

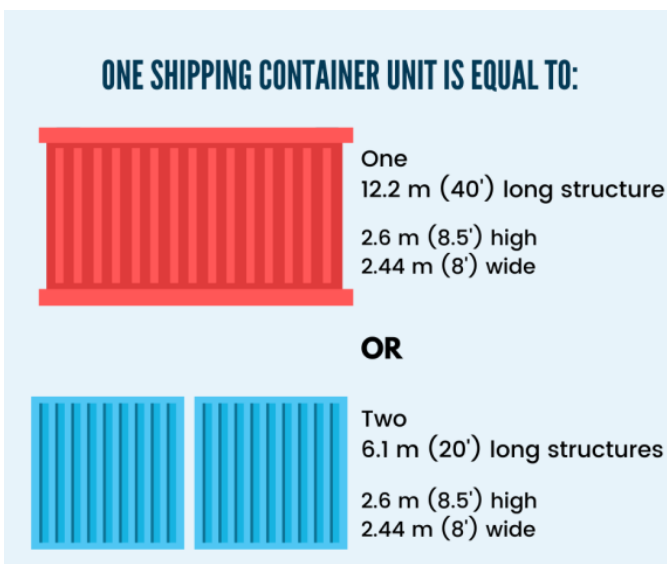
SHIPPING CONTAINERS

Development Services Department
250-615-4022 | www.terrace.ca



What is a shipping container?

The Zoning Bylaw defines a shipping container as “an industrial intermodal shipping or cargo container being a standard steel storage container or box which can easily be transferred between different modes of transportation and constructed for the transportation of goods by rail, ship, or truck.”



In what zones are they allowed?

Shipping containers can be permanently placed in any of the following zones:

C3 – Service Commercial M1 – Light Industrial
M2 – Heavy Industrial M3 – Resource Extraction
ASC – Airside Commercial GSC – Groundside Commercial
AO – Airport Operations

How many shipping container units can I have on my property?

- One (1) unit on properties less than 4,000 m² and zoned C3, M1, M3, ASC, or GSC.
- No more than two (2) units on properties greater than 8,000 m² and zoned C3.
- No more than four (4) units on properties greater than 8,000 m² and zoned M1, M3, ASC, AO, or GSC
- There is no limit on properties zoned M2.

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What other regulations should I be aware of?

- They cannot display a logo or be used as a sign.
- The maximum height of a shipping container is 2.6 m in the C3, M1, M3, ASC, GSC, and AO zones.
- In the C3, M1, M3, ASC, and GSC zones, shipping containers must not be used as workspaces, assembly shops, dwelling units, or any other form of accommodation, including offices.

Can I have a shipping container on my property on a temporary basis?

Yes, shipping containers are permitted on a temporary basis in any zone under the following conditions:

- May be placed on-site during the construction of a building or structure on the same parcel subject to the issuance of a building permit.
- The container is only to be used for storage related to the construction.
- The container must be removed prior to construction completion and before occupancy permit is issued.
- A maximum of one (1) shipping container on any parcel where the shipping container is permitted on a temporary basis.

Where on my property can a shipping container be located?

A shipping container permitted on a **temporary** basis can be located anywhere on the property where construction is taking place, provided it is not located on a highway (road), sidewalk, or trail, does not interfere with vehicle or pedestrian movement or block traffic sightlines.

Where shipping containers are **permanently** sited, they must not be located in a front yard or in an area required for landscaping or off-street parking. They must also be placed such that they are screened from adjacent properties and rights-of-way.

HOW DO I KNOW WHAT MY PROPERTY IS ZONED?

Go to <https://www.terrace.ca/terramap> to find TerraMap, the online mapping application.

- To learn more about TerraMap, see [Fact Sheet #DS-01 – TerraMap](#)

Or call Development Services at 250-615-4022.