



ADMINISTRATIVE REPORT

Topic: Land Use Bylaw 2017-18 Amendment Project for Mini Storage – Introduction and Update

Introduction:

Administration is currently undertaking a project to allow for Mini Storage developments across Parkland County. The project will amend the Land Use Bylaw 2017-18, adding “Mini Storage” as a new land use with associated regulations. This update to Committee of the Whole provides background information, research findings and upcoming public engagement details, for information.

Background Information:

Parkland County was approached by an applicant inquiring about constructing an enclosed recreational vehicle storage facility on a specific parcel in the County. However, the County’s Land Use Bylaw (2017-18) currently does not allow for enclosed storage of recreational vehicles and as such, a Land Use Bylaw text amendment, at minimum, would be required to support the proposal.

As enclosed recreational vehicle storage has economic benefits and revenue potential for the County, Administration proposed a joint approach to work with the applicant and amend the Land Use Bylaw to better address this type of development. Administration review and background research determined that broadening the text amendment to include ‘Mini Storage’, which includes recreational vehicles, boats, ATVs, etc., would better facilitate future development opportunities in the County.

The proposed draft Land Use Bylaw amendment will be tentatively presented to Council for First Reading in early 2021.

Analysis:

Background Research Summary

To date, Administration has undertaken a review of the current Land Use Bylaw, other municipalities’ land use planning documents and consulted with internal stakeholders. The detailed findings of this best practices review are shown in **Attachment 2 – Background Report**.

Administration found that Mini Storage is generally managed consistently throughout reviewed municipalities. This type of use is typically found in commercial or industrial land use districts with full municipal servicing. However, on-site servicing may be accepted under certain circumstances.

Public Engagement

In accordance with provincial health recommendations, public engagement for this amendment will be conducted via remote mediums. An interactive virtual open house webpage will run starting from November 2, 2020, for one (1) week to broadly inform and gather feedback from the public. Two (2) virtually staffed open house sessions are scheduled tentatively for Wednesday, November 4, 2020, and Thursday, November 5, 2020, to directly engage with any interested members of the public.

Newspaper and County website advertisements will run starting two (2) weeks prior to the virtual open house commencement date.

Policy Framework Review:

This Land Use Bylaw amendment project is supported by several Pillars found in the County's Long-Term Strategic Plan "*2040 and Beyond*", related to strategic economic diversification and fostering new and emerging activities that support the local economy, including commercial sectors.

This Land Use Bylaw amendment project is also supported by the County's Municipal Development Plan (2017-14), which supports a range of commercial uses within the Major Employment and Local Employment Areas.

The relevant sections of the Long-Term Strategic Plan and the Municipal Development Plan are outlined in **Attachment 2 – Background Report**.

Conclusion/Summary:

Administration recommends the Committee of the Whole accept the project updates, public engagement details, and the background report for information, as presented.

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Date written: October 5, 2020

Attachments

Attachment 2: Background Report

Attachment 3: PowerPoint Presentation