

**VILLAGE OF CHASE
BYLAW NO. 887 - 2020**

A BYLAW TO AMEND THE VILLAGE OF CHASE ZONING BYLAW NO. 683 - 2006

WHEREAS the Council of the Village of Chase has adopted the Village of Chase Zoning Bylaw No. 683 – 2006;

AND WHEREAS the Council of the Village of Chase deems it necessary to amend Bylaw No. 683;

AND WHEREAS the zoning amendment conforms to the Village of Chase Official Community Plan Bylaw No. 635, 2002 as amended from time to time;

AND WHEREAS the Council of the Village of Chase has held a Public Hearing pursuant to the *Local Government Act*;

NOW THEREFORE, the Council of the Village of Chase in open meeting assembled enacts as follows:

1. This Bylaw shall be cited for all purposes as “Village of Chase Zoning Amendment Bylaw No. 887- 2020”.

2. A definition for “Shipping Container” is hereby added as follows:

“**Shipping Container** means a standardized, reusable vessel that was originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, and/or; designed for or capable of being mounted or moved on a rail car, an/or; designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.”

3. Section 4.14 is hereby added as follows:

“4.14. SHIPPING CONTAINERS

4.14.1. Where a Shipping Container is placed on a property temporarily for a period of 12 months or less, it will be considered a Temporary Building and subject to building permit requirements as set out in the Building Bylaw, as amended from time to time.

4.14.2. Notwithstanding Section 4.14.1. a Shipping Container placed on a property as a Temporary Building will not be subject to building permit requirements as set out in the Building Bylaw, where the Shipping Container is for the purposes of:

- (a) moving;
- (b) renovations under an approved Building Permit;
- (c) a special event with written approval provided by the Corporate Officer; or
- (d) an emergency situation with written approval provided by the Corporate Officer.

4.14.3 Where a Shipping Container is placed on a property permanently for a period of more than 12 months, it will be considered an accessory building and will require a Building Permit notwithstanding the minimum size requirements as set out in the Building Bylaw, as amended from time to time.

4.14.4 Whether considered Temporary or Permanent, the following shall apply to all Shipping Containers within the Village of Chase:

(a) Shipping Containers shall:

- (i) Be maintained in good functioning and aesthetic condition (i.e. no rust or dents or multiple colours or graphics);
- (ii) Be located in a side or rear yard having a minimum distance of 6 metres from any street right-of-way;
- (iii) Be set back a minimum of 30 metres from the high-water mark of any watercourse or lake, unless otherwise stated in a Development Permit.

(b) Shipping Containers shall not be

- (i) Used for fencing, screening or advertising;
- (ii) Rented or leased as part of a commercial storage facility or be made readily accessible to the public; except for a business in an industrial zone that leases, rents or sells Shipping Containers for elsewhere;
- (iii) Used as dwelling units(s) or for habitable or occupiable space unless they have been converted for occupancy and holds CSA A277 certification;
- (iv) Located so as to encroach onto a right-of-way, setback, easement or landscape buffer, occupy any of the minimum required parking spaces, loading spaces or landscaped areas on any lot, obstruct pedestrian access or vision clearance at any intersection.
- (v) Used to store flammable or combustible liquids or gases, or combustible materials.

4.14.5. Development regulations for Shipping Containers are contained in Table 14.4. For zones not specified in Table 14.4, the size and siting of Shipping Containers shall be as per the predominant principal land use permitted in the zone as shown in the first column of Table 14.4.

Table 14.4 Zone Specific Regulations for Shipping Containers							
Property Type		Maximum Container Size			Temporary Use	Long Term Use	Appearance/Treatments
Use	Zones	Length	Width	Height	Maximum Quantity	Maximum Quantity	
Agricultural	AR-1, AR-2	12.2m (40 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per 0.4 ha (1 ac.) Maximum of 4	Neutral colour
Residential	R-1, R-1A, R-1SS, R-2, AR-3	6.1m (20 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per lot	Clad, roofed, and colours to match principle building
Multi-Unit Residential	R-2, R2-A, R-3, R-3A, R-4, R-5	6.1m (20 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	1 per lot	Not permitted in these zones	
Commercial	C-1, C-2, C-6, C-7, C-8	6.1m (20 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per lot	Colour to match principle building
Service Commercial and Industrial	C-3, C-4, C-5, M-1, M-2, M-3	12.2m (40 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per 0.4 ha (1 ac.) Maximum of 4	Colour to match principle building
Public and Institutional	P-1, P-2	12.2m (40 ft.)	2.4m (8 ft.)	2.6m (8.5 ft.)	2 per lot	1 per 0.4 ha (1 ac.) Maximum of 2	Neutral or green colour

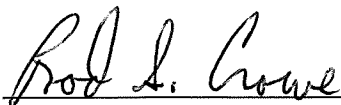
READ A FIRST TIME THIS 23 DAY OF JUNE, 2020

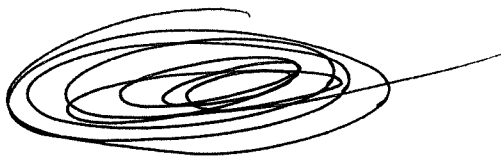
READ A SECOND TIME THIS 14 DAY OF JULY, 2020

PUBLIC HEARING HELD THIS 11 DAY OF AUGUST, 2020

READ A THIRD TIME THIS 11 DAY OF AUGUST, 2020

ADOPTED THIS 11 DAY OF AUGUST, 2020


Rod Crowe, Mayor


Sean O'Flaherty, Corporate Officer