

By-law 2026-07Z

**A By-law of the City of Greater Sudbury to Amend By-law 2010-100Z
being the Comprehensive Zoning By-law for the City of Greater Sudbury**

Whereas Council of the City of Greater Sudbury deems it desirable to amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury;

Now therefore Council of the City of Greater Sudbury hereby enacts as follows:

1. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by:

- (i) adding the following definition to Part 3 Definitions and renumbering subsequent definitions accordingly:

| | | |
|------|---------------------------------|---|
| 327. | Shipping and Storage Containers | A prefabricated self-contained metal container that was originally designed for the transport of freight, articles, goods, or commodities by rail, truck, or cargo ship, and may be used for storage purposes. Cargo containers, intermodal containers, sea cans, and freight containers, are considered to be <i>shipping containers</i> . |
|------|---------------------------------|---|

2. That By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury be and the same is hereby amended by:

- (i) by deleting Section 4.34 in Part 4: General Provisions and replacing with the following:

"4.34 Shipping and Storage Containers

Shipping and storage containers shall not be placed in any Zone except in accordance with the following:

- (i) *Shipping and storage containers* are only permitted on a lot where a principal building exists in the M2, M3, M4, M5, M6, RU, Residential Zone subject to the following criteria:
 - (a) *shipping and storage containers* must be located in the rear yard;
 - (b) *shipping and storage containers* must adhere to the setback, height, and lot coverage provisions in Section 4.2 of this By-law;
 - (c) *shipping and storage containers* shall be screened with a visual barrier from view from a *street line, rear lot line, and interior lot line*;

- (d) in a RU or *Residential Zone*, *shipping and storage containers* are only permitted on a lot with a minimum lot area of 0.4 ha (4000 m²);
 - (e) in a RU or *Residential Zone* the maximum number of *accessory shipping and storage containers* shall be two; and
 - (f) all *shipping and storage containers* must adhere to the Ontario Building Code, including assessment of, but not limited to:
 - (i) structural safety;
 - (ii) soil stability;
 - (iii) wind resistance;
 - (iv) snow loading;
 - (v) risk of uplift or overturning; and
 - (vi) anchorage.
- (ii) Notwithstanding the above, shipping and storage containers may also be used:
- (a) as an *accessory structure* used for storage in conjunction with a permitted *agricultural, extractive, transport terminal or warehouse use*;
 - (b) for the purposes of rental, sale or distribution in an M2 or M3 Zone for off-site storage use; and
 - (c) in accordance with Sections 4.40.5 and 4.40.7 of this By-law."

3. The applicant, a person or public body who, before the by-law was passed, made oral submissions at a public meeting or written submissions to the council, or the Minister may appeal the passage of this By-law to the Ontario Land Tribunal by filing with the City Clerk, within 20 days of the giving of notice of passage of the By-law by the City Clerk:

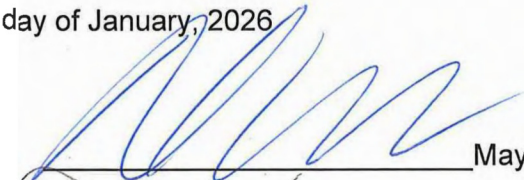
- (a) a Notice of Appeal;
- (b) an explanation of how the by-law is inconsistent with a policy statement issued under subsection 3(1) of the *Planning Act*, fails to conform with or conflicts with a provincial plan or fails to conform with an applicable official plan; and
- (c) the fee prescribed under the *Ontario Land Tribunal Act, 2021*.

If these materials and fees have not been filed with the City Clerk within this period, this By-law shall be deemed to have come into force on the day it was passed.


If these materials have been received within that time, this By-law shall not come into force until all appeals have been withdrawn or finally disposed of and except for those parts repealed or amended, and in such case it shall be deemed to have come into force on the day it was passed.

4. This By-law is in conformity with the City of Greater Sudbury Official Plan as amended.

Read and Passed in Open Council this 27th day of January, 2026



_____ Mayor



_____ Clerk