



**VILLAGE OF FRASER LAKE
ZONING AMENDMENT BYLAW NO. 793 ,2017
(SHIPPING CONTAINERS)**

**Being a Bylaw of the Village of Fraser Lake in the Province of British Columbia to amend the
"Village of Fraser Lake Zoning Bylaw No. 683, 2008"**

WHEREAS, the Council of the Village of Fraser Lake has deemed it advisable to regulate the location of shipping containers in the Village of Fraser Lake;

AND WHEREAS, the Council deems it necessary to amend the "Village of Fraser Lake Zoning Bylaw No. 683,2008";

NOW THEREFORE, the Council of the Village of Fraser Lake, in open meeting lawfully assembled, hereby enacts as follows:

1. That "Village of Fraser Lake Zoning Bylaw No. 683,2008" be amended as follows:

a) Section 1 - Definitions, is hereby amended to add the following:

"COMMERCIAL STORAGE FACILITY" means a facility for the leasing of storage units for the storage of chattels and personal effects belonging to persons living elsewhere.

SHIPPING CONTAINER means a prefabricated container or box normally designed, constructed and used for the transportation of goods by rail, ship, or truck but does not include a motor vehicle. **Shipping containers** include metal storage containers and may also be known as cargo containers, roll off containers, sea cans, intermodal containers, freight containers, and tractor trailers but do not include dumpsters and recycling receptacles intended for neighbourhood collection;

b) Section 4.16, Accessory Uses and Buildings of Zoning Bylaw 683, 2008 is hereby amended to include the following:

1. **Shipping containers** and other temporary storage containers are not permitted as an accessory building in residential zones R1(Single Family Residential), R2 (Multiple Family Residential), R3(Mobile Home Park), P1(Parks and Open Spaces), and P2(Public Use and Institutional).
2. One **shipping container** may be permitted on a temporary basis on the driveway of a parcel in a residential zone during active construction for which a valid building permit has been obtained, provided the **shipping container** is removed

within three weeks of the completion of construction or the expiration of the building permit.

3. One **shipping container** may be permitted on a temporary basis on the driveway of a parcel in a residential zone for renovation purposes.
4. **Shipping containers** must not be used for human habitation.
5. **Shipping containers** and other temporary storage containers are permitted in commercial zones C1 (General Commercial), C2 (Highway Commercial) and in industrial zones M1(Light Industrial), M2 (General Industrial) and M3 (Mining Operations).
6. In accordance with Sections 8.3 of Zoning Bylaw 683, 2008, all outside accessory commercial storage in C1 (General Commercial) zone must be completely contained within a landscape screen or screen fences of not less than 2.0 meters (7 feet) in height.
7. In accordance with Section 9.5 of Zoning Bylaw 683, 2008, all outside accessory commercial storage in the C2 (Highway Commercial) zone must be completely contained within a landscape screen or screen fence of not less than 2.0 meters (7 feet) in height.
8. In accordance with Section 10.4 of Zoning Bylaw 683, 2008, where outside storage is established in the M1(Light Industrial) zone, any part of the parcel that is used or intended to be used as an outside storage area, and any recycling or garbage bins, shall be enclosed by a screen fence or wall at least 2.5 meters in height, which shall be uniformly painted or well maintained. The fence or wall shall not be used for advertising or display purposes. The maximum height for fences shall not apply to any part of the parcel that is used or intended to be used as an outside storage area.
9. Placement of any **shipping container** is subject to all zoning regulations including setbacks and site coverage; in development permit areas, development permit guidelines apply.
10. **Shipping containers** are not permitted to be used as buildings or components of buildings, except in commercial and industrial zones, subject to; submission of designs certified by a Professional Engineer; obtaining a valid building permit; and meeting principles of Village of Fraser Lake Development Permit Standards.
11. **Shipping containers** are not permitted to be used as fencing or screening, for advertising or as a **commercial storage facility**.
12. **Shipping containers** must not be stacked on top of one another.

- c) This Bylaw may be cited for all purposes as “Village of Fraser Lake Zoning Amendment Bylaw No.793 ,2017 (Shipping Containers)”.

7.2 Shipping Containers

Shipping containers are permitted under the following conditions:

1. Shipping containers are permitted in the C1, C2, M1 and M2 zones for storage use only, and in the M3 zone for any of the uses permitted in the zone.
2. Shipping containers must not be used as workspaces, assembly shops, dwelling units or any other form of accommodation, including offices.
3. Shipping containers must not be permanently placed on any zone that is not listed in Section 7.2.1
4. Shipping containers are not permitted within the front yard, or in any areas required for landscaping or off-street parking.
5. Shipping containers must not be located on any highway, sidewalk or trail, or in any location that blocks or interferes with vehicle or pedestrian movement.
6. Shipping containers must be screened from adjacent properties and rights-of-way with fencing, landscaping or by being placed behind, between or within buildings.
7. Shipping containers must not display any logos or otherwise be used as a sign.
8. Shipping containers must not exceed a height of 2.6m in the C1, C2, M1, M2, M3.
9. The maximum number of shipping containers located on a parcel in the M1, M2 and M3 zones must not exceed one for the first 0.4 hectare or parcel area and one for each addition 0.4 hectare or parcel area, to a maximum of two shipping containers in the M1 zone and four shipping containers in the M2 zones.
10. There is no limit to the number of shipping containers permitted on a parcel zoned M3.
11. Notwithstanding Section 7.2.3, one shipping container must be permitted in any zone on a temporary basis during the construction of a building or structure on the same parcel, on the condition that the container is used only for storage and is removed prior to the completion of the building and issuance of occupancy.

Read a first time this 25 day of October 2017

Read a second time this 25 day of October 2017

CERTIFIED a true and correct copy of "Village of Fraser Lake Zoning Amendment Bylaw No. 793, 2017 (Shipping Containers)" as read a second time this 25 day of October 2017



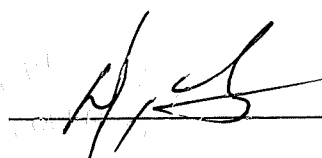
Corporate Officer

Received approval of the Ministry of Transportation pursuant to Section 52 (3) (a) of the Transportation Act, the 12th day of December 2017.

PUBLIC HEARING held this 22 day of November 2017

Read a third time this 22 day of November 2017

Reconsidered and adopted this _____ day of December 2017



Mayor



Corporate Officer

CERTIFIED a true and correct copy of "Village of Fraser Lake Zoning Amendment Bylaw No. 793, 2017 (Shipping Containers)" as adopted this _____ day of December 2017.



Corporate Officer

Approved under Sec. 52 of the Transportation Act

this 12th day of January 2018



District Transportation Manager
Ministry of Transportation
and Infrastructure