



# WHISTLER

## MINUTES

**PUBLIC HEARING OF MUNICIPAL COUNCIL  
TUESDAY, OCTOBER 20, 2015 STARTING AT 6:01 PM**

**In the Franz Wilhelmsen Theatre at Maurice Young Millennium Place  
4335 Blackcomb Way, Whistler, BC V0N 1B4**

### **PRESENT**

Mayor N. Wilhelm-Morden

Councillors: S. Anderson, J. Crompton, J. Ford, J. Grills, A. Janyk,  
S. Maxwell

Chief Administrative Officer, M. Furey  
General Manager of Infrastructure Services, J. Paul  
General Manager of Corporate and Community Services, N. McPhail  
General Manager of Resort Experience, J. Jansen  
Director of Planning, M. Kirkegaard  
Corporate Officer, S. Story  
Manager of Communications, M. Comeau  
Manager of Resort Parks Planning, M. Pardoe  
Manager of Recreation, R. Weetman  
Manager of Special Projects, T. Battison  
Senior Planner, J. Belobaba,  
Senior Planner, M. Laidlaw  
Planner, F. Savage  
Planning Analyst, K. Creery  
Planning Analyst, B. McCrady  
Council Coordinator, A. Winkle  
Recording Secretary, M. Kish

The Public Hearing is convened pursuant to Section 890 of the Local Government Act R.S.B.C. 1996, c. 323 to allow the public to make representations to Council respecting matters contained in "Zoning Amendment Bylaw (Shipping Containers) No. 2093, 2015" (the "proposed Bylaw").

Everyone present shall be given a reasonable opportunity to be heard or to present written submissions respecting matters contained in the proposed bylaw. No one will be discouraged or prevented from making their views known. However, it is important that remarks be restricted to matters contained in the proposed Bylaw.

When speaking, please commence your remarks by clearly stating your name and address.

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Members of Council may, ask questions following presentations however, the function of Council at a Public Hearing is to listen rather than to debate the merits of the proposed Bylaw.

As stated in the Notice of Public Hearing, In general terms, the purpose of the proposed Bylaw is to amend the Zoning Bylaw to prohibit shipping containers in residential areas, permit temporary uses of containers under certain circumstances and to add a new safety regulation for container venting.

Explanation	An explanation was given by Jake Belobaba, Senior Planner concerning the proposed Bylaw.
Submissions	<p>Dave Buzzard, 9295 Emerald Drive;</p> <ul style="list-style-type: none"><li>• Commented that he has had a container for 7 years after a fire destroyed part of his home after replacing an existing shed with a shipping container to store some of their building supplies and things from the home.</li><li>• Commented that the building inspector had no objections to it being on his property at the time.</li><li>• Said his plan was to clad it with cedar siding and put a roof on it and it has been painted and is tucked into the trees.</li><li>• Commented that he does not see much of a difference between a shed and a shipping container that has been made to look like a shed.</li><li>• Expressed concerns for venting requirements for containers that are coming on boats. Commented that there might be issues with the containers requiring venting which might be a problem for the Municipality.</li></ul> <p>Ken Achenbach, 8629 Drifter Way;</p> <ul style="list-style-type: none"><li>• Said that he is the Camp of Champion owner and one of the owners Powder Mountain</li><li>• Said that 13 years ago he was not told that he couldn't have a container on his property so he purchased new containers, painted them to match the house and sunk them in the ground to be less visible and unsightly.</li><li>• Commented that some people have unsightly containers too close to the road and this is what probably caught the Mayors attention and started this amendment to the bylaw.</li><li>• Commented that he supports bylaws to minimize the impact containers have on the view of the surroundings and the vibe of Whistler and the safety issues but not the outright ban of them.</li><li>• Made a suggestion that the RMOW bring in codes for them but banning containers outright when other communities are now starting to look at them for their small ecological footprint for sustainability is ridiculous.</li><li>• Comments that Whistler can continue to be the leader in the area of sustainability like we have done with the Whistler Way so we should give other municipalities another example as to how we can lead in this area.</li><li>• Commented that Whistler has two layers of government – one for the rich and everyone else.</li><li>• Said that illegal space issues should not be about sheds.</li><li>• Commented on municipal staff not doing their jobs (Bylaw, Building Inspector)</li></ul>

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- Commented on the creation of monster houses that have gotten away with having large “crawl spaces” which have been approved by building inspectors and are hidden by large houses but that a shipping container behind a hedge is illegal.
- Commented on putting in a shipping container for \$10,000 as opposed to putting in the same space for a constructed shed for \$40,000.
- Commented on containers used during the Olympics and at MPSC that were plumbed and electrified.
- Asked that shipping containers be regulated not banned.

Steve Bayly, 2576 Snowridge Cres;

- Is the owner/developer of Nesters Crossing.
- Said his property is mainly used for back of house industrial storage for contractors, landscapers, yards and Whistler businesses.
- Commented that it doesn't just restrict containers in residential areas but permits use outright to just one zone in Function Junction.
- Commented that the bylaw is vague by mentioning where it is legally zoned but assumes by not mentioning anywhere else that it is not legal. Commented that it can be used in an industrial zone but you have to have a building there as an auxiliary use.
- Envisioned that his business at Nesters Crossing was zoned so that small businesses could afford property not in their driveway - not at their home.
- Commented that if it was in a landscapers home it would big part of a landscaper's yard for storage which could be vented.
- Would like CTI1 zone to be added as a place where containers could be as a development permit would authorize.
- Questioned why lighting and electricity would not be ok if properly inspected?
- Asked that Council consider allowing containers and remove the ban.

Spencer Charleton, 8224 Alpine Way;

- No issues with the zoning amendment bylaw but can see that the CTI1 zone as another zone that makes sense to have shipping containers permissible.
- Said he is a small business owner who has small industrial equipment and is concerned that without the provision of a building would not be able to use a shipping container as storage if he wanted if he was not in a zoned area.
- Would like all industrial areas considered equally so that we can store equipment.
- Agrees with no plumbing which might make a container livable but sees the use of electricity or heating would make sense.

Mayor Wilhelm-Morden called three times for submissions by the public.

## Correspondence

Mayor Wilhelm-Morden acknowledged a letter from Mons Holding Ltd. and Shannon Story, Corporate Officer, indicated there was one letter in support of the proposed Bylaw included in the Public Hearing package from Crosland Doak from June 2015.

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**ADJOURNMENT**

Hearing no further comments, the Public Hearing adjourned at 6:31 p.m.

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Mayor N. Wilhelm-Morden

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Corporate Officer: S. Story