

ZONING BY-LAW NO. 26-2026

**A BY-LAW TO AMEND
ZONING BY-LAW NO. 27-95 AS AMENDED**

Shipping Containers

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

56 Ontario Street
Burk's Falls, Ontario
P0A 1C0

Planning Consultant:

Robert J. Miller
Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law No. 26-2026

Passed by the Council of the Municipal Corporation of the Township of Armour

Lands Affected: This By-law applies to all lots of record in Armour Township zoned Rural (Ru), Commercial (C), Recreational Commercial (RC), Rural Industrial (M), and Industrial Extractive (MX) Zones under the provisions of the comprehensive Armour Township Zoning By-law No. 27-95 as amended.

Present Zoning: Armour Township Zoning By-law No. 27-95, as amended, currently contains provisions requiring a building permit for any shipping container (known locally as sea cans) proposed as an accessory use to a permitted principal use, already existing on the same lot.

Proposed Zoning: The Ontario Building Code (OBC) no longer requires a building permit for a shipping container as an accessory use equal to or less than 15 m² (161.5 sq. ft.). This proposed Amendment clarifies the maximum floor area for shipping containers as accessory uses and thereby brings the provisions of Armour Zoning By-law in parallel with the OBC.

By-Law Purpose: The purpose of this Amendment is to add provisions comparable with the Ontario Building Code, that accessory shipping containers with floor areas greater than 15 m² (161.5 sq. ft.) and/or exceeding a height of 3m (10 ft.) are defined as structures in the Armour Zoning By-law and subject to Zoning By-law Amendments, accordingly.

This proposed Amendment also adds provisions requiring a Zoning By-law Amendment for any structural alterations to a shipping container, including additional modification of openings, doors or windows or any addition of roofs, canopies, awnings or any attached structure. In addition, any approved structural alteration shall have been designed by a Professional Engineer.

Official Plan: This proposed Amendment conforms with the regulations of the Armour Township Official Plan.

ZONING BY-LAW NO. 26-2026

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under the provisions of Sections 34 of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour with respect to certain provisions applying to the use of shipping containers as accessory uses for storage purposes in the Rural (Ru), Commercial (C), Recreational Commercial (RC), Rural Industrial (M), and Industrial Extractive (MX) Zones.

WHEREAS THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR has reviewed Zoning By-law No. 27-95, as amended, and deems it advisable to amend same:

NOW THEREFORE THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR ENACTS as follows:

1. **THAT GENERAL PROVISIONS** Subsection 5.24.1(a) **“Shipping Containers”** of Zoning By-law No. 27-95, as amended, is hereby changed by deleting the entire clause and replacing it with the following:
 - (a) A shipping container shall only be permitted as a detached accessory use for storage-related purposes if it is incidental to, subordinate to, or exclusively devoted to a principal use already existing on the same lot therewith, as per Definitions Section 2.4 of Armour Township Zoning By-law No. 27-95 as amended; and
2. **THAT GENERAL PROVISIONS** Subsection 5.24.1(d) **“Shipping Containers”** of Zoning By-law No. 27-95, as amended, is hereby changed by deleting the entire clause and replacing it with the following:
 - (d) “Any structural alterations to a shipping container, including additional modification of openings, doors or windows or any addition of roofs, canopies, awnings or any attached structure shall require a Zoning By-law Amendment. In addition, any proposed structural alteration shall also have been designed by a Professional Engineer”; and
3. **THAT GENERAL PROVISIONS** Subsection 5.24.1(e) **“Shipping Containers”** of Zoning By-law No. 27-95, as amended, is hereby changed by deleting the words “total length of 16.76 m (55 ft.)” and replacing them with the words “maximum floor area of 15 m² (161.5 sq. ft.). Any shipping container exceeding this maximum height or floor area will require a Zoning By-law Amendment as a building or structure”; and
4. **THAT GENERAL PROVISIONS** Subsection 5.24.1 **“Shipping Containers”** of Zoning By-law No. 27-95, as amended, is hereby changed by adding a new clause as follows:
 - (n) “Shipping containers shall be maintained in good repair and free from structural defects, rust, and deterioration that compromises their structural integrity”; and
5. **THAT** this By-law shall come into force on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the **Planning Act, R.S.O., 1990**.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this 28th day of April, 2026.

Original signed by Rod Ward
Rod Ward, Mayor

Original signed by Charlene Watt
Charlene Watt, Municipal Clerk