

ROCKY VIEW COUNTY

WHAT WE HEARD

REPORT

Proposed Shipping Containers Land Use Bylaw Amendments

EXECUTIVE SUMMARY

Shipping containers (Sea cans or Sea Containers) are used by some Rocky View County property owners as a storage option.

To provide clearer guidelines for the use of shipping containers, Rocky View County conducted public engagement to learn from residents their concerns, opinions, and experiences with shipping container use in the County.

Rocky View County conducted engagement between April 23 and May 14 through an online survey, email contributions, and phone calls with the project team. A total of 565 residents participated.

Engagement feedback highlighted diverse community opinions. Many participants do not want new regulations, finding current rules sufficient. In contrast, others suggest limits on the number of containers per property, minimum land sizes, and proper placement away from roads and neighbours. There is also support for temporary use regulations.

Concerns were raised about maintaining community standards — including hiding containers from view and ensuring they blend with the environment through painting or landscaping. Some believe containers positively impact the community by providing secure storage solutions and deterring crime.

Many residents gave feedback on the condition of containers, suggesting regulations to maintain their appearance, ensure they match existing buildings, and prevent logos or graffiti.



PUBLIC PARTICIPATION

Public engagement was conducted primarily through an online survey between April 23 and May 14, 2024. Five hundred sixty-five survey responses were gathered, with 940 collective comments shared by participants.

Thirty-three participants requested additional information and were contacted by the project team by email or phone to discuss the project and provide further feedback.

Through the engagement, participants were asked their views on the following:

- The size of the land parcel necessary to allow for the use of shipping containers.
- The number of shipping containers permitted on a parcel of land.
- The requirement to complement other buildings in exterior material, colour, and appearance.
- Requirements for the condition of shipping containers.

All community feedback is summarized in this report and will be considered by the project team to help draft recommendations on future rules and regulations for shipping containers in the County.

Alongside public feedback, the project team will consider:

- Research on regulations in other municipalities.
- The effectiveness of the new rules and regulations.
- The flexibility of the new rules and regulations.
- Existing resources and future requirements.

565
Responses were gathered

940
Total comments shared by participants

KEY FINDINGS

REGULATIONS & ENFORCEMENT

Participants were asked what they would like the County to consider when creating rules and regulations. Four hundred fifty-four participants shared feedback on this question, and the critical themes gathered are below.

No New Regulations Needed: Many respondents believe new regulations are unnecessary, expressing satisfaction with the current rules or opposing additional restrictions. Comments like "Regulation not needed" and "I do not feel any changes are required to the bylaws" were common.

Limit the Number of Containers: Some participants suggest limits on the number of containers per property, implementing minimum land sizes, or placing caps on the number of containers per acre. Comments included "Limit the number of containers allowed on each property."

Concerns About Placement: Several respondents voiced concerns about the placement of shipping containers, emphasizing that they should not be too close to roads or neighbouring properties. Feedback such as "Avoid placing containers too close to roads" reflects this concern.

Temporary Use Only: There is support for using containers temporarily or having separate rules and regulations for temporary use. Comments such as, "Consider allowing for a limited time only, not as a permanent fixture," capture this view.

Breakdown of Feedback

The following breakdown captures the percentage of comments out of 454 that touched on these themes

- **22% No New Regulations**
- **12% Limit the Number**
- **6% Concerns on Placement**
- **4% Temporary Use Only**

YOUR VIEW
ROCKY VIEW COUNTY

KEY FINDINGS

COMMUNITY STANDARDS

Participants were asked what they would like the County to consider when creating rules and regulations. Four hundred fifty-four participants shared feedback on this question, and the critical themes gathered are below.

Impact on Aesthetics: Many participants are concerned about the effects of shipping containers on community standards, particularly the natural beauty and views. They emphasize the need for containers to be hidden or not block views from roadways or neighbouring properties. Comments such as "Rocky View is a beautiful area, and this timeless quality has lasting value and should be front and centre in considering rules and regs for shipping containers" captured this view.

Blending with the Environment: The community's strong desire for harmony with the environment is reflected in their suggestions for containers to blend in. Some participants suggest painting containers to match other buildings or using landscaping to shield them from view. Comments like "Containers should blend in and match the environment“ were frequently expressed.

Well-Maintained Properties: A small number of respondents believe that shipping containers can positively impact community standards by providing practical storage solutions and deterring rural crime by securely storing belongings. “Using a sea can as storage is better than having junk all over the ground“ is an example of this perspective.

Breakdown of Feedback

The following breakdown captures the percentage of comments out of 454 that touched on these themes

- **22% Impact on Aesthetics:**
- **10% Should Blend In**
- **2% Well-Maintained Properties**



KEY FINDINGS

CONTAINER CONDITION

Participants were asked what they would like the County to consider when creating rules and regulations. Four hundred fifty-four participants shared feedback on this question, and the critical themes gathered are below.

Condition and Maintenance: Many participants shared suggestions about the condition of shipping containers, expressing the view that their presentation should have rules and regulations. Comments like 'The main thing I'm concerned about is that the shipping container should not be an eyesore" were prevalent.

