

PUBLIC NOTICE

Resort Village of Aquadeo Public Notice – Zoning Bylaw Amendment

Public Notice is hereby given that the Council of the Resort Village of Aquadeo (RV) intends to adopt a bylaw under *The Planning and Development Act, 2007*, to amend Bylaw No. 19/89, known as the Zoning Bylaw (ZB).

INTENT: The intent of the amendment is to introduce shipping containers as an allowable accessory use for landowner storage in the RV. The use of shipping containers would be a discretionary matter of Council where employed as a permanent accessory use or temporarily during the construction of another allowable use, and as a permitted use for periods of 21 days or less during a calendar year without development permitting. Regulations and evaluation for the use would be prescribed and varies dependent on Zoning District. The use would potentially be allowable in any Zoning District other than the R2 – Residential District (R2), in which it would be prohibited.

AFFECTED LAND: All lands within the RV would be affected, except for any lands zoned R2, which are unaffected.

REASON: The RV Council is considering a regulatory and evaluation system for the placement of temporary and permanent shipping containers in the RV; shipping containers are currently not provided for in the ZB. The amendment stems from interest received by the RV to accommodate shipping containers as they are growing in popularity for use as secure storage. In considering their use and placement, Council is proposing regulation and unit-specific evaluation to manage the potential for land use conflict.

PUBLIC INSPECTION: Any person may inspect the bylaw at the RV office between 9:00 AM and 5:00 PM, Wednesday through Friday, excluding statutory holidays. Copies will be available to the public at a cost or by emailing the RV administrator and asking for a copy. The office can also be reached at (306) 386-2942. A digital copy of the draft amendment is available at the following web address: <https://aquadeo.net/public-notices-%26-info>.

PUBLIC HEARING: Council will hold a public hearing on **June 21, 2024**, at **10:00 AM**, in the RV Office. Written submissions and requests for verbal representation must be received by **June 20, 2024**. For additional information, please contact (306) 386-2942 or aquadeoadmin@gmail.com. Written submissions can be mailed to Box 501, Cochin, SK, S0M 0L0, or emailed to the address above.

Issued by the Resort Village of Aquadeo this 21st day of May, 2024.

Gina Bernier
Chief Administrative Officer – Resort Village of Aquadeo

BYLAW No. 12-2024

A BYLAW OF THE RESORT VILLAGE OF AQUADEO TO AMEND BYLAW No. 19/89, KNOWN AS THE ZONING BYLAW

The Council of the Resort Village of Aquadeo, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 19/89 as follows:

1. **SECTION 2 – INTERPRETATION**, is amended by adding the following new definition in the appropriate alphabetical sequence:

“

Shipping Containers - An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the enclosed transportation of goods by one or more means of transportation. It includes but is not limited to: intermodal shipping containers (sea can) whether supported by a trailer or chassis, placed on the ground, or on a permanent foundation; the body of transport trailer or strait truck box; but, does not include a motor vehicle.”

2. **CLAUSE 3.2.3 – ADMINISTRATION, Development Permit**, is amended by adding the following new subclause after subclause (8):

“

(9) Temporary placement of shipping containers in accordance with 4.7.14(3).”

SECTION 4 – GENERAL REGULATIONS, is amended by adding the following new subsection after subsection 4.6 *Hazard Lands*:

“

4.7 Shipping Containers

Permanent Placement

Shipping Containers shall be considered as an accessory use only and may be considered as a permitted or discretionary use based on the listing of use in the specific Zoning District; generally, they will be a discretionary matter. Where discretionary, the use will be specifically listed, otherwise the use shall be considered as a general accessory use and does not require specific listing of the use.

- 4.7.1 A maximum of one (1) shipping container may be placed on any site in the R1 District. Shipping containers are prohibited in the R2 District. Up to a maximum of four (4) shipping containers may be placed on any site in any other District.
- 4.7.2 If and where a zoning district identifies a shipping container as a discretionary use, the following application requirements, evaluation, and standards shall apply:
 - (1) A development permit is required for any shipping container where a discretionary matter.
 - (2) Applicants shall submit photographs of the unit clearly showing all sides of the shipping container as part of a permit application.
 - (3) The following evaluation shall apply to Council’s assessment for compatibility, suitability, and placement within a site in addition to any general evaluation criteria in this bylaw:
 - (a) The context in which the shipping container will be located, and its ability to complement or detract from land uses in the vicinity.

