



Bylaw No. 461-2026

A BYLAW TO AMEND BYLAW 376/2019 KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of McKillop No. 220, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw 376/2019 as follows:

1. **SECTION 2.0 DEFINITIONS**, is amended by deleting the existing definition of *Intermodal Shipping Container* and replacing it with the following new definition of the term:
“

INTERMODAL SHIPPING CONTAINER: An article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the enclosed transportation of goods by one or more means of transportation. It includes but is not limited to: corrugated steel containers (sea can) whether supported by a trailer or chassis, placed on the ground, or on a permanent foundation; the body of transport trailer or straight truck box; but does not include a motor vehicle.”

2. **SECTION 4.0 GENERAL PROVISIONS**, is amended by adding the following new subsection after subsection 4.48 *CAUTIONARY FLOOD HAZARD LANDS*:
“

4.49 INTERMODAL SHIPPING CONTAINERS

4.49.1 Intermodal shipping containers shall be considered as a permitted accessory use in the Agricultural Resource and Commercial Districts where a permit has been granted. In all other districts they shall be considered as a discretionary accessory use, building, or structure where approval of the use and a permit has been granted, unless a district otherwise specifically prohibits, provides for, or regulates the use, building, or structure. No specific listing of the use is required in the district.

1. Within the LS1, LS2, H, RR, CR1, CR2 Districts, or any other new subsequent district primarily intended for principal residential use, intermodal shipping containers shall not be allowable in the form of the body of a transport trailer or straight truck box, and are limited to those types of



containers constructed with a steel frame and corrugated steel walls commonly known as a *sea can*.

2. These regulations and treatment of intermodal shipping containers shall not apply to commercial, industrial, rail, or other logistics operations where intermodal shipping containers would be circulated in and out of a site on a frequent basis related to the shipment of goods.

4.49.2 Intermodal shipping containers shall not be placed on a site prior to, or in the absence of, an established principal use except as provided for in this Bylaw.

4.49.3 Intermodal shipping containers shall be required to meet all the yard requirements and regulations of an accessory structure or building for the zoning district in which it is located unless otherwise regulated in a zoning district.

4.49.4 Intermodal shipping containers shall not be used for any form of dwelling, human habitation, or sleeping accommodation, nor shall they be connected to any water or sewage system.

4.49.5 Where permitting is required, applicants shall submit photographs of the unit clearly showing all sides of the structure as part of a permit application.

4.46.6 Any permit granted for a shipping container is specific to the particular unit. Removal, replacement, or relocation within a site shall require a new permit.

4.49.7 Intermodal shipping containers shall be properly maintained and kept in good repair.

4.49.8 Intermodal shipping containers shall not be used as a sign or billboard except in accordance with any regulations pertaining to signs within this Bylaw.

4.49.9 Where applicable, intermodal shipping containers shall meet the requirements of the *National Building Code of Canada*.

4.49.10 All intermodal shipping containers shall be placed on and anchored to a level foundation consisting of a minimum of 7.62 cm (3 in) of 3/4-inch



crushed gravel, concrete pad, or other foundation deemed suitable by Council.

4.49.11 Where a zoning district identifies an intermodal shipping container as a discretionary use, the following evaluation and standards shall apply:

1. In the opinion of, and to the satisfaction of Council, assessment for compatibility, suitability and placement within a site shall be based on:
 - i. the context in which the intermodal shipping container will be located, and its ability to complement or detract from land uses in the vicinity;
 - ii. the condition of the intermodal shipping container and any proposed treatment(s) given to improve its appearance;
 - iii. the dimensions and number of the intermodal shipping containers placed on a site, and the district and context in which they are proposed. Generally, container units in a district or setting primarily intended for principal residential use(s), smaller and single units on a site will be encouraged;
 - iv. the type of foundation or supporting elements of the intermodal container to help ensure the long-term structural integrity and security of the unit, and that foundation is not a risk to people or property; and,
 - v. the use of any screening or placement within the site to minimize any potential land use conflict, nuisance, or negative impact on the public realm.
2. To secure the objectives of this Bylaw, and to minimize any negative impact on adjacent land uses and the public realm, Council may impose development standards or permit conditions related to the following:
 - i. the placement within the site relative to other on-site development, or development on adjacent lands, and may be more restrictive than prescribed regulations; and
 - ii. requirements for landscaping or screening.

4.49.12 An intermodal shipping container for personal storage use may be temporarily placed on a site in any district under the following conditions:

1. During construction on a site, and where a district allows a portable storage unit, when the intermodal shipping container is utilized solely for the



storage of supplies and equipment that are used on-site in support of construction of the principal building or use, provided that a valid development permit, a renewal, or extension thereof, has been issued for the principal use or structure on that site and that the shipping container has been identified.

2. The intermodal shipping container used as portable storage unit must be removed from the site upon first occurrence of any of the following for the principal use or structure: expiry or closure of the development permit; or final close-in for building inspection.”

3. CLAUSE 8.4.1 AGRICULTURAL/RESOURCE 1 DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use, is amended by adding in the following clause after 6.:

“ 7. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

4. CLAUSE 9.4.1 AGRICULTURAL/RESOURCE 2 DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use , is amended by adding in the following clause after 5.:

“ 6. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

5. CLAUSE 10.4.1 COUNTRY RESIDENTIAL 1 DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use , is amended by adding in the following clause after 5.:

“ 6. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

6. CLAUSE 11.4.1 COUNTRY RESIDENTIAL 2 DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use , is amended by adding in the following clause after 5.:

“ 6. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

7. CLAUSE 12.4.1 HAMLET DISTRICT (UHL’S BAY), SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use , is amended by adding in the following clause after 5.:

“ 6. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”



8. **CLAUSE 13.4.1 LAKESHORE RESIDENTIAL 1 DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use** , is amended by adding in the following clause after 9.:

“ 10. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

9. **CLAUSE 13.4.7 LAKESHORE RESIDENTIAL 1 DISTRICT, SUPPLEMENTARY PROVISIONS, Outside Storage**, is amended by deleting subclause 3. in its entirety.

10. **CLAUSE 14.4.1 LAKESHORE SMALL LOT RESIDENTIAL 2 DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use** , is amended by adding in the following clause after 9.:

“ 10. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

11. **CLAUSE 14.4.7 LAKESHORE SMALL LOT RESIDENTIAL 2 DISTRICT, SUPPLEMENTARY PROVISIONS, Outside Storage**, is amended by deleting subclause 3. in its entirety.

12. **CLAUSE 15.4.1 RECREATIONAL RESORT DISTRICT (SUN DALE), SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use** , is amended by adding in the following clause after 8.:

“ 9. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

13. **CLAUSE 16.4.1 COMMERCIAL/LIGHT INDUSTRIAL DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use** , is amended by adding in the following clause after 3.:

“ 4. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

14. **CLAUSE 17.4.1 HIGHWAY COMMERCIAL/INDUSTRIAL DISTRICT, SUPPLEMENTARY PROVISIONS, Accessory Building, Structure Use** , is amended by adding in the following clause after 3.:

“ 4. Intermodal shipping containers are allowed as accessory uses subject to section 4.49.”

15. Formatting of all amended content is to match that of existing.



16. The table of contents and all page numbers are amended accordingly.

This Bylaw Shall come into Force and take effect when approved by the Minister of Government Relations.

Read a first time on _____, 2026.

Read a second time on _____, 2026.

Read a third time and adopted on _____, 2026

REEVE

SEAL

ADMINISTRATOR