

A photograph of a shipping yard. In the foreground, there are several tall stacks of shipping containers. The containers are primarily blue, with some orange ones interspersed. A crane with a long vertical mast and a horizontal arm is positioned in the middle ground, lifting a blue container. The background shows more stacks of containers and a clear blue sky with some light clouds. The overall scene is bright and industrial.

Non-Residential Shipping Container Permits
2020

Town of Bassano

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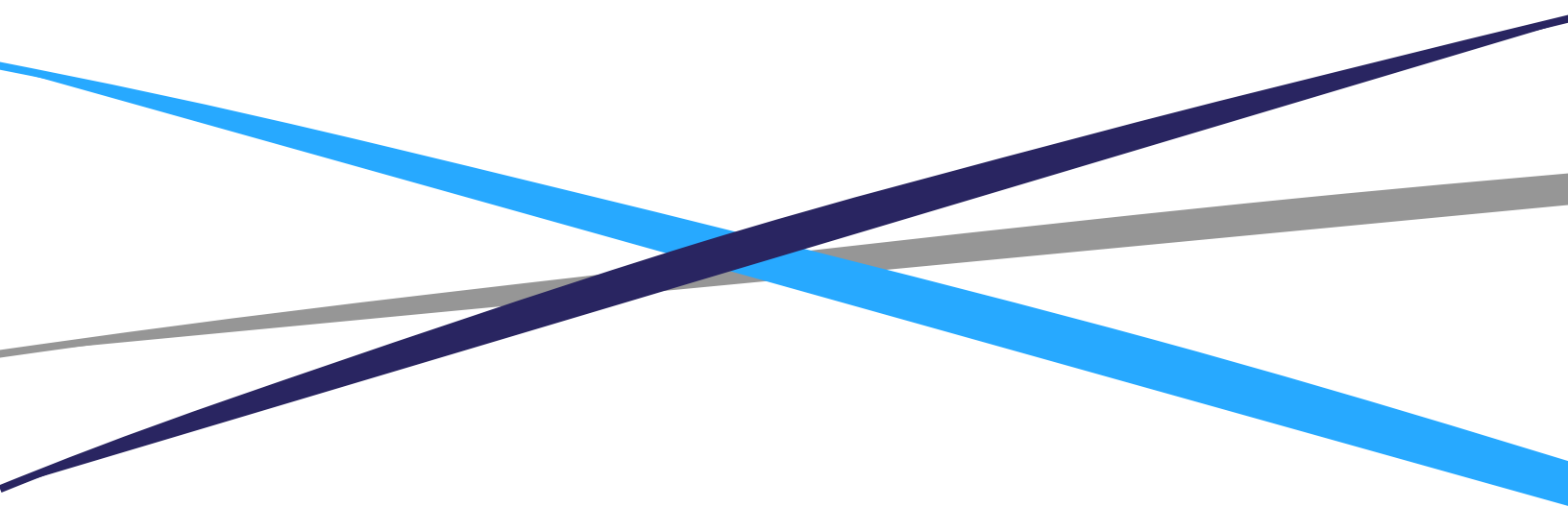
