



Town of Duck Lake

BYLAW NO 2025-13

A BYLAW TO REGULATE THE USE OF SEA CONTAINERS IN RESIDENTIAL AND COMMERCIAL ZONES.

The Council of the Town of Duck Lake, in the Province of Saskatchewan, enacts as follows:

1. Title

This Bylaw may be cited as the 'Sea Container Bylaw'.

2. Purpose

To regulate the use of sea containers in residential and commercial zones to ensure safety, preserve community aesthetics, support functional use, and minimize liability to the Town.

3. Definitions

Sea Container: A large, reusable, corrugated steel container originally designed for freight transport, repurposed for storage or other non-habitable uses.

Residential Zone: Any area designated for residential use under the Town's zoning bylaw.

Commercial Zone: Any area designated for commercial use under the Town's zoning bylaw.

4. General Provisions

Sea containers are permitted in residential and commercial zones only with an approved development permit.

Containers must be used solely for storage and not as living space.

In commercial zones, containers may be used for business-related storage, provided they are not used for retail or customer-facing purposes.

5. Permit Requirements

Applicants must submit a site plan showing the container's proposed location.

Provide proof of property ownership or written consent from the property owner.

Ensure compliance with setback requirements in residential and commercial zones, as specified in the zoning bylaw.

Ensure the container is set on a flat, stable base - either a granulated surface or a concrete pad.

In residential zones, containers must be placed in the rear yard only and screened from public view using fencing, landscaping, or other approved methods.

In commercial zones, containers must be placed in the rear or side yard, away from customer entrances and public rights-of-way, and must not interfere with parking, loading zones, or fire lanes.

6. Safety Standards

Containers must be properly ventilated to prevent the buildup of fumes from stored items.

Containers must be free of hazardous materials unless approved by the Fire Department.

Containers must be anchored or stabilized to prevent movement.

Storage of combustible materials must comply with the National Fire Code of Canada and local fire regulations.

7. Duration and Condition

In residential zones, containers may be permitted long-term, subject to annual permit renewal and compliance inspections.

In commercial zones, containers may be permitted long-term, subject to annual permit renewal and compliance inspections.

All containers must be maintained in good condition, free of rust, graffiti, or structural damage and must be painted in a color that is esthetically pleasing and compatible with the surrounding environment or buildings.

8. Enforcement and Liability

The Town reserves the right to inspect any sea container installation.

Non-compliance may result in fines, removal orders, or permit revocation.

The Town is not liable for damages or incidents resulting from improper use or storage within sea containers. Property owners assume full responsibility.

9. Retroactive Compliance

All existing sea containers placed prior to the adoption of this policy must be registered with the Town within 90 days of the policy's effective date.

Property owners must submit a Retroactive Container Registration Form, including placement date (if known), photographs, and a description of current use and condition.

Registered containers will be subject to inspection to assess structural integrity, aesthetic compliance, and placement standards.

If deficiencies are identified, property owners will be given up to 6 months to bring the container into full compliance.

Containers not registered or brought into compliance within the specified timeframe may be subject to fines, removal orders, or other enforcement actions.

10. Classification and Taxation

Sea containers placed on a property for longer than 30 consecutive days may be classified as accessory buildings under the Town's zoning bylaw.

As accessory buildings, sea containers are subject to property assessment and may be taxed accordingly under the ad valorem method.

Property owners are responsible for notifying the Town if a sea container is placed on their property for extended use.

The Town reserves the right to reassess properties where sea containers are installed and apply applicable municipal tax tools.

11. Exemptions

Temporary use of sea containers for construction purposes may be exempt from certain provisions, subject to approval.

[SEAL]

Mayor- Jason Anderson

Administrator - Amy Kalbfleisch

Read a third time and adopted

this ___ day of _____

Administrator - Amy Kalbfleisch