

**VILLAGE OF BARONS  
IN THE PROVINCE OF ALBERTA  
BYLAW NO. 758**

BEING a bylaw of the Village of Barons in the Province of Alberta, to amend Bylaw No. 677 being the municipal Land Use Bylaw.

WHEREAS the Council of the Village of Barons desires to amend the regulations and criteria of shipping containers within specific land use districts of the municipality within Land Use Bylaw No. 677.

AND WHEREAS the general purpose of the proposed amendments described in Schedule 'A' are to:

- Add shipping containers as a discretionary use in the "Residential – R1" and "Residential Manufactured Home – R2" land use districts;
- Update the shipping container standards to provide requirements for permanent shipping containers within residential land use districts;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the Village of Barons, in the Province of Alberta, duly assembled does hereby enact the following:

1. Bylaw No. 677 being the Land Use Bylaw, is hereby amended by Bylaw 758 to include shipping container amendments as indicated in the attached Schedule 'A'.
2. That the aforementioned amendment to Land Use Bylaw 677, shall make use of formatting that maintains the consistency of the portions to the bylaw being amended.
5. Bylaw No. 758 shall come into effect upon third and final reading thereof.
6. Bylaw No. 677 is hereby amended and consolidated.

READ a **first** time this 12<sup>th</sup> day of March, 2024.

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**Mayor – Dan Doell**

\_\_\_\_\_  
**Chief Administrative Officer – Jen Durell**

READ a **second** time this \_\_\_ day of \_\_\_\_\_, 2024.

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**Mayor – Dan Doell**

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**Chief Administrative Officer – Jen Durell**

READ a **third** time and finally PASSED this \_\_\_ day of \_\_\_\_\_, 2024.

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**Mayor – Dan Doell**

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**Chief Administrative Officer – Jen Durell**

# Schedule “A”

1. That Schedule 2, Section 2, Table 2.2.1 be amended by adding “Shipping container, permanent” as a discretionary use to the R1 and R2 land use districts.
2. That Schedule 5, Section 14 - Shipping Containers, be amended by deleting the current text and replacing with the text below:

## **SECTION 14 SHIPPING CONTAINERS**

### **General Standards for All Shipping Containers**

- 14.1 An application for a development permit for a proposed shipping container must be completed and submitted to the Development Officer accompanied by the applicable application fee and a minimum of two recent colour photographs of each container (one end view and one side view).
- 14.2 There shall be a legal primary use on the property where the shipping container is proposed.
- 14.3 Shipping containers are permitted to be used for storage only and shall not be used as a building or a construction material.
- 14.4 The Development Authority may require as a condition of approval that a shipping container(s) be screened from view or landscaped to make it aesthetically pleasing.
- 14.5 The Development Authority may regulate the time period for which a development permit for a shipping container(s) is valid through the issuance of a temporary permit.

### **Temporary Shipping Container Standards**

- 14.6 A shipping container may be placed temporarily on a construction site for the period of construction, in any land use district, subject to the following provisions:
  - (a) the shipping container is needed in connection with construction of a development for which a development permit has been issued;
  - (b) the construction site is active (i.e., construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is prohibited;
  - (c) setbacks for a temporary shipping container shall be as required by the Development Authority;
  - (d) the maximum lot coverage for accessory structures in the applicable land use district apply;
  - (e) the shipping container may only be permitted in the secondary front, rear, or side yard;
  - (f) the shipping container shall not display advertising, company logos, names or other marketing without an approved sign permit.

- (g) the Development Authority has the authority to determine the maximum amount of time a shipping container is permitted on a lot; and
  - (h) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority.
- 14.7 Removal of the shipping container(s) at the expiration of the permit shall be at the expense of the applicant and/or landowner. The Development Authority may require as a condition of approval the posting of a bond or a security guaranteeing the removal of the container and/or compliance with the conditions of the permit.

#### **Standards for Shipping Containers in Residential Districts**

- 14.8 Permanent shipping containers may be located in the Residential – R1 or Residential Manufactured Home – R2 land use districts and are subject to the following provisions:
- (a) the maximum lot coverage, building height, and setback requirements for accessory structures in the applicable land use district apply;
  - (b) the shipping container may only be permitted in the rear yard;
  - (c) the shipping container shall not display advertising, company logos, names, or other marketing;
  - (d) no more than one shipping container shall be permitted on a parcel;
  - (e) the shipping container shall not exceed 20 ft. in length;
- 14.9 To ensure that the design, character, and appearance of the finished shipping container is compatible with other buildings in the vicinity and that the design, character, and appearance of the shipping container is consistent with the purpose of the residential land use district, the Development Authority shall require that any shipping container be subject to the following conditions of approval:
- (a) be sided on a minimum of three sides (non-door sides) with the same exterior material, acceptable to the Development Authority, and similar or complimentary colour as the principal building;
  - (b) be completely painted on the opening door sides, if not required to be sided, to match the colour of siding being installed on the other three sides of the container;
  - (c) be modified to add a sloped roof with functional gutters and downspouts. The roof shall be a minimum 3/12 pitch and finished in material acceptable to the Development Authority such as wood shake, fibre cement, asphalt, or composite shingle;
  - (d) be placed on a concrete slab or permanent foundation in accordance with standard building construction and building code requirements; and
  - (e) be able to meet all applicable provincial building and safety code requirements.

#### **Standards for Shipping Containers in Commercial and Industrial Districts**

- 14.9 Permanent shipping containers may be located in the Commercial – CO, Industrial – IN, and Public and Institutional – PI land use districts and are subject to the following provisions:

- (a) the maximum lot coverage and setback requirements for accessory structures in the applicable land use district apply;
- (b) the shipping container may only be permitted in the secondary front, rear, or side yard;
- (c) the shipping container shall not display advertising, company logos, names or other marketing without an approved sign permit;

14.10 The Development Authority may regulate the maximum height of shipping containers;

14.11 The Development Authority may require as a condition of approval:

- (a) that any shipping container be sandblasted and/or painted a neutral or complementary colour to match the existing building(s) on the property; and
- (b) that the exterior of the shipping container be kept clean and regularly painted in a neutral or complementary colour to match the existing building(s) on the property.