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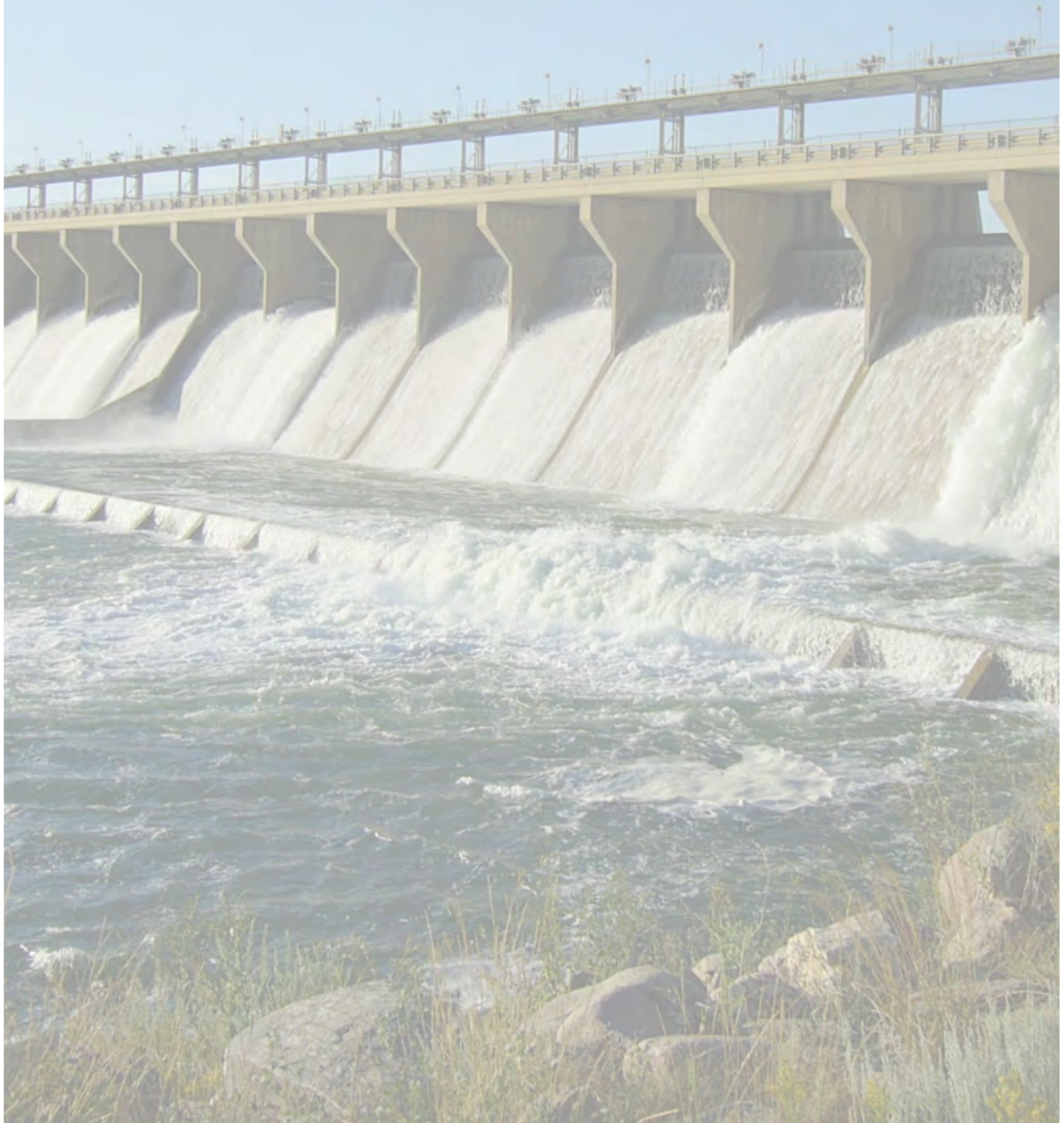
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A development permit is required for the placement and use of a shipping container in any non-residential district. Pre-planning is required prior to submitting a development permit application for a shipping container. Development permit applications for shipping containers are discretionary and are referred to the Municipal Planning Commission for consideration.