- (b) The condition of the shipping container and any planned treatment(s) given to improve its appearance or for it to complement the principal development on site.
 - (c) The proponent's planned use of any screening or placement within the site to minimize any potential land use conflict, nuisance, or negative impact on the public realm or adjacent land users.
 - (d) As it relates to the number of shipping containers allowed on a site, the site location, site size and coverage, location of any container relative to adjacent lands and residential uses, and the specific intended use for storage.
 - (e) The legitimacy of existing development on site to which a shipping container may be accessory.
- (4) To secure the objectives of this bylaw, to minimize any negative impact on adjacent land uses and the public realm, Council may impose development standards or permit conditions related to the following:
- (a) The placement within the site relative to other on-site development, or development on adjacent lands in excess of any prescribed minimum regulation or standard.
 - (b) Requirements for landscaping or screening.
- 4.7.3 No person shall park or store on any part of a site any unlicensed semi-trailer with wheels, truck, bus, or coach body for the purposes of advertising, warehousing, or storage within any district.
- 4.7.4 No shipping container may exceed 3.05 metres (10 ft) in height, 2.44 metres (8 ft) in width, and 12.2 metres (40 ft) in length. Length is limited to 6.1 metres (20 ft) in the R1 District on sites which have an area of less than 550 m² (5,920 ft²).
- 4.7.5 The site and development regulations, and minimum yard requirements in *Table 1* shall apply to any shipping container.
- 4.7.6 In the R1 and C Districts, shipping containers shall be located in the side or rear yard only, and they may not project beyond the front line of the principal building. The minimum front yard requirement shall apply where no building or structure forms part of the principal use of the site.
- 4.7.7 Shipping containers must be kept in a clean and orderly manner, and placed on a level, secure surface or permanent foundation.
- 4.7.8 Shipping containers are prohibited from being used as a dwelling or for any form of human habitation.
- 4.7.9 Shipping containers may not be stacked or permanently connected vertically or horizontally and are prohibited from storing junk, trash, or other forms of refuse.
- 4.7.10 Shipping containers shall not block or obstruct any exits, windows, parking spaces, driveways, or access to public utilities and/or rights of way.
- 4.7.11 If and where applicable, shipping containers must comply with all federal and provincial acts and regulations relating to building or construction including the National Building Code and the Construction Codes Act, or any municipal bylaw thereunder.
- 4.7.12 Any permit granted for a shipping container is specific to the particular unit. Removal, replacement, or relocation within a site shall require a new permit.

Temporary Placement

4.7.13 Shipping containers may be placed in any district as a temporary permitted accessory use during the construction of an allowable permanent principal or accessory use under the following circumstances and regulation:

- (1) During construction of an allowable principal permanent use, a shipping container may be placed on site solely for the purpose of storage of building supplies and equipment related to construction.
- (2) With the exception of (3), development permitting is required. Either a stand-alone permit is required, or it can be included in a development permit for permanent principal or accessory use.
 - (a) In both instances, the validity period of the temporary permit shall coincide with the permit validity period of the permanent use.
 - (b) The shipping container can remain on site during construction but must be removed the earlier of: upon expiration of the development permit validity period, or upon occupation or operation of the permanent use to which it is being employed for storage.
- (3) For the purpose of short-term temporary storage and (un)loading of items associated with the permanent use on site, a shipping container may be placed on site for a period not exceeding 21 days within any one calendar year. In such instances, development permitting is not required in accordance with (2), but the proponent or landowner must advise the Development Officer in writing of the date of placement and planned removal.
- (4) Notwithstanding the site and development regulations in *Table 1*, all temporary shipping containers must be located a minimum of 1.525 metres (5 ft) from any property line.
- (5) No temporary shipping container shall be placed on municipal roadway, dedicated land, or other similar public land without written permission of the Development Officer and in accordance with any higher order of government legislation or regulation, or applicable municipal bylaw.
- (6) The balance of subsection 4.7 related to *permanent placement* shall apply except for any discretionary use aspect of shipping container placement and permitting.
- (7) Where a development permit is active or subject to enforcement for the placement of a recreational vehicle as a temporary principal use as per 6.1.5.6, the placement of a temporary shipping container is prohibited.