



SECTION 3.35

SEA CANS

1. A Sea Can must comply with the regulations in the Accessory Buildings and Uses Section. The Approving Authority may substitute requirements or otherwise ensure that
 - (a) A Sea Can used for storage is screened from public view from an adjoining street other than a lane; and
 - (b) The Sea Can is located to the satisfaction of the Approving Authority.
2. A Sea Can used for storage shall only be located on a parcel where there is an existing principal use.
3. The Approving Authority may require that a Sea Can be clad, painted, or covered to ensure that its appearance is compatible with the surrounding area.
4. After a dwelling unit on a site in a residential district has been occupied, a Sea Can may be located on that site for no longer than 10 consecutive days to enable temporary storage or moving of goods, materials or equipment. The Approving Authority may require that the Sea Can be located to their satisfaction.
 - (a) The Approving Authority must be notified prior to the Sea Can being located on site.
5. Subject to sub-section 4 above, Sea Cans are not allowed in a residential district and the Development Officer
 - (a) may require the removal of a Sea Can on a parcel in a residential district within a specified period of time and may prohibit a Sea Can on a parcel in a residential district; and
 - (b) must notify the owner of the parcel in writing if the Development Officer requires the removal of a Sea Can from that parcel.
6. A Sea Can must be set back a minimum of 3.0 m from another building/structure, and a minimum of 6.0 m from the exits, windows, and unprotected openings of another building/structure.
7. Sea Cans used for storage shall not be placed within 15 m of a parking area.
8. Sea Cans used for storage are only permitted in the rear or side yards.
 - (a) Sea Cans in the side yard must meet the side yard setback of the applicable Land Use District.
9. Prior to issuing a decision on a Development Permit application for a Sea Can used for storage, the Fire Department is to complete a site inspection with the applicant to review the proposed location of the Sea Can.
10. Prior to use as a storage unit, a Sea Can must have the following features put in place:
 - (a) One ventilation opening must be added within 150 mm of the floor in the Sea Can door primarily used for opening.
 - (b) One ventilation opening must be added within 150 mm from the top of the Sea Can on the opposite end of the doors for cross ventilation.
 - (c) The top ventilation opening cannot be directly venting toward any structure.



- (d) Neither ventilation opening can be obstructed by storage and shall be kept clean of internal and external debris.
 - (e) The additional ventilation opening must be constructed based upon the following minimums:
 - i. Two – 0.3 m x 0.3 m openings for Sea Cans 6 m long or less
 - ii. Two – 0.5 m x 0.5 m openings for Sea Cans over 6 m long.
 - (f) Alternate approved engineering solutions for ventilation and explosion protection will be considered.
 - (g) A placard containing the name of the company, persons responsible, and emergency contact number placed on the side of the Sea Can and visible from 10 m.
11. Sea Cans may not be used for the storage of hazardous materials, including but not exclusively gasoline, propane, and tools that use the same.
 12. Sea Cans shall not be used for advertising purposes.
 13. Sea Cans shall not be used as a Dwelling Unit.