Step 1 Planning

There are two different definitions for shipping containers, temporary use and permanent use. Each is outlined below. The applicant must determine which of the two options it is applying for.

Temporary Shipping Containers

- A shipping container may be placed temporarily on a construction site for the period of construction as long as:
 - * The shipping container does not display any advertising, company logos, names or marketing without an approved sign permit from the Town.
 - * A shipping container is needed in connection with the construction of a development which a development permit was issued.
 - * The construction site is active. Placement of a shipping container on an inactive construction site is strictly prohibited.
 - * A shipping container must be removed immediately upon completion of construction or sooner as may be required by the development authority
 - * Setbacks for the placement of the temporary shipping container are determined by the development authority and typically follow setback requirements for accessory buildings in the defined land use district. A shipping container may only be permitted in the secondary front, side or rear yard and must be shown on a site plan.
 - * The maximum amount of time a temporary shipping container is permitted on a site is determined by the development authority.
- Minimum requirements for shipping containers as outlined below apply to all applications for temporary shipping containers.
- A Non-residential development permit application for an Accessory Building is required for a temporary shipping container along with the appropriate application fee.
- Development permit applications for shipping containers are discretionary. This means the development permit application is referred to the Municipal Planning Commission for consideration.

Permanent Shipping Containers

- Permanent shipping containers are only permitted in the Commercial (C1), Highway Commercial (C2), Industrial Commercial (IC), and Public and Institutional (PI) land use districts.
- A shipping container is considered an accessory structure and must not exceed the maximum lot coverage. It must meet all setback requirements outlined in the applicable land use district.
- A shipping container may only be permitted in the secondary front yard, rear, or side yard.
- A shipping container shall not display advertising, company logos, names or other markings without an approved sign permit.
- Minimum requirements for shipping containers as outlined below apply to all applications for permanent shipping containers.
- A non-residential development permit application for an Accessory Building is required for a permanent shipping container along with the appropriate application fee.
- Development permit applications for shipping containers are discretionary. This means the development permit application is referred to the Municipal Planning Commission for consideration.

Minimum Requirements for Shipping Containers

The minimum standards apply to all temporary and permanent shipping container

1

An application for the proposed shipping container must be completed and submitted to the development officer accompanied by the applicable application fee and recent colour photographs of each four sides of the container.

2

There shall be a legal primary use on the property where the shipping container is proposed. For example, the legal primary use may be equipment sales and rentals. The shipping container could be added as outdoor storage under the primary use.

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3

Shipping containers are permitted to be used for storage only and shall not be used as a building or as construction material.

4

The development authority may limit the maximum number of shipping containers permitted on a lot.

5

The development authority may regulate the maximum height of shipping containers. For example, stacking shipping containers may not be permitted due to the dangers of having the containers blow over.

6

As a condition of an approval for a shipping container, the development authority may require the container to be screened from view or landscaped to make it aesthetically pleasing.

7

As a condition of an approval for a shipping container, the development authority may require that the container is sandblasted or painted a neutral/complimentary color to match the existing building(s) on the property. And, the development authority may require that the exterior of the container is kept clean.

8

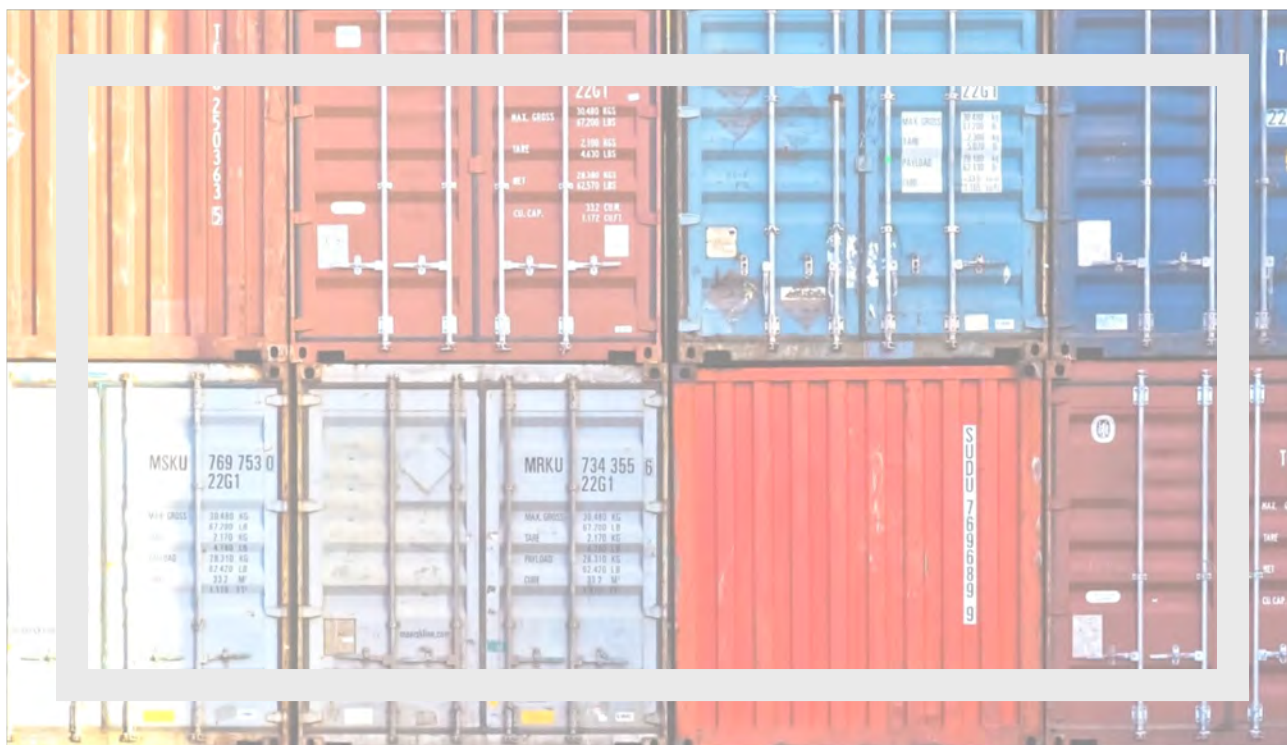
Removal of the shipping container(s) at the expiration of the permit shall be at the expense of the applicant and/or the landlord. The development authority may require as a condition of approval the posting of a bond or a security guaranteeing the removal of a container and/or compliance of the permit.

