



ADMINISTRATIVE REPORT

Topic: Bylaw 2021-04 to amend Land Use Bylaw (2017-18) for Mini Storage

Introduction:

Administration is proposing Bylaw 2021-04 to amend Land Use Bylaw (2017-18) in order to support mini storage developments across Parkland County. The proposed Bylaw will add "Mini Storage" as a new land use, specify which districts it will be allowed in, and outline specific use regulations and fundamental use provisions.

Background Information:

Parkland County has seen increased regional demand from the business community for enclosed storage opportunities, such as self-storage for personal and household goods or storage for recreational vehicles, boats and vehicles. Currently, the County's Land Use Bylaw 2017-18 ("Land Use Bylaw") does not specifically address this type of use. To address this gap, Administration is proposing to amend the Land Use Bylaw to enable "Mini Storage" developments across a range of land use districts.

The proposed amendment will add "Mini Storage" as a new use class and definition to the Land Use Bylaw, as well as outline new specific use regulations and fundamental use provisions to ensure land use compatibility. This amendment will allow for mini storage development opportunities, including enclosed storage of recreational vehicles, across the County. Furthermore, the amended Land Use Bylaw, if approved by Council, will streamline the development permit process for developers interested in mini storage development opportunities, provide transparency in how an application is evaluated, and support overall economic diversification initiatives across Parkland County.

Analysis:

Background Research Summary

Administration undertook a comprehensive research process to inform the proposed bylaw amendment. The intention of the research was to understand, from a broad perspective, the challenges and opportunities of Mini Storage development. The research included a gap analysis of the County's existing land use bylaw regulations, a review of existing mini storage facilities across Alberta and British Columbia, and a review of other municipalities' land use planning documents. The detailed findings of this best practices review are shown in **Attachment 7 – Background Report – PREVIOUSLY CIRCULATED**.

Public Engagement

In accordance with the provincial health requirements, public engagement for this amendment was conducted via a virtual open house webpage that ran from November 2 – November 6, 2020, for one (1) week. Two (2) virtually staffed open house sessions were also scheduled on November 4 and November 5 to directly engage with members of the public.

Newspaper, County website and social media advertisements ran prior to the virtual open house commencement. In addition, targeted notifications to business stakeholders, including mini storage operators and outdoor RV storage operators, were sent via email.

Overall, there were 84 webpage views for the virtual open house and one (1) written submission via the website survey. Additionally, one (1) chat message was initiated during the staffed chat hours. One (1) written submission via email and two (2) phone calls were received by the Project Team during the week of the virtual open house. A summary of all comments received can be found in **Attachment 8 – What We Heard Report - PREVIOUSLY CIRCULATED FEB. 23.**

The submitted feedback were considered and incorporated into the proposed Land Use Bylaw amendment.

Proposed Amendment:

Based on the findings of the background research and public engagement, Administration proposes that “Mini Storage” use be considered on a Permitted basis in several commercial and industrial districts of the County. This would include HC – Highway Commercial District, LC – Local Commercial District, HCIC – Highway Commercial Industrial Corridor District, BI – Business Industrial District, MI- Medium Industrial District, and RIC – Rural Industrial/Commercial District. The “Mini Storage” use is typically found in commercial or industrial land districts with full municipal servicing, however, on-site servicing may be accepted under certain circumstances. Further to this, Administration proposes that this use be considered on a Discretionary basis within the AGG-Agricultural General District, BRR-Bareland Recreational Resort District, BIR – Regional Business Industrial District, and RC-Rural Centre District (County Hamlets).

Adding “Mini Storage” use to rural districts provides an opportunity for eligible existing outdoor RV Storage facilities to develop “Mini Storage” use on their lands, provided specific use regulations and fundamental use provisions are met, such as not being in close proximity to multi-parcel residential subdivisions and having sufficient access to major transportation networks (i.e. Highways and Arterial/Collector Roads). Including “Mini Storage” use within select recreational districts provides opportunity for developers to include accessory storage facilities that are complementary with the recreational nature of their developments. Additionally, inclusion of Mini Storage use in the RC-Rural Centre District provides opportunity for rural economic development.

The specific use regulations and fundamental use provisions for “Mini Storage” use were drafted to ensure land use compatibility, the suitability of subject lands for this type of development, and compliance with applicable legislation and regulations.

The proposed Land Use Bylaw amendment is shown as red font in **Attachment 6 – Land Use Bylaw with Redlined Amendments – PREVIOUSLY CIRCULATED FEB. 23.**

Policy Framework Review:

The *Parkland County Long-term Strategic Plan* establishes economic diversification as a priority area. Integral to this priority is fostering current activities while making space for new and emerging activities that support the local economy, including the commercial sectors.

The *Municipal Development Plan Bylaw 2017-14* supports a range of commercial uses within the Major Employment and Local Employment Areas. Development along corridors should be attractive through design features, such as landscaping, fencing, and buffering (among other means).

The relevant sections of the Long-Term Strategic Plan and the Municipal Development Plan are outlined in **Attachment 7 – Background Report – PREVIOUSLY CIRCULATED FEB. 23.**

Alternatives:

1. Council may choose to defeat Bylaw 2021-04 at second reading.

Recommendation:

Administration supports the proposed amendment and recommends that, upon closure of the public hearing, Council give second and third and final reading to Bylaw 2021-04.

Attachments:

- Attachment 1: Public Hearing Chair's Notes
- Attachment 2: Bylaw 2021-04 Mini Storage Amendment
- Attachment 3: List of Speakers for Public Hearing
- Attachment 4: Written Submissions for Public Hearing
- Attachment 6: Land Use Bylaw 2017-18 – Redlined – PREVIOUSLY CIRCULATED
- Attachment 7: Background Report – PREVIOUSLY CIRCULATED
- Attachment 8: What We Heard Report – PREVIOUSLY CIRCULATED

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