

# Boys with Toys Storage



ASP Amendment | Redistricting Application  
September 13<sup>th</sup>, 2022

Boys with Toys  
Storage



# WHAT BENEFITS CAN REDISTRICTING PROVIDE?



We strongly feel that redistricting of this location will provide multiple benefits to the Tri-Regional area, most notably the County of Parkland.

As a result of this redistricting within the County of Parkland, we will see a vast increase in the economic impact for businesses like gas stations, car washes, repair shops, and maintenance shops, this will without question influence the County in a positive way.

This redistricting will effectively promote the current land use strategies within the County of Parkland. To facilitate economic development and benefit commercial usage. The land redistricting enhances the competitiveness of both the County and Region.



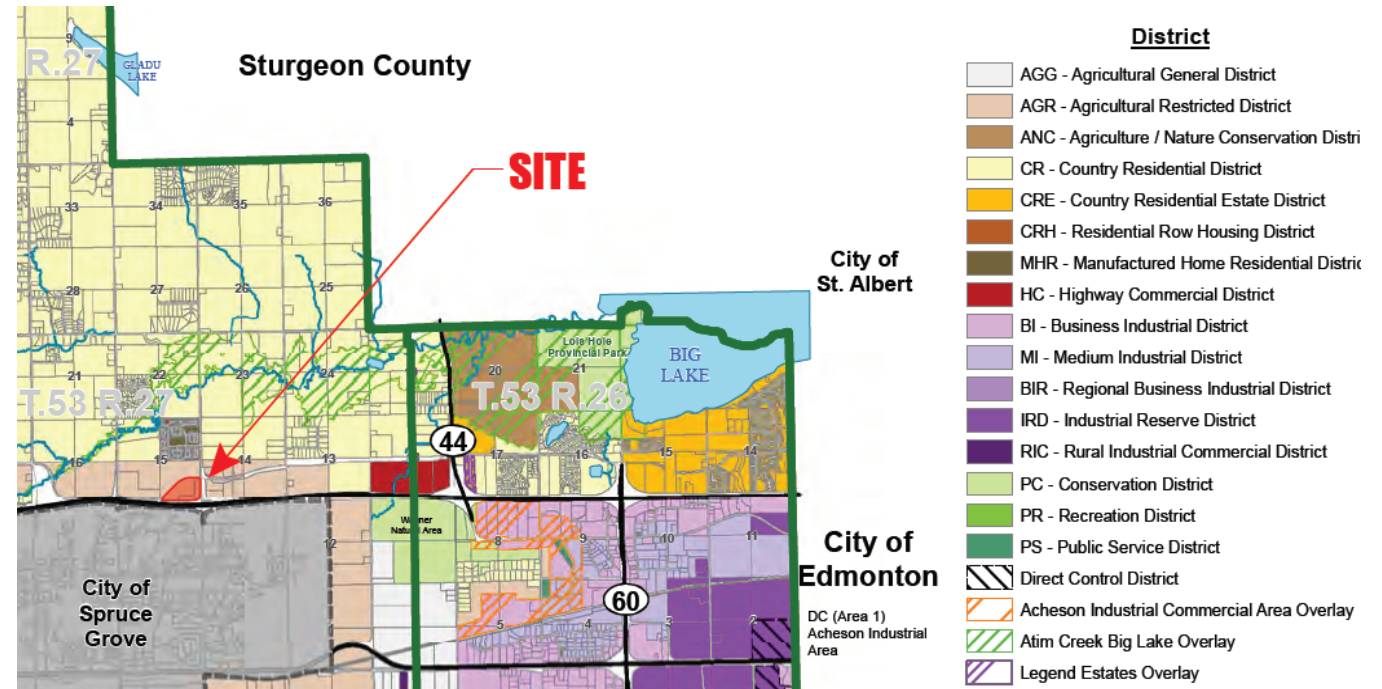
# THE ECONOMIC IMPACT OF REDISTRICTING



As shown in the previous slide, redistricting this location within Parkland County will spark additional opportunities for business to grow and prosper on the North side of HWY 16.

Our developer Colin Ewanchyshyn is proud to currently reside in the City of Spruce Grove, and prior to that, he lived in Stony Plain for well over 15 years. During his time of being in this area, he has seen the economic development of the Tri-Regional area continue to increase year after year.

As this project gets closer and closer to potentially breaking ground, we will see an impact when it comes to the regional development footprint.



# WHY THIS LOCATION?



Boys With Toys Storage has chosen this location for the simplicity of accessibility, we strongly feel that the location of Century Road and HWY 16 will bring us the greatest amount of clientele.

This location provides our customers with extremely easy access from a large roadway (HWY 16) to access our site.

As a result of being situated on the corner of HWY 16 and Century Road our client base is not limited to just the surrounding communities of Stony Plain, Spruce Grove & Parkland County, but also the vast array of traffic that flows down HWY 16 daily.

The redistricting site abuts Highway 16 and provides for efficient movement of goods, people, and services.

No environmentally significant features, wetlands, or natural areas are located on this site. This minimizes and mitigates the potential impact on natural living systems.



# WHY THIS LOCATION?



The land drainage will be engineered to work with the overall stormwater management system with on-site storm water retention, erosion, and sediment control measures.

Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing.

Growth is already within an existing planned area of the North Atim Creek ASP.

Allocating commercial land use provides for employment close to where people live.

The project is not anticipated to impact the capacity or need for unplanned investments by Alberta Transportation optimizing the regional development footprint.



# DEVELOPING THE SITE TO A HIGHER STANDARD



This site is currently used as an outdoor storage facility for boats, RVs, etc. By allowing Boys With Toys Storage to implement our design at this site, we will immediately see a higher standard.

The site (pictured right) currently has outdoor storage.

With our design, this site will have a full-time property manager, a state-of-the-art security system with fencing and gates, a fully paved easily accessible lot and a well-maintained space when it comes to snow removal, maintenance and landscaping.

At the end of the day, by allowing Boys With Toys Storage to develop on this land, the overall integrity, opulence and ascetics of this location will drastically increase.

Which in turn, will provide more opportunities for commercial development within this area in the future, as well as increasing the tax base for Parkland County.



# BOYS WITH TOYS STORAGE ESTABLISHED SITES



Boys With Toys Storage is proud to have already successfully completed two sites within British Columbia. The first, located just outside of Sicamous, BC features 11 phases of development, with over 100 units. While the second, located in Scotch Creek, BC features over 70 units.

Each of these sites are completely sold out, proving that our design of a wood frame on top of a concrete pad, with the exterior wrapped in metal sheeting, interiors drywalled and painted, L.E.D. lights and two 110-volt plugs is an industry leader. All bays are heated with forced air to keep each unit at a minimum of 10 degrees Celsius, especially during winter months. We feature two 16 by 16-foot drive through doors as well as one-man door for easy access. Entry to all sites is granted through a fob system, available to owners 24 hours a day, seven days a week.



# FURTHER QUESTIONS



We want to acknowledge the County of Parkland for their dedicated time and effort throughout the process of this project.

If you have any further questions, please visit our public engagement plan website, and our full Boys With Toys Storage website located in the links on this slide.

We are proud to have chosen Parkland County as the first location for Boys With Toys Storage in the Province of Alberta and are looking forward to enhancing the competitiveness of both the County and Region.

[PUBLIC ENGAGEMENT WEBSITE](#)

[BOYS WITH TOYS STORAGE  
FULL WEBSITE](#)