Step 2

How to Apply for a Shipping Container Permit

The applicant must complete a development permit for an Accessory Building and include a detailed one-dimensional site plan. The site plan must include:

- All buildings and structures on the property. The size of the buildings must be listed (e.g. 40' x 20' shop).
- The distances between all buildings and structures from the front, side, and rear property lines.
- Provide details on the site plan regarding the exterior finish of the shipping container and include color photos of each four sides of the container.
- Identify the primary use of the site in accordance with the primary development permit and/or business license
- Identify the intended use of the shipping container.
- Provide details regarding all shipping container dimensions (length, width, height).
- Prepare a landscaping plan where applicable to screen the shipping container.
- Identify the timeline for the proposed temporary shipping container.
- A civic address and north arrow.



Step 3

Signage



If you require signage at the development location, a **Sign Permit** application must be completed in addition to the **Development Permit** application.

- Refer to Schedule 8, **SIGN REGULATIONS** of the LUB for details regarding sign application requirements.
- There is a Sign Permit application fee that must be submitted to the development authority in addition to the development permit application fee.
- Once you have completed your sign permit application (if applicable), proceed to the Submission Checklist

Submission Checklist

Use the checklist provided to confirm that you have met the minimum requirements to submit your development permit application for a shipping container .

	Fill out the development permit application for an Accessory Building in its entirety.
	Complete a one-dimensional site plan that addresses all principal and accessory structures (including the distance from the front, side and rear property lines plus distances between structures).
	Provide details on the site plan regarding the exterior finish shipping container including color photos of each of the four sides of the container.
	Provide details on the site plan regarding the primary use of the site.
	Provide details on the site plan regarding the intended use of the shipping container.
	Provide details on all the dimensions of the shipping container (length, width, height).
	Provide a landscaping plan (if applicable).
	Fill out a sign permit application in its entirety (if applicable).
	Submit your development permit application with the applicable fee to the Town of Bassano’s development officer for processing.
	Submit your sign permit application with the applicable fee to the Town of Bassano’s development officer for processing.

Additional Information

- The information presented in this package is subject to change. The information provides a general overview and may not address every development matter. It is intended to be used as a guideline. There are other aspects of the LUB that may impact your development. Always remember to request a preliminary meeting with the development officer prior to submitting a development permit application.
- Non-Residential developments could be impacted by other statutory plans as a result of their proposed location to include (but not limited to), the Municipal Development Plan and the Inter-Municipal Development Plan.
- Your development may also be impacted by other legislation governed by provincial or federal regulators such as Alberta Transportation or Alberta Environment and Parks. It is your responsibility to ensure that any other legislation is reviewed in advance to prevent delays in your development. Obtaining a development permit from the Town is once step in the overall process.
- All construction sites must be secured. Excavations must be fenced, and precaution signs posted. Unauthorized personnel are not permitted on construction sites. Contractors are reminded that members of the general public do not represent municipal employees and are not permitted to be onsite.
- A civic address is required on the front and rear of all properties in accordance with the Town's Fire Bylaw.

