

VILLAGE OF LOON LAKE

BYLAW 09-2021

A Bylaw to amend Bylaw No. 09-2016 known as the Zoning Bylaw.

The Village of Loon Lake Council, in the Province of Saskatchewan, enacts to amend Bylaw No. 09-2016 as follows:

1. Part 6: "Interpretation" is amended by adding the following definition after Section 6.1.97:
 - 6.1.97a **Shipping Container:** A prefabricated metal container specifically designed and constructed for the transportation of goods by rail, ship, or transport truck and which may be repurposed as an accessory storage structure. This term includes sea cans, cargo containers, freight containers, intermodal containers, and similar metal storage containers, but does not include dumpsters, recycling receptacles, or waste collection containers.

2. Part 4: "Specific Regulations" is amended by adding the following after Section 4.7:
 - 4.8 Shipping containers shall be considered an accessory use to a principal building and shall only be used for storage purposes accessory to the principal use of the site.
 - 4.8.1 Classification

Shipping containers shall be classified as follows:

 - a) Short-Term (Temporary) Storage

A shipping container placed on a property during construction, renovation, flooding, septic backup, or other temporary circumstances for the purpose of storing materials, tools, equipment, or household belongings.
 - i. A temporary shipping container shall be permitted for a maximum period of six (6) months.
 - ii. The container shall be removed from the property upon completion of the project or expiration of the six (6) month period, whichever occurs first.

- iii. Extensions may be granted through approval of a new Development Permit application.
- b) Long-Term (Permanent) Storage

A shipping container located on a property for a period exceeding six (6) months and intended for ongoing storage accessory to the principal use of the site.

4.8.2 Development Permit Required

All temporary and permanent shipping containers shall require a Development Permit and payment of the applicable fee established by Council.

4.8.3 Permitted Shipping Container Sizes

- a) Residential Districts (R1 and RL)
 - i. A maximum of one (1) shipping container not exceeding twenty (20) feet in length shall be permitted.
 - ii. A second shipping container may be considered as a discretionary use.
- b) Mixed Use and Commercial Districts (MU3 and C2)
 - i. Shipping containers shall not exceed forty (40) feet in length.
 - ii. One (1) shipping container shall be permitted as a principal permitted use.
 - iii. Additional shipping containers may be considered as a discretionary use where the applicant demonstrates a need related to the principal use of the property.
- c) Industrial Districts (M1)
 - i. Shipping containers, including those exceeding forty (40) feet in length, may be permitted.

- ii. The number and size of containers shall be evaluated through the Development Permit process based on site layout, access, and compatibility with surrounding properties.

4.8.4 General Requirements

All shipping containers shall:

- a) Be maintained in a structurally sound condition and free of rust, holes, dents, graffiti, peeling paint, and other visible signs of deterioration.
- b) Be painted, clad, sided, or otherwise finished in a neutral colour or a colour that complements the principal building.
- c) Be properly anchored in accordance with applicable building standards.
- d) Not be stacked on top of one another.
- e) Not be used for human habitation, residential occupancy, commercial rental, or accommodation purposes.
- f) Not be used for the storage of hazardous materials or substances as defined by applicable provincial or federal legislation.
- g) Not obstruct driveways, parking areas, fire access routes, utilities, or emergency facilities.
- h) Not create a visual nuisance or negatively impact neighbouring properties.

4.8.5 Refurbishment Requirements

- a) Applications for permanent shipping containers shall include a refurbishment plan outlining proposed painting, siding, screening, or other exterior improvements.

- b) Where a new shipping container is proposed and photographs are provided demonstrating acceptable appearance, Council may waive the requirement for a refurbishment plan.
- c) All approved refurbishment work shall be completed within three (3) months of placement of the shipping container on the property.
- d) The owner shall provide photographs to the Village confirming completion of the approved refurbishment plan.

4.8.6 Location and Setbacks

- a) Permanent shipping containers shall comply with all setback requirements applicable to detached accessory buildings within the zoning district.
- b) Shipping containers shall be located within a rear yard or side yard and shall not be located within a required front yard.

4.8.7 Screening Requirements

- a) In Residential Districts (R1 and RL), permanent shipping containers shall be screened from adjacent properties and public roadways by:
 - i. A solid fence;
 - ii. Landscaping;
 - iii. A combination of fencing and landscaping; or
 - iv. Another screening method approved by the Development Officer.
- b) The screening shall provide a minimum height of 2.0 metres above grade.
- c) Screening may be required in MU3, C2, and M1 Districts where deemed necessary by the Development Officer or Council to mitigate impacts on adjacent properties.

4.8.8 Compliance Verification

The owner shall submit photographs to the Village within three (3) months of issuance of the Development Permit demonstrating compliance with all applicable conditions of approval.

4.8.9 Building Code Compliance

Where applicable, shipping containers shall comply with the current edition of the National Building Code of Canada and all other applicable provincial and federal regulations.

4.8.10 Taxation

Permanent shipping containers may be assessed for taxation purposes in accordance with applicable assessment legislation.


This bylaw shall come into force and be in effect of the final passing thereof and shall repeal bylaw 03-2017 and 13-2020.

Read a first time this 15th day of July, 2021

Read a second time this 6th day of October, 2021.

Read a third time this 6th day of October, 2021.





Mayor



Administrator

