

City of Port Colborne
Regular Meeting of Committee of the Whole 12-16
Monday, June 27, 2016 – 6:30 p.m.
Council Chambers, 3rd Floor, 66 Charlotte Street

Addendum

Additional Item(s) for Consideration:

Notes	Item	Description / Recommendation
JDM BB RB	25.	Planning and Development, Report No. 2016-107, Subject: <u>Sea/Shipping Containers/Railroad Cars/Truck Body/Trailers with Wheels</u>
AD FD YD		That this report be received for information.
DE BK JM		

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Report Number: 2016-107

Date: June 27, 2016

Subject: Sea/Shipping Containers/Railroad Cars/Truck Body/Trailers with Wheels

1) PURPOSE

The purpose of this report is to provide Council with information regarding the use of shipping containers or similar type structures on a temporary basis on all lands throughout the municipality and in instances where they would be permitted in the rural/agricultural area.

2) HISTORY, BACKGROUND, COUNCIL POLICY, PRACTICES

Currently, Section 4.13 (b) (xxvi) of the Zoning By-law 1150/97/81, as amended, states:

"So as not to limit the generality of Section 4.13(a), no person shall within any zone use any lot or erect, alter or use any building or structure for any of the following prohibited uses:

(xxvi) locating or storing on any land for any purpose whatsoever any disused railroad car, sea container or similar shipping container, streetcar body, truck body, or trailer without wheels, whether or not the same is situated on a foundation in all zones except industrial zones"

Through Planning & Development Report 2016-102, Council will consider permitting these on properties located throughout the City that are not zoned Industrial however contain site specific zoning that permit industrial type uses as well as lands owned by the City zoned Public and Park located on the City's Island (Mellanby Avenue/Killaly Street West).

Planning staff recognize that on a temporary basis using sea containers or similar items for storage especially when moving, renovating or relocating to another property is convenient. Planning staff also recognize that in certain locations in the rural/recreational resort/agricultural area would have less of a negative aesthetic and character impact as residential neighbourhoods.

3) STAFF COMMENTS AND DISCUSSIONS

Staff would be proposing to allow temporary containers in all zones subject to duration (one month) and location (in a front yard provided no opportunity exists in an interior side or rear yard, with proper setbacks and outside of a sight triangle).

Staff would allow propose that certain properties in the rural/recreational resort/agricultural area be allowed to have one container per acre to a maximum of three and subject to location (interior side or rear yard) and setback requirements.

As staff are presently in the process of completing a new City-wide Zoning By-law it is advantageous to deal with all new regulations under that exercise instead of specific amendments to various sections. Until that time, all zoning regulations will remain regarding the prohibition of sea/shipping containers except those under Planning & Development Report 2016-102 if approved as recommended.

4) OPTIONS AND FINANCIAL CONSIDERATIONS

a) Do nothing

N/A

b) Other Options

- i) Although not recommended, Council could receive this report and direct that the Zoning By-law be proposed to be amended now prior to the new City-wide Zoning By-law being presented and proposed.
- ii) Council could receive this report for information purposes and direct that no changes be considered to the Zoning By-law regarding the continued prohibition of sea containers.

5) COMPLIANCE WITH STRATEGIC PLAN INITIATIVES

N/A

6) ATTACHMENTS

N/A

7) RECOMMENDATION

That this report be received for information.

Prepared on February 10, 2016 by:

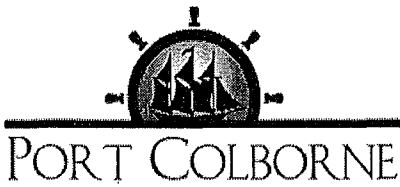


Dan Aquilina, MCIP, RPP, CPT
Director of Planning and Development

Reviewed and Respectfully
Submitted:



C. Scott Luey
Chief Administrative Officer



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