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Date: June 17, 2020

To: Mayor and Council

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RE: Shipping Container Regulation Update

Report No.: PS-2020-036

AIM

To provide the Mayor and Council with an update on shipping container regulations and where containers are permitted with the Town.

BACKGROUND

In the summer of 2016 a report was presented to Council outlining existing regulations on the placement and use of shipping containers (portable storage, sea cans etc.) within the Town see Appendix A. This included comment from the Chief Building Official outlining issues and concerns with the use of these containers for storage. The report also included a chart outlining regulations in surrounding communities in the County. The resulting recommendation was to engage the public on the use of shipping containers and draft potential regulation updates for presentation to Council. Background work and review were undertaken along with draft by-law changes however, the project dropped off as a priority and enforcement continued utilizing the existing regulations. Since the original report enforcement has led to the removal of a number of illegally placed containers, particularly along Main St. E. and in the downtown. We continue to monitor the use of shipping containers in Kingsville and advise property owners on their legal use.

DISCUSSION

Under the Kingsville Zoning By-law, Section 4.33, Prohibited Uses, the storage of shipping containers is only permitted where outdoor storage is permitted. Outdoor storage is only permitted in the A1, M1, M2, M3 and M4 and the EG zones. In addition the outdoor storage must be properly fenced with the exception of the A1 zone.

Within Kingsville, we have observed the use of shipping containers in all zones. The use of these containers varies and can include:

- i) Storage on constructions sites for materials and equipment
- ii) A method of residential moving
- iii) Storage on properties undertaking building renovations
- iv) As an accessory building

Other uses that these containers have been put to include pop up commercial units and use in constructing homes both of which staff have received inquiries about. These containers have a wide variety of uses and provide a secure, weatherproof and inexpensive option for a variety of applications when used in compliance with the current zoning regulations.

There are updates that have been incorporated into the zoning via a pending housekeeping amendment that is currently being undertaken and include the following:

- i) Replacement of existing definition (storage container to shipping container)
- ii) Prohibition on storage and use
- iii) Addition of a separate shipping container regulation section
- iv) Placement regulations to address CBO's concerns
- v) Temporary use regulations – storage, construction sites, moving etc.

The public engagement portion of the recommendation from the 2016 report could be addressed through the housekeeping amendment process. The original February 2016 housekeeping amendment was presented to PAC. A detailed outline of all the amendments and updates was presented at the time. Following this same approach would afford the public the opportunity for input at that time. Staff is not aware of a larger scale issue surrounding shipping containers that would necessitate a separate public engagement at this time.

LINK TO STRATEGIC PLAN

Promote the betterment, self-image and attitude of the community.

FINANCIAL CONSIDERATIONS

There are no current financial considerations resulting from this report.

CONSULTATIONS

Management Staff

RECOMMENDATION

That Council:

Receive the shipping container regulation update report for information purposes,
and

Direct administration to incorporate updated regulations for shipping containers in a
comprehensive housekeeping amendment to be presented to the Planning Advisory
Committee for public input prior to presentation to Council.

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