

**PARKLAND COUNTY  
PROVINCE OF ALBERTA**

**BYLAW 2021-04**

**BEING A BYLAW FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2017-18 RELATED TO MINI STORAGE REGULATIONS**

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**WHEREAS** the Council of Parkland County has passed a Bylaw pursuant to Part 17, Section 639 of the Municipal Government Act, R.S.A. 2000, c.M-26, known as the Parkland County Land Use Bylaw 2017-18 for the purpose of regulating and controlling the use and development of land and buildings within Parkland County;

**WHEREAS** pursuant to Part 17, Section 692 of the Municipal Government Act the Council of a municipality is authorized to amend a Land Use Bylaw;

**WHEREAS** Section 692 of the Municipal Government Act requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 230 and Section 606 of the Act, respectively; and

**NOW THEREFORE** the Council of Parkland County, duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

**LAND USE BYLAW 2017-18 AMENDMENTS:**

1. That Bylaw 2017-18, being the Parkland County Land Use Bylaw, is amended as follows:
  - (1) Adding MINI STORAGE as a Permitted Use within the HC, LC, HCIC, BI, MI and RIC Districts in Table 3.4-1;
  - (2) Adding MINI STORAGE as a Discretionary Use within the AGG, BRR, BIR, and RC Districts in Table 3.4-1;
  - (3) Adding MINI STORAGE Use classification as a Permitted Use within the Subsections of the following Use Tables:
    - a) Section 6.1 HC – Highway Commercial District, Subsection 2;
    - b) Section 6.2 LC – Local Commercial District, Subsection 2;
    - c) Section 6.3 HCIC – Highway Commercial Industrial Corridor District, Subsection 2;
    - d) Section 7.1 BI – Business Industrial District, Subsection 2;
    - e) Section 7.3 MI – Medium Industrial District, Subsection 2;
    - f) Section 7.7 RIC – Rural Industrial / Commercial District, Subsection 2; and,
    - g) Section 10.4 Industrial Frontage Overlay, Subsection 2.
  - (4) Adding MINI STORAGE Use classification as a Discretionary Use within the Subsections of the following Use Tables:
    - a) Section 4.1 AGG – Agricultural General District, Subsection 2;
    - b) Section 5.1 BRR – Bareland Recreational Resort District, Subsection 2;
    - c) Section 5.11 RC – Rural Centre District, Subsection 2; and,
    - d) Section 7.2 BIR – Regional Business Industrial District, Subsection 2;
  - (5) Adding the following to Fundamental Use Provisions under Subsection 2. a) of Section 4.1 AGG – Agricultural General District:

- i) That Mini Storage use shall not be located within 150.0 m of a Multi-Parcel Residential Subdivision.
    - a. The 150.0 m separation distance shall be measured from the boundary of the proposed development area to the boundary of the Multi-Parcel Residential Subdivision.
  - ii) The Parcel subject to the Mini Storage use shall be located within 100.0 m of a Highway, Arterial Road or Collector Road.
- (6) Adding the following to Fundamental Use Provisions under Subsection 2. a) of Section 5.11 RC – Rural Centre District:
- i) The Parcel subject to the Mini Storage use must be located within 50.0 m of a Highway, Arterial or Collector Road.
- (7) Adding the following to SECTION 12 – SPECIFIC USE REGULATIONS

