



BYLAW 2021-04 MINI STORAGE AMENDMENT

PUBLIC HEARING
APRIL 13, 2021

PURPOSE

- Amend Land Use Bylaw 2017-18 to include a new use for enclosed storage opportunities
 - self-storage of personal and household goods, and/or,
 - indoor storage of RVs, boats and vehicles
- Rationale:
 - Trend: growing industry interest
 - No land use class in the LUB that is specific to this use
 - Support economic diversification initiatives

BENEFITS

- Demonstrate County support for new economic development opportunities
- Streamline development permitting process
- Provide transparency in how an application is evaluated

BACKGROUND RESEARCH

- Gap analysis of existing LUB
- Reviewed existing Mini Storage facilities in BC and AB
- Reviewed other municipalities' land use planning documents

PUBLIC ENGAGEMENT

- Virtual open house webpage
 - Newspaper, Social Media and Industry notifications
 - One week between Nov. 2-8
 - Staff available for chat during specified hours on Nov. 4 and Nov. 5
- 84 total views
- 49 unique visitors
- 5 feedback submissions

Total Page Views by Date

Date	Total Page Views
Monday, November 2	24
Tuesday, November 3	11
Wednesday, November 4	19
Thursday, November 5	4
Friday, November 6	9
Saturday, November 7	10
Sunday, November 8	7
Total Page Views	84

DRAFT AMENDMENT

Proposed definition:

MINI STORAGE 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.

DRAFT AMENDMENT

- Permitted Use in these districts and applicable overlay:

District and Overlays
HC – Highway Commercial
LC – Local Commercial
HCIC – Highway Commercial Industrial Corridor
BI – Business Industrial
MI – Medium Industrial
RIC – Rural Industrial / Commercial District
Industrial Frontage Overlay

DRAFT AMENDMENT

- Discretionary Use in these districts:

District and Overlays	Fundamental Use Provision?
AGG – Agricultural General	<ul style="list-style-type: none"> • 150.0m separation from multi-parcel residential subdivision • located within 100.0m of a Highway, Arterial Road or Collector Road
BRR – Bareland Recreational Resort	N/A
RC – Rural Centre	<ul style="list-style-type: none"> • located within 50.0m of a Highway, Arterial Road or Collector Road
BIR – Regional Business Industrial	N/A

- Fundamental Use Provisions included because Mini Storage Use CAN be appropriate in some districts IF certain criteria were met.

DRAFT AMENDMENT

- Specific use regulations ensure land use compatibility and suitability of the site
 - Landscaping and screening measures
 - Setback distances
 - No storage of hazardous goods and materials
 - Consideration for soil class when proposed to be located within Prime Agricultural Areas
- Glossary: distinguish Mini Storage use from other similar uses
 - Industrial Storage and Warehousing
 - Storage, Warehousing and Distribution, Indoor
 - Storage, Warehousing and Distribution, Outdoor
 - RV Storage

RECOMMENDATION

Administration supports the proposed amendment and recommends that Council give second and third readings to Bylaw 2021-04.