



Prairie Self Storage Ltd
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Lot 6, Block 1
Plan #1014863
NW-13-20-29W4M
64049 393 Loop East
Okotoks, AB T1S0L1

DP #21D-167
Recent Building Permits – BP #20220174, #20220175, #20230160

DATE: September 24th, 2025
TO: Wiaan Kruger

RE: Prairie Self Storage Request for Water Supply

First off, we would like to thank the Foothills County for their continued support and partnership in working towards a common sense solution regarding water connection, that will allow for Prairie Self Storage (“Prairie”) to fulfill it’s outstanding Development Permit condition.

As discussed at our onsite meeting August 22nd, 2025 with regards to my meeting with Harry Cambrin and Ryan Payne on February 11th, 2025, Prairie agrees with the Foothills County proposal, to meet the intent of the County Water Bylaws, and has established a formal agreement with the business across the street from Prairie to allow Prairie facility users access to public washrooms during operating hours. The following rationale was established at the February 11th meeting:

- Prairie is recognized as a unique self storage facility as it is unmanned (no staff), and compromised only of un-heated, un-insulated buildings. There is no office and services onsite.
- Prairie confirmed that the existing Porta Potties have been onsite since August 2023 and have minimal use – it is emptied less than once per month, and rarely are footprints seen accessing the Porta Potties.
- Facility users of Prairie ONLY drive to and from the location.
- Porta Potties would remain onsite, but also, as facility users are in vehicles, access to heated washroom facilities across the street would be easily accessible by vehicle.
- The business across the street, Hitz Sportscenter (“Hitz”) is a long term tenant of Warner Properties and we have a legally binding amendment to the existing lease that would allow Prairie facility users access the washrooms facilities. Hitz has 2 public washrooms.



Figure 1 – Prairie Location with Hitz Location shown across 393 Ave East



Figure 2 – Prairie entrance gate, showing proximity to Hitz Location

- Prairie would install signage at the facility entrance and near the existing Porta Potties to direct facility users to Hitz washroom facilities.
- The business across the street share similar operating hours and is open 7 days a week.
- The Prairie traffic generated at Hitz is positive, as it can draw new clientele and food sales.

Here is additional information regarding the fulfillment of the proposal:

- An attached signed lease amendment agreement with Hitz, to allow for washroom use by Prairie Self Storage for the duration of the existing lease and future lease extensions.
- 12” tall x 18” wide permanent, aluminum signs to be attached on the gate and fencing at the Prairie facility entrance and at the Porta Potties. See below for signage details



Figure 3 – 12” x 18” signage to be installed

- Below are the signage locations. Please note the signs shown in the picture are not to scale, but only for location reference only.



Figure 4 – sign location at the Prairie entrance gate



Figure 5 – sign location at Prairie porta potties

Prairie believes that this is a sensible solution and agrees with the County's assessment that it meets the intent of the Water Bylaw.

Looking forward to your feedback and hopeful that this solution can help both the County and Prairie to close this matter.

Regards,

Hayden Knorr
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