

COUNCIL REPORT

To: Mayor and Council

From: Administration

Date: June 4, 2024

Subject: Zoning Amendment Bylaw No. 1518 (Shipping Container)

RECOMMENDATION:

THAT Council receives this report for information.

BACKGROUND:

This report explores the feasibility of allowing the use of shipping containers as temporary storage solutions for individuals and families relocating to the District of Mackenzie. The proposed period for the allowance is one month, aimed at providing a practical and flexible solution during the relocation.

District Staff have noticed that there has been an uptake in requests for shipping containers to be used during the moving process. Relocation can be a challenging process, often necessitating temporary storage solutions for personal belongings. Shipping containers offer a versatile and secure alternative that can be utilized effectively during the short-term relocation period. Moving companies are also using them as a method for shipping household items instead of the traditional semi/truck.

CONSIDERATIONS

Convenience: Shipping containers can be placed directly at the new residence, providing easy access to belongings during the unpacking and settling-in period.

Security: Containers are typically robust and lockable, offering secure storage for valuable items.

Cost-Effectiveness: Renting a shipping container can be more affordable compared to traditional storage units.

Flexibility: Containers can be delivered and removed according to the resident's schedule, providing a tailored storage solution.

Aesthetics: Shipping containers might not blend well with residential areas, potentially impacting neighborhood aesthetics.

Safety: Proper placement and secure anchoring are essential to ensure safety, particularly in adverse weather conditions.

Environmental Impact: Potential for temporary environmental disruption, such as damage to lawns or driveways.

RECOMMENDATIONS

Temporary Permits: Implement a permit system allowing the use of shipping containers for a defined period, such as 30 days, with the possibility of extension under special circumstances.

Regulatory Compliance: Ensure that the use of containers complies with local zoning laws and residential regulations.

Aesthetic Considerations: Encourage residents to place containers in less conspicuous areas, such as driveways, to minimize visual impact.

Safety Guidelines: Provide clear guidelines on the safe placement and storage of containers to prevent accidents and damage.

Environmental Protections: Include provisions to protect lawns and driveways from damage, such as requiring the use of protective mats or supports.

PROPOSED CHANGES

Staff are proposing to add the use of a shipping container in R-Zones for the purpose of relocation. Staff are also proposing to add the shipping container acknowledgment permit to provide clear guidance to residents who wish to have a shipping container on their property (Attachment A).

Current 4.18 (iii)

One shipping container may be permitted on a temporary basis on the driveway of a parcel in an R-zone, RM1 or RM2 zone for renovation purposes provided it is removed within one month from the date it was first located on the parcel.

Proposed 4.18 (iii)

One shipping container may be permitted temporarily on the driveway of a parcel in an R-zone, RM1 or RM2 zone for renovation or relocation purposes provided a shipping container acknowledgment permit is obtained and the shipping container is removed within one month from the date it was first located on the parcel.

NEXT STEPS

If Council chooses to give Zoning Amendment Bylaw No. 1518 first two readings staff will take these next steps:

- Agency Referral (30 days)
- Give notice of a public hearing
- Host a public hearing
- Bring back a report with any proposed changes
- Give Council the opportunity for 3rd reading and adoption

COUNCIL PRIORITIES:

Strong Governance and Finances

- As the municipality's elected governing body, we serve all residents and businesses in the community. We engage residents and stakeholders on important issues and make our decisions through open and transparent processes. We are careful in our use of resources, mindful of the need to maintain programs and services, while also meeting the community's infrastructure needs.

RESPECTFULLY SUBMITTED:

Luke Thorne, Land and Environmental Coordinator

Reviewed By: Corporate and Financial Services

Approved By: Chief Administrative Officer