



Village of Alberta Beach
Possible amendments to Land Use Bylaw 252-17
Sea Cans (as Accessory Structures or Sheds)
In R-1 and R-2 Residential Districts

During the August 13th, 2024, Council “Round Table” a decision was made to engage with residents of the Village regarding the possibility of amending Land Use Bylaw 252-17 to allow Sea Cans – in the R-1 or R-2 Residential Districts as sheds. The Land Use Bylaw currently restricts placement of Sea Cans as Accessory Structures (Sheds) to just these three (3) districts:

1. C1 – Commercial;
2. C2 – Commercial – Mixed Use; and
3. M1 – Light Industrial

Currently, the Land Use Bylaw does not allow Sea Cans in any Residential District (other than up to one (1) year in conjunction with new construction and an approved Development Permit). Administration is seeking public feedback to determine whether there may be support for a future amendment to the Land Use Bylaw to permit Sea Cans in the R-1 and R-2 Residential Districts. **Please take time to complete the anonymous survey at the end of this memo. Thank you!**



- Sea cans can be as “potentially attractive” as this example on the left.
- However, such a Sea Can Accessory Structure is engineered and could already be permitted under the current Land Use Bylaw.
- **These examples are prohibitively expensive but address the main concerns regarding Sea Cans – being:**
 1. Aesthetics (don’t look like Sea Cans) and would “fit into” most residential districts.
 2. They are engineered and would therefore pose no Safety Code concerns.
 3. They are finished in durable materials or finishes to withstand the elements.
 4. These “types” are not an LUB concern.

Definitions (Existing)	<p>SECTION 1.9 “DEFINITIONS OR MEANINGS” in the Land Use Bylaw states:</p> <p>“ACCESSORY BUILDING” means a building which is separate from the principal building on the parcel where both are located and which the Development Authority decides is incidental to that of the principal building, and includes garages, boathouses, fabric shelters and guest houses.</p> <p>“SEA CAN” means a large container designed to store goods, commonly made of metal and used for transport.</p>
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Regarding the placement of Sea Cans as Sheds in the Village Land Use Bylaw No. 252-17 states: “SECTION 4.25 SEA CANS” *As a condition of granting a development permit for a sea can, the Development Authority may require the sea to conform aesthetically to buildings upon adjacent properties and those within the District. This may include, but is not limited to, buffering it from public view and/or enclosing it entirely within a building.* However, Residential Single-Family Districts do not allow Sea Cans (regardless of size) as either a “Permitted”, or “Discretionary”, use. Sea Cans are not currently allowed permanently in any Residential Districts.



The image on the left is indicative of the size and condition of Sea Cans that **may be** considered in Residential Districts:

- 8’ wide
- Potentially up to 40’ in length
- 8’ – 10’ in height
- NO SAFETY CODE permits required
 - Assuming no modifications or additions
 - No man or vehicle doors
 - No rollup doors
 - No tarp structure(s) attached/placed

Any POSSIBLE amendments to the Land Use Bylaw which could allow Sea Cans in Residential Districts – if any – would need to be authored to address:

- The appearance of any approved placements of a Sea Can
- Limit/restrict the number of Sea Cans permitted per property
- Location/placement (on any potential residential property)
- Maintenance (what Sea Can looks like in the future and how will the Village enforce)



The Village knows that Sea Cans can either look like this example (to the left) and/or not be adequately maintained (ie. painted or repainted). Hence, any changes to the Land Use Bylaw would be considered to address neighbour, and aesthetic, concerns.

Questions?

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SURVEY – Possibility of Sea Cans in R-1 and R-2 Residential Districts

Please take a moment to complete the following quick survey (next page) to provide the Village with your thoughts regarding the possibility of allowing Sea Cans in Residential Districts. Please submit it directly to the Village office in person or via email at aboffice@albertabeach.com within the next 30 days (October 14, 2024).

This is an anonymous survey and your name and contact information is not required.

SURVEY – Sea Cans in Residential Districts

NAME		Are you a resident of Alberta Beach?	YES		NO	
Phone #						

QUESTION #1 (mark your response with an “X”)

Do you think that Sea Cans in the R-1 and/or R-2 Residential Districts (as Sheds) is a good idea?	YES		NO	
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QUESTION #2 (mark your response with an “X”)

Do you think that Sea Cans in the R-1 and/or R-2 Residential Districts (as Sheds) is the same as a new shed or garage?	YES		NO	
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QUESTION #3 (mark your response with an “X”)

Do you think that Sea Cans offer better security than the new construction of a shed or a garage?	YES		NO	
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QUESTION #4 (mark your response with an “X”)

Do you think that Sea Cans offer an affordable alternative to the construction of a new shed or garage?	YES		NO	
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QUESTION #5 (mark all your preferred responses with an “X” - below)

Mark with an “X” all concerns you would have with Sea Cans placed in Residential Areas.					
	Appearance (aesthetics)		Colours		Finish
	Size (Height or Length)		Feel		Rusting
	Location (placement on site)		Age		Dents/Damage
I DO NOT want Sea Cans allowed permanently in Residential Districts in the Village.					