

Appendix 1

2025 Municipal review: shipping container provisions Northern Ontario

Category	Municipality	Zones	Special provisions	Permit required	Notes
Permissive	Timmins	Permitted in all zones, subject to criteria per zone category	Must match look of main building (vinyl siding, peaked roof, etc.) in residential zone, may match look of main building in other zones, does not have to match look of main building in industrial zones Must adhere to accessory building standards	yes	Included in lot coverage, only permitted for storage, can not be sole structure on property
	Temiskaming Shores	Residential, Commercial, Industrial, Agricultural, Rural as an accessory use to a permitted use on a lot where a main building exists	Shall not be used as work areas, office uses, or retail sales, shall not exceed 3 m in height and 17 m in length, shall not exceed the lesser of 15% or permitted lot coverage for accessory buildings, no stacking, shall not be located in front or exterior side yard and meet zone standard setbacks	n/a	Temporary permission must be removed within lesser of 2 years from installation or 30 days of completion of work for construction, also temporarily permitted for moving Also permitted where self-storage is permitted
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	Bracebridge	Rural and Industrial as an ancillary use to a permitted use on a lot where a principal building exists	Rural minimum lot size 2 ha, only 1 container permitted. Industrial minimum lot size 0.3 ha, maximum 3 containers permitted. Both require to be located in interior side yard 15 m from lot	n/a	Temporary permission in residential areas 5 day time period for moving, 30 days for construction A shipping container must not be used for the purpose of a commercial storage facility, must not be placed for the purpose of display or advertising, must not be

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Moderately Permissive			line or rear yard 30 m from road, require visual buffering, can not be stacked, maximum size of container 3 m height, length 12.5 m		used for the purpose of screening or fencing
	Thunder Bay	Only permitted on a lot where outdoor storage is permitted (industrial, rural associated with a home business)	Outdoor storage provisions vary per zone category, screening required	n/a	1 container permitted on a temporary basis in rural or urban neighbourhoods subject to criteria, maximum 30 days Outdoor storage not permitted in urban neighbourhoods
	Elliot Lake	Tourist Highway Commercial and Industrial Zone as an accessory use for storage	The shipping container is maintained to the City's satisfaction (i.e. painted and not rusted) and is not visible from the street; anchored to the ground in accordance with the Ontario Building Code; and an Engineer's report is required in accordance with the Ontario Building Code In the Tourist Highway Commercial Zone a maximum of two (2) containers are permitted unless an agreement is entered into with the City; and shall only be permitted in the rear yard.	yes	The shipping container is only used for storage purposes and not used to accommodate work areas, shops, office uses, or retail sales.
	Hearst	Highway Commercial, Industrial, Rural zones as an accessory use	Adhere to accessory building standards, only be used for office purposes or for the storage of goods and/or materials, Within highway commercial and industrial zones must be	yes	Temporary permission associated with construction

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			located in rear or side yards, installed for a maximum period of 5 years unless exterior surface has the appearance of a traditional building, be subject to site plan control Within rural zones but be located in rear or side yard, maximum of 3 portable buildings at one time, can not be visible from road		
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Restrictive	Cochrane	Only permitted on a lot where outside storage is a permitted use (general industrial, special industrial)	May be allowed at the discretion of the development authority, may be required to be altered	n/a	Also subject to temporary provisions 60 day time period.
	Sault Ste. Marie	Permitted in medium and heavy industrial zones	Must be located in rear yard, 4.5 m setback from buildings, maximum number of 3 permitted, minimum setback of 9 m from any lot line	n/a	
	Wawa	Does not appear to be explicitly permitted in any zone		n/a	Sea containers and unlicensed trailers shall not be permitted to be used or stored on any lot zoned for residential use Temporary permission in residential areas where building permit issued must be removed upon completion of project and/or prior to final inspection

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	West Nipissing	Does not appear to be explicitly permitted in any zone		n/a	Not permitted as self storage facility. No person shall, in the Residential One (R1), Residential Two (R2), Residential Three (R3), Residential Four (R4), Shoreline Residential (SR), General Commercial (C1) or Highway Commercial (C2) Zones, use any truck, bus, coach, transport truck trailer, streetcar body, railway car body, railway shipping container, or similar structure of any kind, for the purpose of an accessory structure.
	Cobalt	Does not appear to be explicitly permitted in any zone		n/a	Not permitted in residential zone or downtown commercial, or accessory to a home occupation