

**TOWN POLICY NUMBER: 001/2010**

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**REFERENCE:**

**ADOPTED BY:**

**SUPERSEDES:**

Town Council

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**PREPARED BY:**

Planning & Development

**EFFECTIVE DATE:**

April 6, 2010

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**TITLE:** Policy on Permitting for Sea Cans

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## **POLICY STATEMENT**

To establish a written policy, as approved by Council, regarding permitting requirements for Sea Cans:

Sea / Land Cargo Container (Sea Can) is a prefabricated metal structure designed for use as an individual shipping container in accordance with international standards or a metal structure designed and built for use as an enclosed truck trailer in accordance with the Department of Transportation standards.

In the Town of Rocky Mountain House Sea Cans may only be used as an accessory use for storage. There will be no occupancy permitted with Sea Cans. Sea Cans will only be allowed to be stacked in specific locations as approved by the Municipal Planning Commission having Development Authority. MPC will take into consideration such things as district use, screening, compatibility of adjacent districts and stability of foundation when rendering their decision.

Sea Cans will be allowed in all Land Use Districts, however length of use, type of use will be limited and as such will require different permitting as outlined below.

In Residential Districts a development permit will be required to ensure setbacks, impact on parking and aesthetics of the sea cans is addressed. The use will only be permitted for

storage of construction tools / materials required during proposed new construction or renovations on the property site and are of a very temporary nature. Once occupancy is permitted for the new construction or the renovations are completed than the Sea Can must be removed.

In all other Land Use Districts they will be allowed for a maximum length of time of three years based on the Alberta Building Code definition of a Temporary Use. A development permit will be required to ensure setbacks, impact on parking and aesthetics of the sea cans is addressed. A second temporary permit will not be issued for the same container unless a Building permit is obtained.

A property owner may apply for a new temporary permit for a Sea Can if the last temporary permit for a Sea Can has expired and the Sea Can has been removed for a period of time (not less than 1 month) and the time period is satisfactory to the Development Authority. (This is to ensure a temporary permit system does not become a means of bypassing the building permit requirements.)

If a Sea Can is required for longer than three years, then both a development permit and a building permit will be required. The development permit will address issues as mentioned above. The building permit will require installation of a code complying exit door, operable from the inside without the use of a key, special knowledge or effort as well as any required foundation applicable from the Alberta Building Code.

In the event there are any other considerations regarding a development permit for a Sea Can, the permit will be subject to approval by Municipal Planning Commission as the Authority having jurisdiction on variances.

All other regulations of the Land Use Bylaw will apply to this policy. Fees for permits will be as per the Town of Rocky Mountain House Master Rates and Fee Schedule.