

**SMOKY LAKE COUNTY**

Minutes of the **County Council Committee of the Whole for the purpose of the Planning** held on Monday, **July 25, 2016** at 11:16 A.M. in the County Council Chambers.

The meeting was called to Order by the Reeve Mr. Ron Bobocel, in the presence of the following persons:

<u>Division No.</u>	<u>Name</u>	<u>ATTENDANCE</u> <u>Monday, July 25, 2016</u>
1	Dareld Cholak	Present Via Skype
2	Ron Bobocel	Present
3	Craig Lukinuk	Present
4	Cary Smigerowsky	Present
5	Randy Orichowski	Present
CAO	Cory Ollikka	Present
Asst. CAO	Lydia Cielin	Present
Finance Manager	Brenda Adamson	Present
Public Works Mgr.	Doug Ponich	Absent
GIS/Communication	Paul Miranda	Absent
Plan/Dev Manager	Jordan Ruegg	Present
Legislative Svcs/R.S.	Patti Priest	Present

\*\*\*\*\*

Members of the Media:  
None.

**2. Agenda:**

**Agenda**

849-16: Orichowski

That the Agenda for Monday, July 25, 2016 County Council Committee of the Whole for the purpose of Planning Meeting be adopted, as presented.

Carried Unanimously.

**3. Minutes:**

No Minutes.

**7. Delegation(s):**

**Toews Holdings – Legal: Plan 5225CL, Block OT**

Present before County Council at 11:16 a.m. to 12:30 p.m. was Gary Macyk, Representative of Toews Holdings, to discuss a Legal Land issue in regards to: Plan 5225CL, Block OT – Former Waskatenau Nuisance Ground.

**8. Executive Session:**

**Land Issue**

850-16: Lukinuk

That Council go into Executive Session to discuss a legal land issue in regards to: Plan 5225CL, Block OT – Former Waskatenau Nuisance Ground, time 11:17 a.m.

Carried.

851-16: Smigerowsky

That County Council go out of Executive Session, time 12:19 p.m.

Carried.

852-16: Smigerowsky That County Council recommend Smoky Lake County proceeded to purchase as per verbal agreement made on this day between Gary Macyk, Representative of Toews Holdings Ltd. and Council, the land legally described as Plan 5225CL, Block OT containing 2.63 acres currently owned by Toews Holdings Ltd. in the amount of \$27,000.00; due to a notation issued on the land title in year 1926 and remaining on title that sates “nuisance grounds”; in order that the implications of said notation be appropriately addressed by Smoky Lake County.

Carried.

#### 4. Issue for Discussion:

##### Land Use Bylaw - Unconventional Homes and Dwelling Definitions

Present before Council was Jordan Ruegg, Planning and Development Officer, to provide information on unconventional dwellings in regards to reconsidering definitions within the Land Use Bylaw, giving a power point presentation as follows:



#### HISTORY OF SMOKY LAKE COUNTY REGULATIONS

- **Land Use Bylaw 1272-14:**
  - Maximum of one (1) shipping container is permitted on residential parcels less than 1.0 acres in size.
  - Shipping containers may not be stacked and the maximum height shall not exceed 10.0 feet.
  - Shipping containers located within a residential district may be a max of 20.0 feet long.
  - Shipping containers cannot be used as a dwelling, bunk house or guest house within the County.
  - No human or animal habitation will be permitted within a shipping container.
- **Land Use Bylaw 1102-02:**
  - No reference to shipping containers is found in Land Use Bylaw 1102-02.
- **Land Use Bylaw 1250-12:**
  - Maximum of one (1) shipping container is permitted on residential parcels less than 1.0 acres in size.
  - Shipping containers may not be stacked and the maximum height shall not exceed 10.0 feet.
  - Shipping containers located within a residential district may be a max of 20.0 feet long.
  - Shipping containers cannot be used as a dwelling, bunk house or guest house within the County.
  - No human or animal habitation will be permitted within a shipping container.
- **Land Use Bylaw 1272-14:**
  - Maximum of one (1) shipping container is permitted on residential parcels less than 1.0 acres in size.
  - Shipping containers may not be stacked and the maximum height shall not exceed 10.0 feet.
  - Shipping containers located within a residential district may be a max of 20.0 feet long.
  - Shipping containers cannot be used as a dwelling, bunk house or guest house within the County.
  - No human or animal habitation will be permitted within a shipping container.

### SHIPPING CONTAINER FACTS

- There are currently roughly 17 million shipping containers in the world.
- Shipping containers come in 4 standard sizes:
  - 20' Container (20' long x 8' wide x 8<sup>1</sup>/<sub>2</sub>' high)
  - 40' Container (40' long x 8' wide x 8<sup>1</sup>/<sub>2</sub>' high)
  - 40' High-Cube Container (40' long x 8' wide x 9<sup>1</sup>/<sub>2</sub>' high)
  - 45' High-Cube Container (50' long x 8' wide x 9<sup>1</sup>/<sub>2</sub>' high)
- Shipping containers are the strongest stationary structure in the world to withstand hurricanes, tornados, typhoons and earthquakes.
- Shipping containers are made of a special steel called "Corten Steel" which won't rust and is adaptive to most types of insulation.
- Shipping containers have become an inexpensive, versatile, flexible and eco-friendly option for home construction in recent years.

### PROS & CONS OF SHIPPING CONTAINER CONSTRUCTION

PROS	CONS
<ul style="list-style-type: none"> <li>▪ Strength and durability (designed to carry heavy loads and resist harsh environments).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Temperature (steel conducts heat very well; containers used for human occupancy will require better insulation than traditional brick or wood structures).</li> </ul>
<ul style="list-style-type: none"> <li>▪ Modular construction (shipping containers have standard widths and are designed to interlock with one another, simplifying construction).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Construction/placement requires a crane or forklift to place containers on site.</li> </ul>
<ul style="list-style-type: none"> <li>▪ Easy to transport.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Possible contamination (cargo spillages in transit may have exposed containers to harmful substances).</li> </ul>
<ul style="list-style-type: none"> <li>▪ Availability (used shipping containers are available across the globe).</li> </ul>	<ul style="list-style-type: none"> <li>▪ Possible structural damage (while in service, containers can be damaged by friction, handling collisions and heavy loads).</li> </ul>
<ul style="list-style-type: none"> <li>▪ Affordability (used containers are low cost and construction using containers involves very little labour).</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Easy foundation design.</li> </ul>	
<ul style="list-style-type: none"> <li>▪ Eco-Friendly (recycling of containers saves up to 3,500kg of steel and using containers in construction reduces other building materials).</li> </ul>	

### OTHER FORMS OF UNCONVENTIONAL HOMES



### OTHER FORMS OF UNCONVENTIONAL HOMES



### OTHER FORMS OF UNCONVENTIONAL HOMES





EXAMPLES OF SHIPPING CONTAINER HOMES



EXAMPLES OF SHIPPING CONTAINER HOMES



EXAMPLES OF SHIPPING CONTAINER HOMES



EXAMPLES OF SHIPPING CONTAINER HOMES



EXAMPLES OF SHIPPING CONTAINER HOMES



853-16: Cholak                    That County Council recommend Administration prepare a draft Land Use Bylaw that redefines unconventional homes and dwellings and present the draft Land Use Bylaw at the County Council Meeting schedule for September 22, 2016.

Carried.

854-16: Bobocel                **ADJOURNMENT**

That the meeting be adjourned, time 1:04 p.m.

Carried.

---

REEVE

**S E A L**

---

CHIEF ADMINISTRATIVE OFFICER