### **12.29 Mini Storage**

1. Mini Storage use may be a Permitted or Discretionary Use in certain Commercial and Industrial Districts, subject to the standard development regulations, design and character, landscaping, parking and loading, signage and other applicable requirements of the respective District.
2. Mini Storage use may be a Discretionary use in the Agricultural General and Rural Centre District if, in the opinion of the Development Authority, the potential intensity of the use is appropriate and reasonably compatible with the nature and uses of the surrounding properties.
3. To ensure the appropriateness of Mini Storage use within the Agricultural General District, Bareland Recreational Resort District and the Rural Centre District where it is a Discretionary Use, the Development Authority shall consider the following:
  - a. The proposed site shall be suitable and appropriate for the scale and intensity of the proposed use. To assess site suitability, the Development Authority may consider factors such as, but not limited to, size of the property, site security measures, site servicing, distance to nearby residences, on-site parking, access to transportation networks, agricultural soil capacity, environmentally significant areas, and other unique site conditions.
  - b. Mini Storage use will be encouraged to locate in areas with a soil class of 3-6 when located in Prime Agricultural Areas as identified by Parkland County's Municipal Development Plan Bylaw 2017-14.
4. The following provisions shall apply to Mini Storage Use where allowed for in the Agricultural General District, Bareland Recreational Resort District, and the Rural Centre District:
  - a. Landscaping and screening measures may be required at the discretion of the Development Authority to minimize any adverse visual impact to nearby residences and public roadways. When required by the Development Authority, landscaping shall be as follows:
    - i. On sites smaller than 1.0 ha, a minimum of 10%, or as otherwise required by the Development Authority, of the site shall be landscaped. On sites larger than 1.0 ha, a minimum of 60%, or as otherwise required by the Development Authority, of the required front and side yard Setbacks of the site shall be landscaped;
    - ii. One tree for every 40.0m<sup>2</sup> of landscaped area, to a minimum of four trees, at a proportion of approximately 1:1 deciduous and coniferous

- trees, provided that where new tree plantings are otherwise required, existing trees that comply with the minimum tree sizes can be used;
- iii. One shrub for every 60.0m<sup>2</sup> of landscaped area shall be provided to a minimum of six shrubs, at a proportion of approximately 2:1 of deciduous and coniferous shrubs;
  - iv. Deciduous trees shall be a minimum of 63.0 mm caliper measured 450.0 mm from ground level. Coniferous trees shall be 2.5 m in height.
- b. The Minimum Setback shall be as follows:
    - i. A minimum Setback of 20.0m shall be provided from the Property Line of an adjacent municipal road right-of-way.
    - ii. A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial or Collector Road right-of-way.
    - iii. A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
    - iv. A minimum Setback of 6.0m shall be provided from the Side Property Line and Rear Property Line, not Adjacent to any Road.
5. In addition to the aforementioned regulations, the following provisions shall apply to Mini Storage Use where allowed for in this Bylaw:
    - a. Mini Storage use shall incorporate Dark Sky compliance practices and measures to minimize light pollution to nearby properties.
    - b. Vehicle entrances and exits, as well as internal vehicle routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.
    - c. All on-site roadways, parking, loading and storage areas shall have a durable hard surface of asphalt or similar material and the same shall be drained and developed to the satisfaction of the Development Authority in consultation with Parkland County Engineering Services,
    - d. Roads and road networks leading to a proposed Mini Storage may be required as a condition of Development Permit approval to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed development.
    - e. Mini Storage use shall not generate off-site nuisance including noise, dust, odour, heat, glare or refuse matter considered excessive by the Development Authority.
    - f. Mini Storage use shall not include the storage of hazardous materials and/or goods.
    - g. Mini Storage use shall not include overnight accommodations.

(8) Adding a Land Use Class Definition for MINI STORAGE in Section 20.3 as follows:

- a. MINI STORAGE means fully enclosed building(s) intended to provide self-storage units inside each building, each with a separate entrance designed to be used by the general public for the storage of personal goods, materials and equipment. This use may also include the storage of vehicles, recreational vehicles and recreational equipment.

## ENACTMENT/TRANSITION

2. Should any provision of this bylaw be deemed invalid then such invalid provision will be severed from this bylaw and such severance will not affect the validity of the remaining portions of this bylaw, except to the extent necessary to give effect to such severance.

3. This bylaw shall come into force and take effect on the day of third reading and signing thereof.

**READ A FIRST TIME** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2021.

**READ A THIRD TIME** and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2021.

**SIGNED AND PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

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Mayor

\_\_\_\_\_  
Interim Chief Administrative Officer