Fees

Development Permit Fees

Discretionary Use of Use Requesting a Waiver	\$400.00
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Sign Permit Fees

Permitted Use Application	\$50.00
Discretionary Use Application	\$150.00

Additional fees for commencement of a development without a permit are applicable.

The turnaround time on development permit applications is dependent upon the completeness of your application. Therefore, all applicants are encouraged to set up a preliminary meeting with the development officer prior to submitting a development permit application so that any questions may be answered in advance – this saves us all time, money and energy.

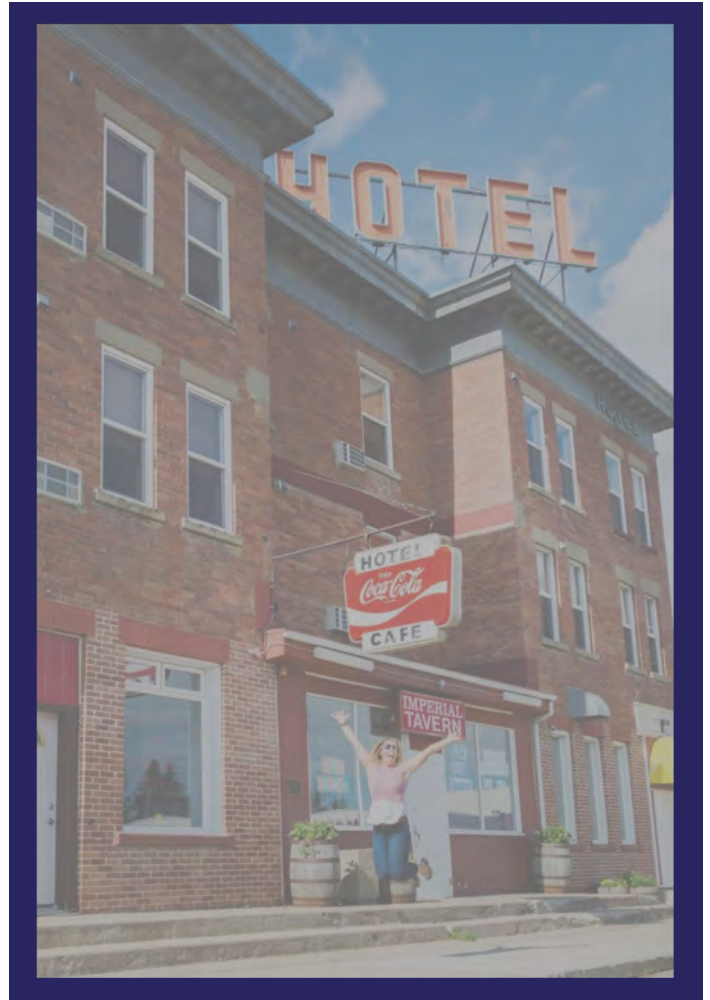


Business License

- If you are operating a business in the Town of Bassano, you must obtain a business license from the Town and pay the applicable fee to operate. Business licences are valid for one-year (January 1 – December 31) regardless of when you purchase the license.
- Business license fees \$70.00 for in-town/local businesses and \$120.00 for out of town businesses.
- All contractors and subcontractors are required to obtain a business licence from the Town prior to the commencement of any work.



Development takes time. The Town of Bassano is committed to working with all investors to ensure the development process is as seamless as possible. This requires open communications from the start of the process until the end of the process.



Other Permits

Once you have received an approved **Development Permit** you are required to submit discipline permits to Superior Safety Codes:

- Building permit application
- Electrical permit application (if applicable)
- Plumbing permit application (if applicable)
- Gas permit application (if applicable)
- Sewer permit application (if applicable)

Superior Safety Codes enforces the Alberta Building Code on behalf of the Town of Bassano. All discipline permits have associated fees. For information on the Alberta Building Code, or to apply for discipline permits:

P: 1-866-999-4777

E: info@superiorsafetycodes.com

W: superiorsafetycodes.com

Development Officer Contact Information

Town of Bassano

Attention: Amanda Davis

502 – 2nd Avenue

P.O. Box 299

Bassano, AB T0J 0B0

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W. www.bassano.ca

R. Land Use Bylaw (LUB) 845/13

“Our vision is to be the most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work and play.”