



# Mid-West Planning District

Box 96, Miniota, Manitoba R0M 1M0  
Ph. 204-567-3699

## POLICY

Title	Shipping Container (Sea Can) Use, Location, and Code Application
Policy #	7-2024
Issue Date	June 6, 2024
Resolution	42/24
Authority	Mid-West Planning District Board
Repeals Policy #	3-2024

**SUBJECT / APPLICATION:** With the new Manitoba Building Code coming into effect in 2024, how shipping containers are treated has changed. Shipping containers are considered a building according to the Manitoba Building Code, when not used for their intended use (Intermodal shipping) or are in storage waiting to be shipped.

**LEGAL AUTHORITY / RELEVANT BY-LAWS:** The implementation of this policy will be by resolution of the Board of the Mid-West Planning District.

### POLICY:

1. This policy is only intended to be used for shipping containers that will be used for storage occupancies and not for human or animal occupancies.
2. Any use for human or animal occupancy shall be subject to all applicable Provincial Acts, Regulations, Codes, and Standards.
  - a. For human or animal occupancy the modifications must be professionally designed and include stamped drawings.
  - b. At that point the shipping container is considered a building material as opposed to a container used as a building.
  - c. Examples: retrofitting a container to be used as a dwelling/suite, retail, swimming pool, etc.
3. Shipping Containers may only be in Zones that currently allow them according to the applicable Zoning By-Laws of the Mid-West Planning District Member Municipalities.
4. Any shipping container to be located on a property must have an audit conducted by Mid-West Planning District staff. Inspection fees will be calculated based on the current Mid-West Planning District Fee Schedule By-Law in effect.
  - a. If the container has not been modified yet. Retrofits will be required to meet the minimum life safety requirements of the Building and Fire Codes including, but not limited to:
    - i. A mounted portable fire extinguisher (ABC)
    - ii. An exit door that swings outwards on a vertical axis, can be exited from inside without the use of a key, with one motion and with 90N of pressure.
    - iii. Lighting outside the exit door.
    - iv. Interior lighting near the exit door that can act as emergency lighting.
    - v. Provisions for ventilation.

5. A Conditional Use Order application is required for Zones where Shipping Containers are only listed as a Conditional Use.
  - a. The audit report must be provided as part of the planning application package.
6. For Zones allowing shipping containers as a Permitted use, and those properties with an approved Conditional Use Order, a development permit application package is required to be submitted.
7. The fees for the temporary or permanent location of shipping containers are outlined in the current Mid-West Planning District Fee Schedule By-Law in effect.
8. A development permit must be issued, and all required retrofits must be completed before locating the shipping container on the property.
9. Shipping containers for storage will not be allowed to be stacked.
10. Shipping containers for storage must be placed on a compacted gravel, concrete, or asphalt base.
11. The shipping container may only be used for storage purposes and not human or animal occupancy. Any violations will result in a cease occupancy order and penalties.

End of Policy.

This Policy has been reviewed and approved for use or implementation by the Board of the Mid-West Planning District on June 6, 2024, by Resolution # 42/24.

---

Development Officer/Designated Officer

---

Chairperson