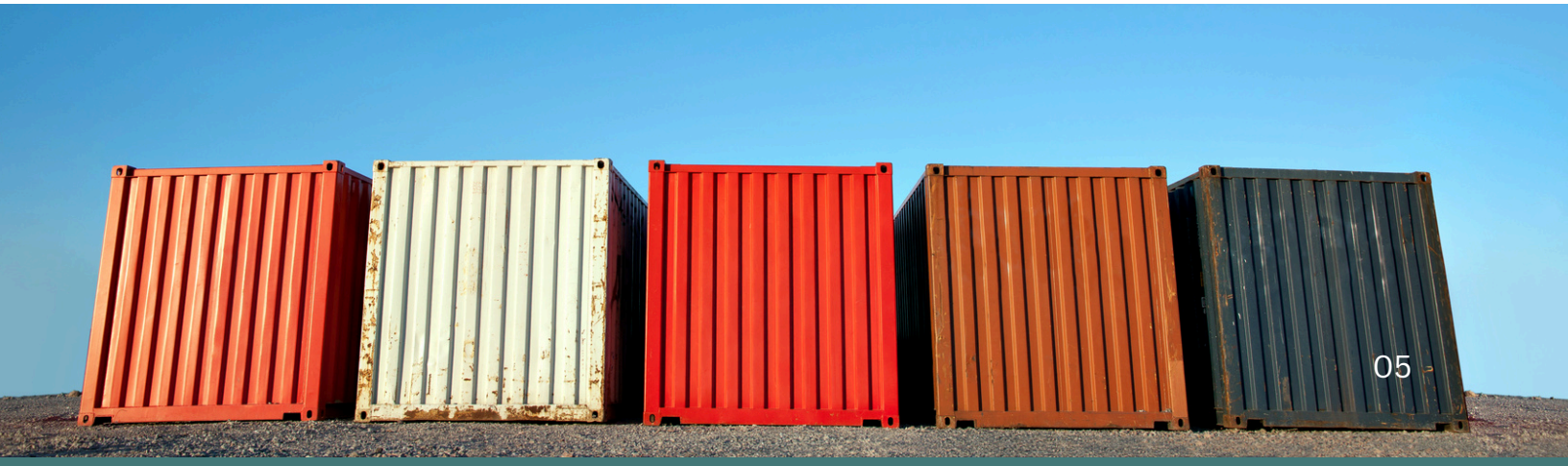
Match Existing Buildings: Some participants believe containers should match other buildings on the property. Comments such as "There should be guides around the exterior finish of the container to ensure it blends with the existing surroundings" were common. Suggestions include painting or screening/fencing containers to blend in better.

No Logos or Graffiti: A few participants shared that no logos, advertising, or graffiti should be allowed on shipping containers in the County. An example of this view is demonstrated in comments such as, "Not old and rusted with huge shipping logos."

Breakdown of Feedback

The following breakdown captures the percentage of comments out of 454 that touched on these themes

- **22% Condition & Maintenance**
- **5% Should be Painted**
- **3% Should be Screened/Fenced**
- **2% No Logos or Graffiti**



ADDITIONAL QUESTIONS

Participants with Shipping Containers:

- Many participants (27%) currently have a shipping container on their property.
- Around 15% of participants plan on getting one soon.
- 7% of participants have used a shipping container.
- 48% of residents do not use, or plan to use, shipping containers

Number of Containers:

- Most participants with shipping containers have one or two.
- Only 2% reported having three or more shipping containers on their property.

Land Size and Container Use:

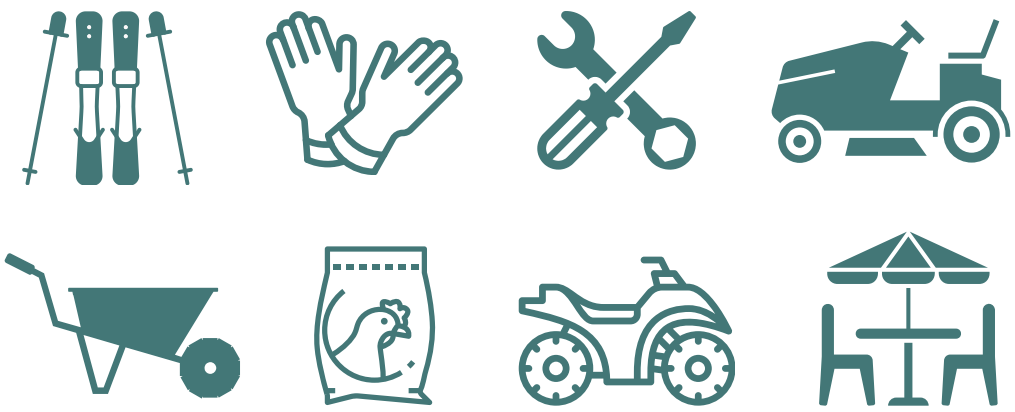
- Most participants with a shipping container (40%) live on seven or more acres.
- A quarter of shipping container users live on 3-7 acres.
- 18% live on 1-3 acres.
- 17% live on less than 1 acre.

Opinions on Land Size Influencing Use:

- 48% of participants think land size should influence shipping container use.
- 43% of participants believe it should not.
- 9% of participants were unsure.

STORAGE

Almost all (96%) of participants with shipping containers use them as dry, affordable and pest-free storage. The top items stored are equipment, tools, furniture, seasonal items, sporting goods and animal feed. Other uses for shipping containers included sheds, workshops, outbuildings, and barns.





NEXT STEPS

Thank you to all who took the time to share their views on potential new regulations and rules for shipping containers in Rocky View County. The participation of our community is vital to developing balanced and effective regulations.

All community feedback summarized in this report will be presented to Rocky View County Council during a public hearing on June 25.

For information on how to participate in a public hearing, please visit rockyview.ca/public-notices. Following the public hearing, updates will be provided on the project page at engage.rockyview.ca.