

THE CORPORATION OF THE TOWNSHIP OF JAMES

BY-LAW NUMBER 25-12

BEING A BY-LAW TO AMEND BY-LAW 09-13: BEING A BY-LAW TO PROHIBIT THE USE OF PRE-FRABRICATED METAL STORAGE UNITS/CONTAINERS (SEA CANS) WITHIN THE TOWNSHIP OF JAMES.

WHEREAS the Council of the Township of James deems it necessary to amend By-Law 09-13: Being a By-Law to prohibit the use of pre-fabricated metal storage units/containers (sea Containers) within the Township of James;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Township of James enacts as follows:

1. THAT Section 1, **INTERPRETATION** be amended to include the following definitions;

"Officer" means a Property Standards Officer, Municipal Law Enforcement Officer, or other person appointed or employed by the Township for the enforcement of by-laws;

2. THAT section 4, **PENALTIES** be amended to include the following;

- a) Any Person(s) who is(are) convicted of an offence under the provisions of this by-law shall pay the penalties imposed pursuant to Schedule A of the Township's User Fees Schedule By-law 21-03 which become due and payable upon written notification by an Officer, or upon issuance of an invoice by the Township.
- b) \$50 the first month of the offence, \$100 the second month, \$150 the third month and progressively until the order is complied with.
- c) Where an owner is in default of payment of fees for more than 30 calendar days after due, the Township may add the amount owing to the tax roll of the subject property and collect the amount in the same manner as property taxes.

3. THAT section 5 named **STORAGE CONTAINER REGULATIONS** be added and include the following;

No person shall place or use a modified or unmodified storage container in any zone except in accordance with the following;

- a) The use of a storage container is only permitted in a C1, C2, M1, M2, M3 or A, as an accessory use to a permitted use on a lot where a main building exists;
- b) a storage container is permitted on a construction site in any zone for the purpose of storing equipment and materials incidental to construction, subject to the following:
 1. No more than 2 storage containers are permitted on a lot; and
 2. Where a storage container is used for construction purposes, the storage containers must be removed within the lesser of two years from installation or 30 days of completion of the work (Building Permit is closed by TMSA).

3. THAT section 6 named **ENFORCEMENT** be added and include the following;

Authority to Enforce

This By-law may be enforced by an Officer.

Obstruction

- a) No person shall hinder or obstruct, or attempt to hinder or obstruct, an Officer in the lawful exercise of a power or the performance of a duty under this By-law.
- b) Any person who is alleged to have contravened any provision of this By-law shall identify themselves to the Officer upon request. Any failure to do so shall be deemed to be an obstruction or hindrance to the officer in the execution the Officer's duties.

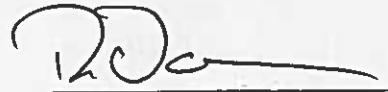
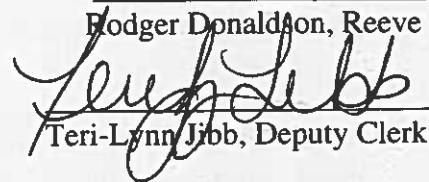
Powers of Entry

An Officer or any person acting under his/her instruction may, upon producing proper identification, enter upon a property at any reasonable time without a warrant for the purpose of inspecting the property to determine:

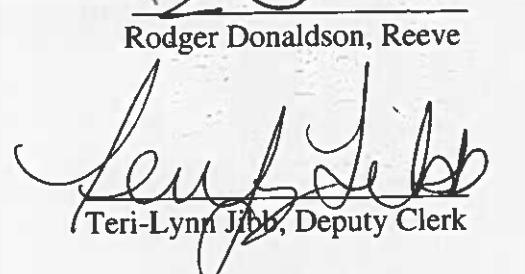
- a) whether the property conforms with the standards prescribed in this By-law; or,
- b) whether an Order made under this By-law has been complied with.

2. THAT the Reeve and Clerk are hereby authorized to sign this By-Law and to affix the corporate seal thereto.
3. THAT all other by-laws and resolutions or parts thereof, contrary hereto or inconsistent herewith, be and the same are hereby repealed.
4. THAT the provisions of this By-law shall come into force and be in effect upon final passage thereof.

READ A FIRST AND SECOND TIME THIS 10th DAY OF December, 2025.


Rodger Donaldson, Reeve

Teri-Lynn Jibb, Deputy Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 10th DAY OF December, 2025.


Rodger Donaldson, Reeve

Teri-Lynn Jibb, Deputy Clerk