

Staff Report for Information

To: Mayor and Council

From: Mara Burton, Director of Community Services

Date: May 30, 2022

Subject: CS-028-2022 – Ontario Building Code Change and Shipping Containers

Recommendation

Be It Resolved that Council of the Township of Clearview hereby:

- 1) Receive report CS-028-2022 (Ontario Building Code Change and Shipping Containers) dated May 30, 2022 for information.

Background

At the beginning of the year, staff brought forward a report to Council regarding Shipping Containers and recommended that we rely on the Ontario Building Code as it relates to their conversion into a building to ensure fairness in taxation, development charges, compliance with the Zoning By-law and safety under the Ontario Building Code.

The Province of Ontario, however, has just recently expanded the size of buildings that do not require a permit to 15 m² (161.5 sq.ft.). This was effective May 1st, 2022.

Comments and Analysis

Shipping containers come in various sizes, however, a standard size appears to be 8 feet by 20 feet totaling 160 square feet or 14.86 square metres. As such, shipping containers no longer require a building permit and therefore, the opportunity to change them into a building no longer exists with containers of this size. As such, shipping containers remain shipping containers and would not be permitted under the Zoning By-law as the Township can no longer legalize them via a building permit.

This change is unlikely to affect any shipping containers on residential properties in settlement areas, as these areas are already covered by the Architectural Guidelines that would likely prevent their establishment. Many commercial uses would also be subject to architectural control, so again, the chance of impact is less. However, for industrial uses, it is more likely to affect them.

If the industrial use is seeking to add the container to the building or put more than one container together with another, then a permit could be issued to legalize their use.

Otherwise, their use will not comply with the Zoning By-law and it comes down to enforcement.

At this point, staff will carry on with enforcement as prioritized by Council.

Clearview's Strategic Plan

The above initiative supports the following strategic pillars:

Section 3.2 "Economic Activity" – "Develop and implement policies that focus on small business attraction, development and support."

Financial Implications

There are no financial implications to this report.

Report Appendices

Not applicable.

Approvals

Submitted by: Mara Burton, Director of Community Services

Approved by: John Ferguson, CAO