



Sea-Cans in Foothills County

Land Use Bylaw Regulations & Applications

www.foothillscountyab.ca

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

SEA-CAN (sea-can, intermodal shipping container, cargo container, steel container, and railway car) means an intermodal shipping container off a chassis that was originally used for the shipping of goods, which is now used as an accessory building. A chassis may be defined as a wheeled structure which the Sea-can may be affixed to for the purposes of vehicular transportation.

1. A Sea-can may be placed on a property for up to 60 consecutive days per year without a Development Permit in accordance with Section 4.2.1.60 of the Land Use Bylaw. A Sea-can placed on site for such use shall contain no explosives or flammables and shall be located on the site in a location that meet the minimum setback distances for the appropriate land use.
 2. A Sea-can may be considered as an accessory building to be used for storage purposes only in accordance with the following:
 - a. On parcels 21 acres or more, one (1) Sea-can no larger than 48' in length and 10' in width, is permitted without a Development Permit, provided it meets the minimum setback requirements for that Land use District and does not exceed the maximum requirements under the applicable land use district;
 - b. In all other instances, a Development Permit is required for placement of a Sea-can and must be in compliance with Table 4.2.1.7A "Maximum Area for Accessory buildings not requiring a permit";
 - c. The exterior finish should match or compliment the exterior finish of the principal building or be screened from view to the satisfaction of the Development Authority;
 - d. The parcel must have a dwelling located on the property for consideration by the Development Authority as an accessory building, unless applied for as a temporary structure where a minimum \$2,500 deposit will be required to ensure removal;
 - e. It is outside of the authority of the Development Officer to allow Sea-can's that are stacked or alternatively used in the construction of a structure of any kind, this includes Agriculture structures;
 - f. A Sea-can is not permitted to be buried. If it is the desire to obtain this type of approval, the landowner will need Provincial Approval through Alberta Environment and may be subject to a Geotechnical Report or an approved Lot Grading Plan prepared by a Professional Engineer before submitting an application for Development Permit for the Development Officer to consider.
 3. Please check with the applicable zoning to ensure that you are meeting the minimum development requirements for setbacks, water bodies, slopes and height. All structures, even those not placed on permanent foundations, are required to meet these minimum development requirements.
 4. Each application is evaluated on its own merits based on the information provided to the Development Officer at the time of the application.
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APPLICATION REQUIREMENTS:

Please be advised that approval or refusal of an application is to the discretion of the Development Officer and each application is evaluated individually.

An application for a Development Permit must be submitted with the following information:

1. Applicable fees as per the approved fee schedule.
2. A site plan (can be hand drawn) showing:
 - a. the entire parcel;
 - b. north at the top of the page;
 - c. identify and show all existing structures (we include temporary structures in what we consider existing) and any proposed buildings with measurements from the same, in feet or metres, to all parcel lines;
 - d. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas;
3. Description of the need for this Sea-can, what is it planned to be used for in its entirety.
4. Description, drawings and/or pictures showing the exterior finish of the Sea-can and the screening that is proposed to be used to screen the Sea-can from neighbours. A site inspection may be required by the Development Officer to ensure that the proposed plans will be sufficient. Please note, the Development Officer has the discretion to refuse the application or ask for a significant deposit if this is not sufficiently addressed. We have screening standards that can be found on our County's Website www.mdfoothills.com for reference.
5. A timeline that the screening and exterior finish will be completed, please note that it will be required at a maximum to be completed within two years, however, we prefer to see this sooner and could be made a condition. Temporary permits will be required to be addressed immediately if approval is granted, unless otherwise noted under the conditions.
6. Access locations to and from the lot including roads and highways to be used and dust control measures to be implemented, can be shown on the site plan.
7. Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed (i.e. gas, oil, paint, etc.). Please also include how it is being stored and how much is being stored and why it is necessary. NOTE: Have you checked with Provincial regulations to ensure that you are following minimum standards.
8. Are there any materials being brought in from other sites for fill (i.e. clay, dirt, etc.) and please give a detailed explanation as to where it is going how much of an area is to be built up, is it a wetland area, etc. Where is the material coming from, and what roads and types of trucks will be used to haul the material to the site.
9. Particulars of any proposed use or involvement by persons other than residents of the lot.
10. If this parcel is not owned by the applicant, then they must receive written consent from the landowner to file an application.

Note: A sea-can may require a building permit supported by a professional Engineers Review confirming the container has been reviewed and approved by them to meet the CAN/CSA A660 "Certification of Manufacturers of Steel Building Systems" standard, or documentation from the CAN/CSA A660 certified manufacturer confirming that the structure has been constructed to the appropriate requirements.