

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. XX-2025

Being a Zoning By-law to amend the
Thames Centre Comprehensive Zoning By-law No. 75-
2006 with respect to all lands located within the limits of
the Municipality of Thames Centre

(All Lands within the Municipality of Thames Centre)

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS this by-law is consistent with the Provincial Planning Statement and in conformity with the County of Middlesex Official Plan and the Municipality of Thames Centre Official Plan;

AND WHEREAS the Council of The Corporation of the Municipality of Thames Centre deems it advisable to amend By-law No. 75-2006, as amended;

NOW THEREFORE the Council of The Corporation of the Municipality of Thames Centre hereby enacts as follows:

1. **THAT** Section 2 being the "Definitions" of the Comprehensive Zoning By-law 75- 2006 is hereby amended by adding the following:

"2.340 SHIPPING CONTAINER

Means a standardized, reusable intermodal container originally designed and constructed in accordance with ISO standards for the storage and transport of goods by ship, rail, or truck. For the purpose of this by-law, it includes any similar steel container traditionally used for freight that is now used for storage or other purposes."

2. **THAT** Section 4.28.1 being the "Uses Prohibited in All Zones" of the Comprehensive Zoning Bylaw 75-2006 is hereby amended by amending section 4.28.1 and replacing it with the following:

"4.28.1 CONSTRUCTION USES

Nothing in this By-Law shall prevent the use of any part, other than a sight visibility triangle, of any lot in any Zone for the erection of a legal temporary sign not greater than 3 square metres in area, the excavation of soil or earth

or the erection or use of any temporary building or structure where such sign, excavation, building or structure is directly incidental to, and necessary for, construction work on the same lot or work relating to a public utility or a street including, but not so as to limit the generality of the foregoing, a construction trailer, a tool shed, or a scaffold, shipping containers (subject to Subsection 4.35), but only for so long as such building or structure is necessary for the work in progress and until the work is completed or abandoned, and only while a valid building permit for the said construction remains in force, where applicable and in accordance with the Municipality's Signage By-Law."

3. **THAT** Section **4.30** being the "**Uses Prohibited in All Zones**" of the Comprehensive Zoning Bylaw 75-2006 is hereby amended by amending section **4.30.15** and replacing it with the following:

"**(15)** the location or storage on any land for any purpose whatsoever any disused railroad car or part thereof, streetcar or part thereof, truck body or part thereof, bus body or part thereof, whether or not the same is situated on a foundation shall be subject to the provisions for Shipping Containers as set out in section **4.35**, Shipping Containers."

4. **THAT** Section 4 being the "General Provisions" of the Comprehensive Zoning By-law 75-2006 is hereby amended by adding the following:

"4.35 SHIPPING CONTAINERS

(1) A shipping container shall not be used as a main use on any property.

(2) Shipping containers shall only be permitted as an accessory-use to a main building or permitted principal use.

(3) Shipping containers are subject to provisions set out in Section 4.35.5."

(4) Shipping containers are permitted as accessory structures only in the following zones:

- a) Agricultural (A)
- b) Agricultural Restrictive (AR)
- c) Agricultural Commercial (AGC)
- d) General Commercial (GC)
- e) Highway Commercial (HC)
- f) Neighbourhood Commercial (NC)
- g) Office Residential (OR)
- h) Commercial Recreation (CR)

- i) General Industrial (M1)
- j) Rural Industrial (M2)
- k) Extractive Industrial (M3)
- l) Residential Industrial (RM)

(5) Shipping containers are prohibited in the following zones:

- a) Residential First Density (R1)
- b) Residential Second Density (R2)
- c) Residential Third Density (R3)
- d) Rural Residential (RR)
- e) Hamlet Residential (HR)
- f) All Institutional Zones (I)
- g) Open Space (OS), Wetland (W) or Environmental Protection (EP)
 - a. Unless temporarily for construction uses, see Section 4.28.1.

4.35.5 Placement and Design Standards

(1) Shipping containers shall only be located in rear or interior side yards.

(2) Containers shall not be placed in front yards or exterior side yards.

(3) Minimum setback from lot lines:

(a) Rear/Interior Side Yard: 3.0 metres

(b) From dwellings on adjacent lots: 10.0 metres

(4) Maximum height: 3.0 metres

(5) Shipping containers shall not be stacked.

(6) Shipping containers shall not be visible from a public street or adjacent residential lot and must be screened with fencing or landscaping to the satisfaction of the Municipality.

(7) Containers shall be kept in good repair and free from rust, graffiti, and structural damage.

4.35.6 Number and Size Limits

(1) No more than one (1) shipping container is permitted on lots less than 1 hectare in size.

(2) A maximum of two (2) shipping containers may be permitted on lots of 1 hectare or greater, subject to total accessory building area limits.

(3) The total floor area of all shipping containers on a lot shall not exceed 10% of the lot area or the total permitted accessory building floor area, whichever is less.

4.35.7 Temporary Use Provisions

(1) Shipping containers may be temporarily placed on any property in the following zones for the following purposes:

- a) All Residential zones (R1, R2, R3)
- b) Institutional zones
- c) Open Space, Wetland or Environmental Protection zones
(unless temporarily for construction purposes)
 - i. During active construction, renovation, or demolition projects with a valid building permit
 - ii. During moving activities (household or business relocation)

(2) Temporary shipping containers are permitted for a maximum of 60 consecutive days and up to a maximum of 3 permits in a calendar year. Permission and approval are required to be granted by a municipal designate through a permission letter subject to security as listed in the fees and charges by-law.

(3) Temporary containers shall comply with all applicable setback requirements and may be located in driveways, provided they do not obstruct driveway access, fire routes, or visibility triangles.

(4) Any damage to the municipal right-of-way, including but not limited to roads, curbs, sidewalks, boulevards, or underground services, arising from the delivery, placement, use, or removal of a shipping container shall be the sole responsibility of the owner. All costs associated with the repair or restoration of the municipal right-of-way shall be borne entirely by the owner, to the satisfaction of the municipality.

4.35.8 Prohibited Uses

(1) Shipping containers shall not:

- a) Be used for human habitation or animal housing
- b) Contain plumbing or be connected to utilities (except temporary power for lighting/security)
- c) Be used for commercial display, advertising or signage unless specifically permitted

4.35.9 Building Permits

(1) A building permit shall be required for any shipping container greater than 10 square meters in accordance with the requirements of the Ontario Building Code in area that is intended to be permanent.

(2) Containers not requiring permits must comply with all applicable law.

5. **THAT** this by-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the *Planning Act*, R.S.O 1990, c. P.13.

READ a **FIRST** and **SECOND** time, this 20th day of October, 2025.

READ a **THIRD** time and **FINALLY PASSED** this 20th day of October, 2025.

Mayor, S. McMillan

Clerk, J. Nethercott