

DEFINITION: Shipping/Cargo Containers are pre-fabricated steel containers (20-40 feet in length, 8-8.5 feet in height, 8 feet in width) used for transporting sea/ocean going cargo, and which are intended for placement and use as 'storage facilities' on private property within the City of Weyburn. (Common term – Sea-Cans)

A City of Weyburn Development/Building Permit (for an accessory structure) is required for any Shipping/Cargo containers intended for placement on private property. Shipping/Cargo containers are a Discretionary Use, and the permit fee is \$500.00.

Shipping/Cargo containers will be classified into 2 categories, namely:

- i) Temporary (short term) storage: containers placed on site for a specific and limited period of time (less than 12 months) and used for short term storage usually associated with construction activities which are being undertaken on a site (storage of tools, construction materials, etc.). Containers are to be removed from the site when construction is complete or the permit expires, whichever comes first.
- ii) Long-term storage: containers placed on site for a long term storage use (longer than 1 year), and usually associated with a business on the site requiring storage space for its product.

The following Standards apply:

- 1) Shipping/Cargo containers may not be placed in any Residential Zoned districts (except for temporary (short term) storage unless the site has been approved for a non-residential use and occupancy
- 2) Shipping/Cargo containers may not be placed on any site approved for residential use/occupancy except in the case where the container is approved for temporary (short term) storage
- 3) Shipping/Cargo containers may only be used for storage of product directly related to the primary use of the building on site (i.e. storage restricted to what is sold, stored or produced on site)
- 4) Shipping/cargo containers may not be leased or used by an outside party other than the property owner or business tenant on the site
- 5) Shipping/cargo containers are prohibited for the storage of junk, trash or other forms of refuse or hazardous substances or perishable items
- 6) Shipping/Cargo containers shall be kept locked to prevent unauthorized access
- 7) Shipping/Cargo containers shall be strictly prohibited for use as human habitation





- 8) Shipping/Cargo containers total area shall not exceed 5% of the principle building's gross floor area, and in no case shall any site be permitted more than 3 containers. No individual containers shall exceed shall exceed 8 feet in height, 8 feet in width and 40 feet in length
- 9) Shipping/Cargo containers shall not be stacked on top of one another and shall be spaced apart a minimum of 3.0 metres (10 feet)
- 10) Shipping/Cargo containers shall be placed on a hard packed level surface and any bottom drainage holes shall be secured against the environment and/or rodents
- 11) Shipping/Cargo containers are prohibited from being plumbed or electrified in any manner
- 12) Where the City determines that the proposed location for the Shipping/Cargo container on a site will cause land use compatibility issues with the adjacent property; the City may require the proponent to adequately screen the container from the view of adjacent properties by the use of fencing (or other suitable structure) or soft landscaping
- 13) Shipping/Cargo Containers shall be painted and maintained to be aesthetically representative of exterior colors of the principle building or painted an earth tone color
- 14) Shipping/Cargo containers shall abide by accessory building setback requirements of the district in which they are locate, and may not block, obstruct or reduce exits, windows, parking spaces or driveways
- 15) Long-term Shipping/Cargo containers are subject to the same taxation rates as other accessory storage facilities and buildings

For more information, contact the City of Weyburn Planning & Development Coordinator at 306.848.3225.

