

THE CORPORATION OF THE TOWNSHIP OF SABLES-SPANISH RIVERS

BYLAW NUMBER 2023-43

Being a By-law to amend By-law No. 2003-15

WHEREAS By-law No. 2003-15 regulates the use of land and the use and erection of buildings and structures within the Township of Sables-Spanish Rivers;

AND WHEREAS the Council of the Corporation of the Township of Sables-Spanish Rivers deems it advisable to amend By-law No. 2003-15 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the Township of Sables-Spanish Rivers enacts as follows:

1. The area affected by this By-law includes all lands within the boundaries of the Township of Sables-Spanish Rivers.
2. By-law No. 2003-15, as amended, is hereby amended as follows:
 - (a) Table 4.32 – Requirements for Storage Containers and Storage Trailers be amended as per “Schedule A” attached to this bylaw;
3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ A FIRST AND SECOND TIME THIS 8th DAY OF NOVEMBER, 2023


MAYOR – K. BURKE


CLERK – A. WHALEN

READ A THIRD AND FINAL TIME AND PASSED IN OPEN COUNCIL THIS 8th DAY OF NOVEMBER, 2023.


MAYOR – K. BURKE


CLERK – A. WHALEN

Table 4.32 – Requirements for Storage Containers and Storage Trailers			
Item	Residential Zones	Commercial Zones	Industrial & Rural Zones
Number of Storage Containers and Storage Trailers (Units) permitted per lot	-not permitted in R2, and MHP - 1 storage container in R1 as an accessory use -1 storage container per dwelling unit in RR as an accessory use -Storage trailers are prohibited in any residential zone	-maximum of 3 units whether storage containers or storage trailers or a combination thereof in a C, CR and CL zone only - no limit where the C and CR permitted use is for the commercial display and sale of storage containers or where the permitted use is a commercial self-storage facility	- maximum of 3 units whether storage containers or storage trailers or a combination thereof in any Industrial Zone and in a Rural Zone for a non-residential use with a minimum 0.4 ha lot area -one (1) additional unit shall be permitted for each additional 4 ha of land area in a Rural Zone only, up to a maximum of 10 total -not permitted in any source protection, environmental and open space zones
Maximum Container Dimensions	- R1 & RR Zone: 3m (width) by 4.8 m (length) by 2.9 m (height) and a maximum gross floor area of 14.4 m ² per unit	-3 m (width) by 12.1 m (length) by 2.9 m (height) and a maximum gross floor area of 36.3 m ² per unit	-3 m (width) by 12.1 m (length) by 2.9 m (height) and a maximum gross floor area of 36.3 m ² per unit
Location	-Rear Yard only except on a temporary basis -all other applicable setbacks shall continue to apply -minimum 1.5 m distance separation from any main building, the window or door of a habitable room	-Rear Yard or Interior Side Yard only except on a temporary basis -all other applicable setbacks continue to apply -minimum 1.5 m distance separation from any main building, window or door of a habitable room	-No restriction provided unit(s) set back a minimum of 30 m from street line -all other applicable setbacks shall continue to apply -minimum 1.5 m distance separation from any main building, window or door of a habitable room
Maximum Lot Coverage	Shall apply as per the zone affected	Shall apply as per the zone affected	Shall apply as per the zone affected
Location Restriction	Not permitted on any required parking space, parking aisle, driveway, stacking lane or on a required landscape buffer	Not permitted on any required parking space, parking aisle, driveway, stacking lane or on a required landscape buffer	Not permitted on any required parking space, parking aisle, driveway, stacking lane or on a required landscape buffer
Use Restriction	Human habitation is prohibited. A storage container shall not be used for the storage of fuels or hazardous materials.	Human habitation is prohibited. A storage container shall not be used for the storage of fuels or hazardous materials.	Human habitation is prohibited. A storage container shall not be used for the storage of fuels or hazardous materials.
Maximum Height Restriction	No stacking of storage units shall be permitted	No stacking of storage units shall be permitted	No stacking of storage units shall be permitted
Ventilation	Ventilation shall be required	Ventilation shall be required	Ventilation shall be required
Fencing	Use for the purpose of screening or fencing prohibited	Use for the purpose of screening or fencing prohibited	Use for the purpose of screening or fencing prohibited
Advertising on a Storage Container or Storage Trailer	Prohibited	Prohibited	Prohibited
Snow Load, Rain Load, Fire, Occupancy and Foundations	Shall comply with <i>Ontario Building Code</i>	Shall comply with <i>Ontario Building Code</i> . Trailer wheels to be removed	Shall comply with <i>Ontario Building Code</i> . Trailer wheels to be removed
Additional Provisions: 1. A storage container and a storage trailer shall be considered as an accessory use. 2. Despite the number of storage containers and storage trailers permitted in Table 4.32, this section shall not be deemed to prevent the use of a storage container or storage trailer as a temporary use in any zone where required for the storage of building materials or equipment or use as a field office associated with construction on the same lot provided a valid building permit is in place. Despite the location limitations, any storage unit may be located in any yard except in a sight triangle (see also Section 3.25).			

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3.	Despite the number of storage containers and storage trailers permitted in Table 4.32, this section shall not be deemed to prevent the use of a storage container or storage trailer required as part of the operation of a Contractor's Yard as defined in this by-law or as part of a processing or other operation of an industrial use.		
4.	Despite the requirements on the <i>Ontario Building Code</i> , a foundation shall not be required for any storage container with a gross floor area of less than 55 m².		
5.	A storage container shall be permitted in a driveway on a residential property for a period not to exceed five (5) days and only for the purpose of loading or unloading household items during the process of moving, but in no case shall encroach upon a public sidewalk or create a site line obstruction to traffic.		