

Dwelling, single detached;
Dwelling, Secondary Unit
Group Home, Type 1
Group Home, Type 2
Home-Based Business

Zone Requirements

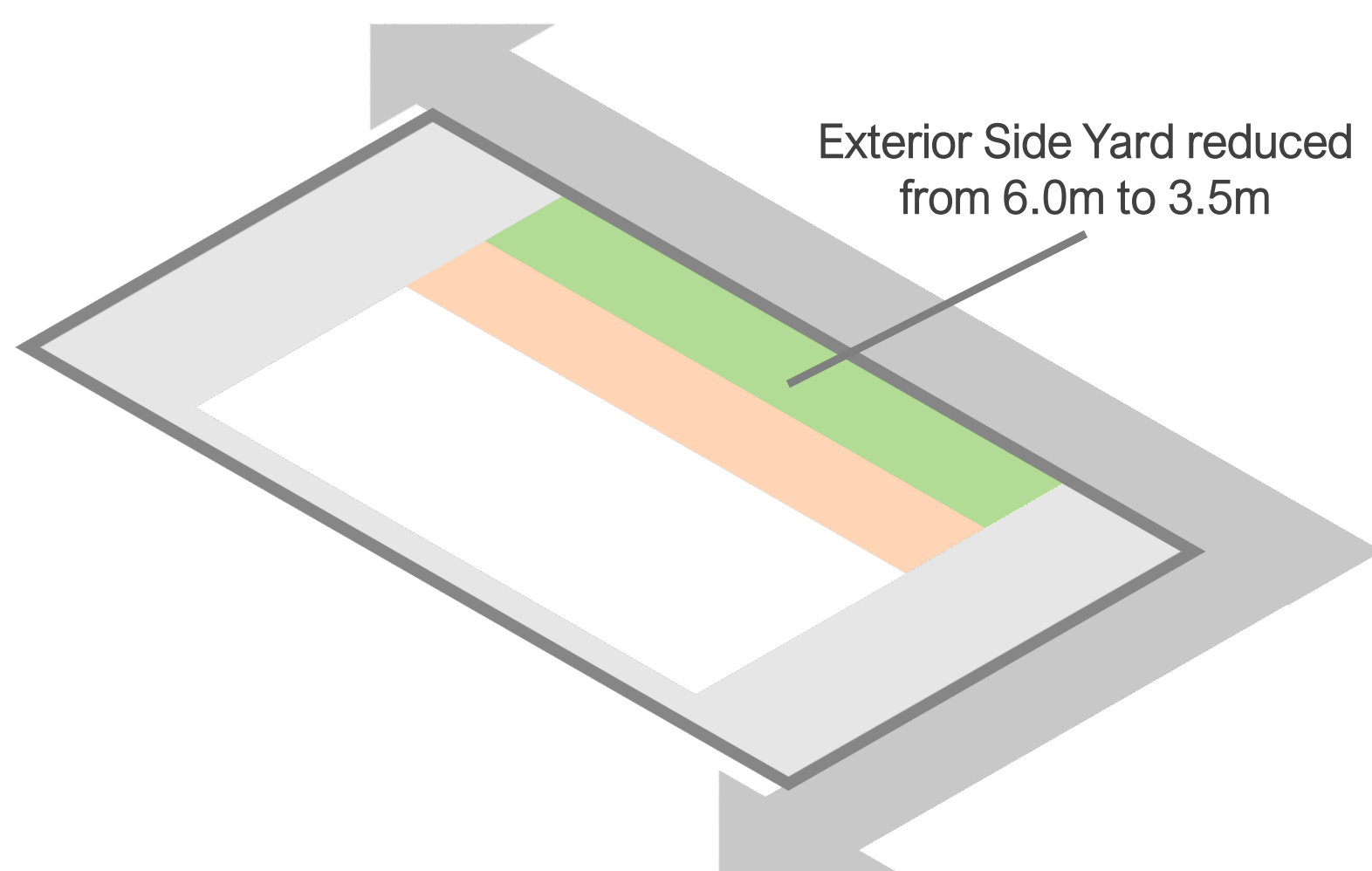
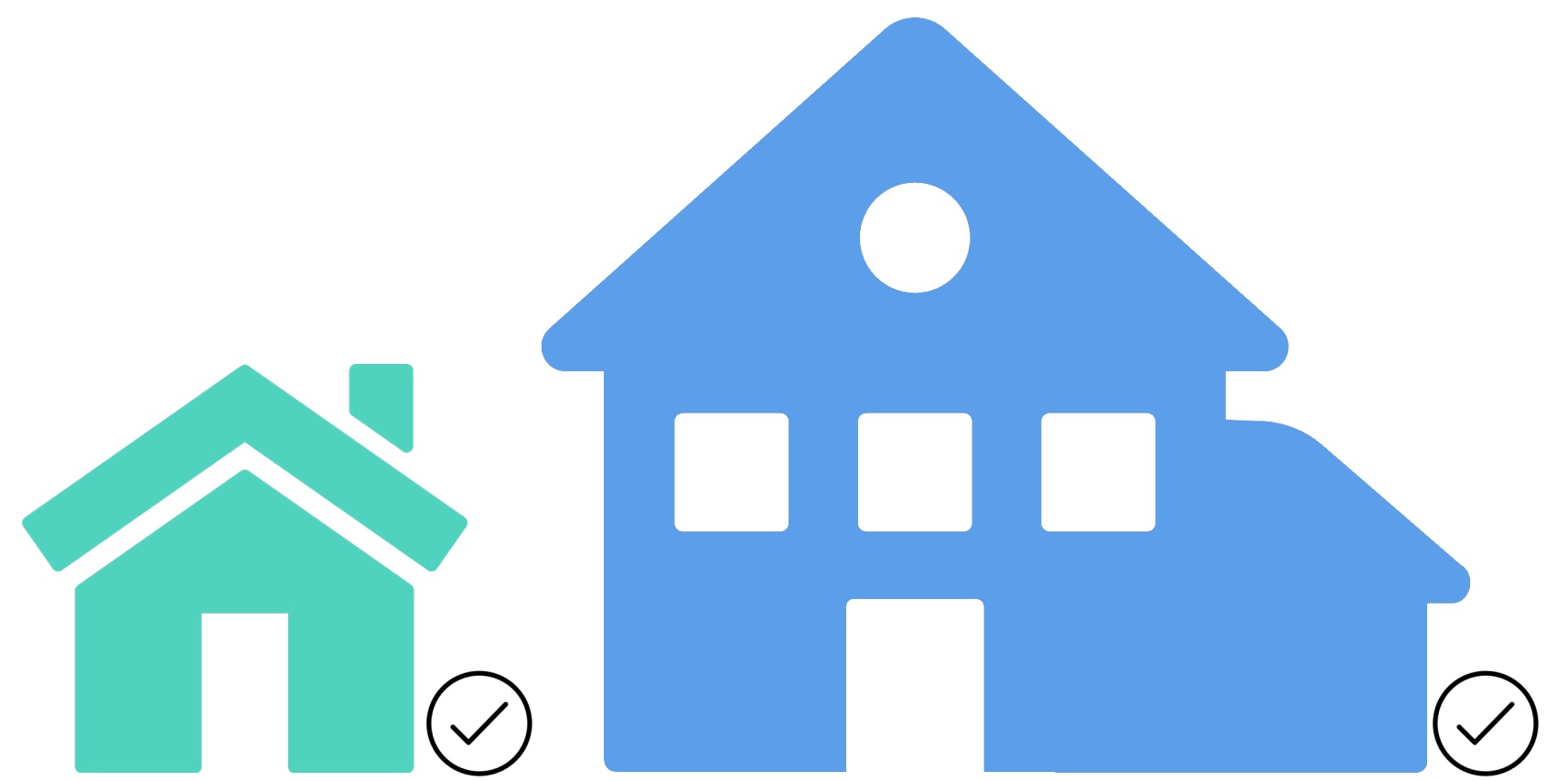
Lot Area (min)	300 m ² (3,230 ft ²)
Frontage (min)	10.4 m (34 ft)
Front Yard (min)	6.0 m (19.7 ft)
Rear Yard (min)	7.5 m (24.6 ft)
Exterior Side Yard (min)	3.5 m (11.5 ft)
Interior Side Yard (min)	1.2 m (3.9 ft)
Building Height (max)	11 m (36.1 ft)
Lot Coverage (max)	40%
Dwellings per lot (max)	1



