

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 2895, 2020

A Bylaw to amend the Electoral Area “A”, “C”, “D”, “E”, “F” & “I” Zoning Bylaws

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Regional District of Okanagan-Similkameen Shipping Container Regulations Zoning Amendment Bylaw No. 2895, 2020.”
2. The “Electoral Area “A” Zoning Bylaw No. 2451, 2008” is amended by:
 - i) adding a new sub-section 7.27 (Metal Shipping Containers) under Section 7.0 (General Regulations) to read as follows:

7.27 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if it is:
 - i) completely clad in a material consistent with the principal building; and
 - ii) covered by a roof with a pitch consistent with the principal building.
 - c) Despite sub-section 7.27.1(a) and (b), one (1) metal storage container may be used for temporary storage during construction

in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied.

3. The “Electoral Area “C” Zoning Bylaw No. 2453, 2008” is amended by:

- i) adding a new sub-section 7.28 (Metal Shipping Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

.1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria:

- a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
- b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if it is:
 - i) completely clad in a material consistent with the principal building; and
 - ii) covered by a roof with a pitch consistent with the principal building.
- c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied.

4. The “Electoral Area “D” Zoning Bylaw No. 2455, 2008” is amended by:

- i) adding a new sub-section 7.28 (Metal Shipping Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if it is:
 - i) completely clad in a material consistent with the principal building; and
 - ii) covered by a roof with a pitch consistent with the principal building.
 - c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied.

5. The “Electoral Area “E” Zoning Bylaw No. 2459, 2008” is amended by:

- i) adding a new sub-section 7.28 (Metal Shipping Containers) under Section 7.0 (General Regulations) to read as follows:

7.28 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if it is:
 - i) completely clad in a material consistent with the principal building; and

- ii) covered by a roof with a pitch consistent with the principal building.
 - c) Despite sub-section 7.28.1(a) and (b), one (1) metal storage container may be used for temporary storage during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied.
6. The “Electoral Area “F” Zoning Bylaw No. 2461, 2008” is amended by:
- i) adding a new sub-section 7.29 (Metal Shipping Containers) under Section 7.0 (General Regulations) to read as follows:

7.29 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if it is:
 - i) completely clad in a material consistent with the principal building; and
 - ii) covered by a roof with a pitch consistent with the principal building.
 - c) Despite sub-section 7.29.1(a) and (b), one (1) metal storage container may be used for temporary storage during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied.

7. The “Electoral Area “I” Zoning Bylaw No. 2457, 2008” is amended by:
- ii) adding a new sub-section 7.31 (Metal Shipping Containers) under Section 7.0 (General Regulations) to read as follows:

7.31 Metal Storage Containers

- .1 The use of Metal Storage Containers as accessory buildings or structures is prohibited except in accordance with the following criteria:
 - a) in the Resource Area, Agriculture, Large Holdings and Industrial zones metal storage containers may only be stacked vertically to a maximum of two (2) containers and subject to the prior issuance of a building permit.
 - b) in the Low Density Residential and Small Holdings zones only one (1) metal storage container may be used as an accessory building or structure on a parcel, and only if it is:
 - iii) completely clad in a material consistent with the principal building; and
 - iv) covered by a roof with a pitch consistent with the principal building.
 - c) Despite sub-section 7.31.1(a) and (b), one (1) metal storage container may be used for temporary storage during construction in any zone, provided that a valid building permit has been issued authorizing construction of a building or structure. The metal storage container must be removed upon completion of the construction, and for this purpose construction is deemed to be complete on the earlier of the date on which an occupancy permit for the construction is issued, or the building or structure is used or occupied.

READ A FIRST AND SECOND TIME this ____ day of _____, 2020.

PUBLIC HEARING held on this ____ day of _____, 2020.

READ A THIRD TIME this ____ day of _____, 2020.

I hereby certify the foregoing to be a true and correct copy of the “Regional District of Okanagan-Similkameen Shipping Container Regulations Zoning Amendment Bylaw No. 2895, 2020” as read a Third time by the Regional Board on this ____ day of _____, 2020.

Dated at Penticton, BC this ____ day of _____, 2020.

Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2020.

For the Minister of Transportation & Infrastructure

ADOPTED this ____ day of _____, 2020.

Board Chair

Corporate Officer

DRAFT