



Legislation Text

File #: BL 21-017, **Version:** 1

9:30 a.m. Public Hearing - Bylaw 2021-04 Mini Storage Amendment to Land Use Bylaw 2017-18

Proposed Motions

1. That Bylaw 2021-04 receive second reading.
2. That Bylaw 2021-04 receive third and final reading.
3. That Council approve electronic signature for Bylaw 2021-04 in accordance with Section 213 of the Municipal Government Act.

Administration Recommendations

Administration supports the proposed motions as presented.

Purpose

To amend relevant sections of Land Use Bylaw 2017-18 to add Mini Storage as a new land use class within associated regulations.

Summary

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. The detailed summary is provided in **Attachment 5 - Administrative Report** and the proposed amendment is shown in **Attachment 6 - Land Use Bylaw with Redlined Amendment (Circulated Feb 23, 2021)**.

Administration conducted background research, consisting of a gap analysis of the existing Land Use Bylaw, review of existing mini storage facilities across Alberta and British Columbia, and a review of other municipalities' land use planning documents (**Attachment 5 - Background Report Circulated Feb 23, 2021**). A virtual open house was also held from November 2 - November 8, 2020, to gather feedback from the general public and business community (**Attachment 7 - What We Heard Report Circulated Feb 23, 2021**). The proposed amendment to the Land Use Bylaw incorporates the findings from these activities.

On February 23, 2021, Council gave first reading to Bylaw 2021-04. Following first reading, the proposed amendments were circulated to adjacent municipalities for review and comment. A compilation of comments received can be found in **Attachment 4 - Written Submissions**.

Strategic Plan/Policy/Legal/Staff Implications:

The proposed amendment is consistent with the goals of Municipal Development Plan 2017-14 and Council's Long Term Strategic Plan, including the Strategic Economic Diversification pillar.

Financial Impact:

Cost: \$0

Source of Funding: N/A