



THE CORPORATION OF THE TOWN OF COCHRANE

BY-LAW NUMBER 2025-32

BEING A BY-LAW TO AUTHORIZE THE CORPORATION OF THE TOWN OF COCHRANE TO AMEND THE TOWN OF COCHRANE ZONING BY-LAW NO. 968-2013, AS AMENDED

(ZBA-2024-02)

**WHEREAS** the *Planning Act, R.S.O. 1990, c. P. 13, Section 34*, as amended, authorizes Councils of Municipalities to pass by-laws to regulate the use of land and the character, location and use of buildings and structures;

**AND WHEREAS** it is considered desirable to amend the Town of Cochrane Zoning By-law 968-2013;

**AND WHEREAS** all proposed amendments are in reference to Zoning Bylaw 968-2013;

**AND WHEREAS** the proposed amendment, ZBA-2024-02 is in conformity with the Town of Cochrane Official Plan;

**THEREFORE, BE IT RESOLVED** that the Corporation of the Town of Cochrane enacts as follows:

1. **THAT** Section 2, as amended, of Zoning By-law 968-2013 be further amended by adding the following definitions:

- a) **Storage Container** means a rail or seaway container which is traditionally used for the shipping and transportation of goods and materials.
- b) **Storage Trailer** means a trailer portion of a tractor trailer unit or transport truck.

2. **THAT** Section 3.24, Uses Permitted in All Zones, of Zoning By-law 968-2013 be amended by adding the following Subsection:

- a) 3.24 6) Temporary Storage Container and Storage Trailer

Nothing in this By-law shall apply to prevent the use of any part of any lot for the placement and use of not more than a total of one storage container or storage trailer for a maximum of 30 consecutive days for the purpose of being loaded or unloaded where a use, business or the occupants of a dwelling are moving from a premises or lot to another premises or lot or for renovations. In no case shall a storage container or storage trailer encroach onto a public sidewalk or create a site line obstruction.

3. **THAT** Subsection 3.2 1) d) Shipping Containers and Trailers is deleted and replaced with the following:

- a) 3.2 1) d) Storage Containers and Storage Trailers

A storage container and storage trailer shall be used as an accessory building or structure in zones described below subject to the following conditions:

1. Residential Zones – Residential First Density (R1), Residential Second Density (R2), Mobile Home Residential (R3)

- a. A storage container shall conform to the accessory building or structure requirements of the zone in which it is located.

- b. Storage containers shall be located in interior side yards and rear yards only.
  - c. A storage container shall require a peaked or sloped roof with a minimum six-inch (6") overhang and an exterior cladding such as vinyl, aluminum or wood type siding shall be installed over the exterior of the storage container. The storage container can match the exterior finish and roof slope of the main building provided it conforms with the accessory building or structure requirements of the zone in which it is located.
  - d. A maximum of one (1) storage container per property.
  - e. A storage trailer shall be prohibited.
2. Commercial Zones – Commercial Core (C1) and Commercial Transition (C2)
- a. A storage container shall conform to the accessory building or structure requirements for the zone in which it is located.
  - b. A storage container may match the exterior appearance of the main building regarding roof slope and exterior finish or shall be painted a neutral colour or have vinyl, aluminum, or wood type siding on the exterior.
  - c. A maximum of two (2) storage containers per property.
  - d. A storage trailer shall be prohibited.
  - e. Stacking of storage containers must obtain approval from the Town of Cochrane.
3. Commercial Zones – Linear Mixed Commercial (C3) and Airport Commercial (AC)
- a. A storage container and storage trailer shall conform to the accessory building or structure requirements for the zone in which it is located.
  - b. Stacking of containers must obtain approval from the Town of Cochrane.
4. Rural and Agricultural Zones – Rural (RU) and Agricultural (AG)
- a. A storage container and storage trailer shall conform to the accessory building or structure requirements for the zone in which it is located.
  - b. A storage container may match the exterior appearance of the main building regarding roof slope and exterior finish or shall be painted a neutral colour or have vinyl, aluminum, or wood type siding on the exterior.
  - c. A maximum of four (4) units whether storage containers or storage trailers or a combination thereof.
  - d. Stacking of containers must obtain approval from the Town of Cochrane.
5. Rural Residential Zones – Hamlet Community (HT) and Shoreline Development (SD)
- a. A storage container shall conform to the accessory building or structure requirements of the zone in which it is located.
  - b. Minimum yards for storage containers:
    - i. Minimum Front Yard Depth: 7.5 metres (24.61 feet);

- ii. Minimum Rear Yard Depth: 3 metres (9.84 feet);
  - iii. Minimum Interior Side Yard Width: 3 metres (9.84 feet);
  - iv. Minimum Corner Side Yard Width: 7.5 metres (24.61 feet)
- c. A storage container may match the exterior appearance of the main building regarding roof slope and exterior finish or shall be painted a neutral colour or have vinyl, aluminum, or wood type siding on the exterior.
  - d. Stacking of containers shall not be permitted.
  - e. A maximum of two (2) storage containers per property.
  - f. A storage trailer shall be prohibited.
6. In the Industrial (M1) and Mineral Extraction (MX) Zones or lands used for a mineral mining operation, the storage container and storage trailer shall conform to the accessory building or structure requirements for the zone in which it is located.
  7. A storage container and storage trailer shall not be permitted as the sole structure on any property.
  8. A storage container and storage trailer shall be included in all calculations for the purpose of determining lot coverage and comply with setback requirements of the zone.
  9. A storage container and storage trailer shall be used exclusively for the storage of goods and materials and may not be used to accommodate work areas, shops, office uses, retail uses, showrooms or human habitation.
  10. Notwithstanding the above, storage containers and storage trailers may be permitted for temporary storage on construction sites in accordance with Section 3.24 5) Construction Uses.
  11. Notwithstanding the above, storage containers and storage trailers may be permitted as a temporary use for the purpose of moving in accordance with Section 3.24 6) Temporary Storage Container and Storage Trailer.
  12. Where the area of the storage container is equal to 15 square metres (161.4 square feet) or greater, a building permit shall be required.
4. **THAT** this By-law shall take effect and come into force pursuant to the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

READ a first and second time this <sup>10</sup>8<sup>th</sup> day of April 2025.

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MAYOR

*C. Curran*  
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CLERK

READ a third and final time this <sup>10</sup>8<sup>th</sup> day of April 2025.

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MAYOR

*C. Curran*  
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CLERK