GENERAL UPDATES / CHANGES

Removing minimum floor area requirements for dwellings/dwelling units

- Current minimum dwelling size is 75 m² (807 ft²)
- Will be removed to accommodate smaller, more affordable homes, and acknowledge smaller housing trends
- Ontario Building Code permits dwellings as small as 17.5 m² (188 ft²)



Reducing the minimum exterior side yard required in most residential zones to 3.5 metres

- In most cases, minimum "sight-triangles" intended to ensure safety of corners is accounted for in subdivision/lot layout
- Reduction will allow for more usable space on the lot without sacrificing safety of road sightlines

Reducing parking requirements for "Mini-Warehouse and Storage" uses

- These facilities have a reduced need for longer term parking spaces over the course of a business day
- Many customers/users would drive up to their storage unit
- The Township currently requires more spaces for this use than other similarly-sized municipalities

Current	Proposed
1 space per 95m ² of office/storage	1 space per 50m ² of office + 1 space per 1,000m ² of storage
<i>Example</i> 5,000 m ² Storage + 100m ² Office Requires 54 Spaces	<i>Example</i> 5,000 m ² Storage + 100m ² Office Requires 7 Spaces



Reducing the minimum rear yard required for townhouses in the RS3 zone from 10 metres to 7.5 metres

- Intended to allow for an increase in developable area on lots meant for higher density residential uses
- Proposed reduction will align the zone with other residential yard requirements