



LAND USE BYLAW AMENDMENT (MINI STORAGE)

COMMITTEE OF THE WHOLE
OCTOBER 20, 2020

PURPOSE

- Amend Land Use Bylaw 2017-18 to include a new use for mini storage facilities
 - Such as: self-storage storage for personal and household goods or storage for RVs, boats, vehicles, etc.
 - Options for leasing of individual storage bays or private ownership through condominium subdivision
- Rationale:
 - Development inquiry received for enclosed storage in the County
 - Trend: growing industry interest in enclosed storage opportunities within the Edmonton region.

DELIVERABLES

- Draft amended LUB
- Amending bylaw
- Background report
- Public engagement (“What We Heard”) report

BENEFITS

- Demonstrate County support for new economic development opportunities
- Streamline the development permitting process, increase applicant certainty

BACKGROUND RESEARCH

- Analyzed existing uses in our LUB to identify gaps
- Reviewed mini storage facilities across AB and BC
- Reviewed other municipalities' land use planning documents



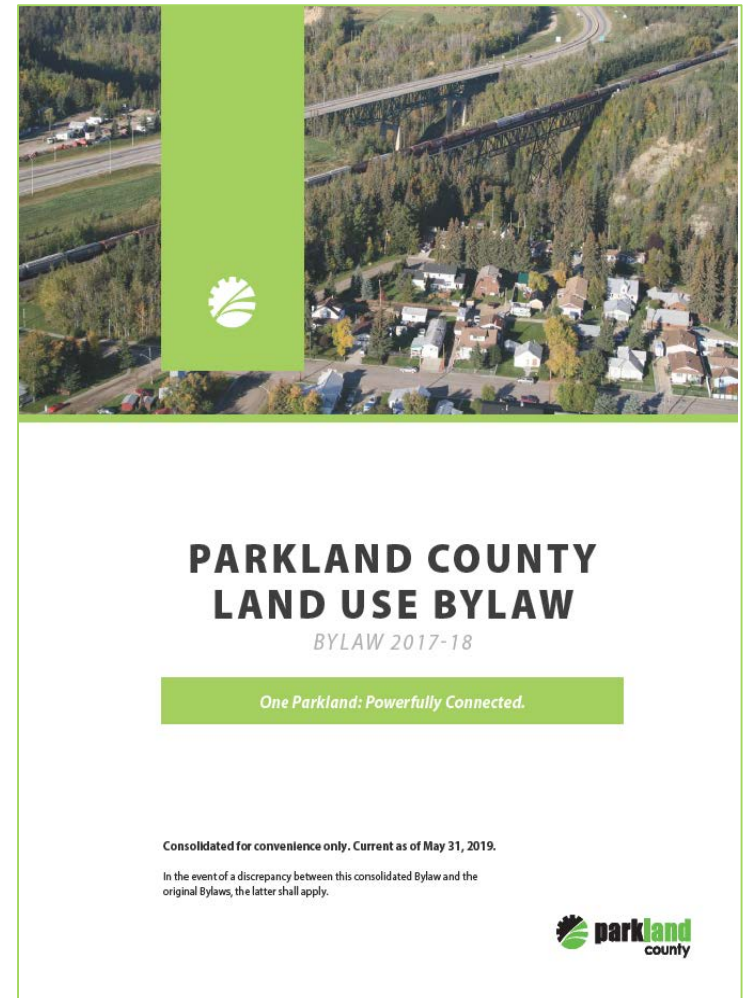
Meridian Storage, Stony Plain, Source:
<https://meridianselfstorage.ca/>



Boys' Toys Storage, Edmonton., Source: <https://www.boystoysedm.ca/>

DRAFT AMENDMENT

- New use called “Mini Storage”
- Permitted or discretionary use, and what districts
- Specific use regulations



NEXT STEPS – PUBLIC ENGAGEMENT

- Virtual open house webpage
 - Online open house simulation – online for one week starting November 2
 - Staff available for chat during specified hours on November 4 and 5
 - Interactive, user friendly
- Newspaper advertisements, website notices, targeted notifications



Virtual open house by ISL Engineering for Wellness Centres LUB amendment

NEXT STEPS – COUNCIL APPROVAL

- Draft will incorporate feedback from virtual open houses
- Scheduled for First Reading to Council early 2021

QUESTIONS?