



# Parkland County/Summer Village of Seba Beach LUB Amendment

**Location:** A portion of Quadrant SE, Section 12,  
Township 53, Range 6, West of 5th Principal  
Meridian

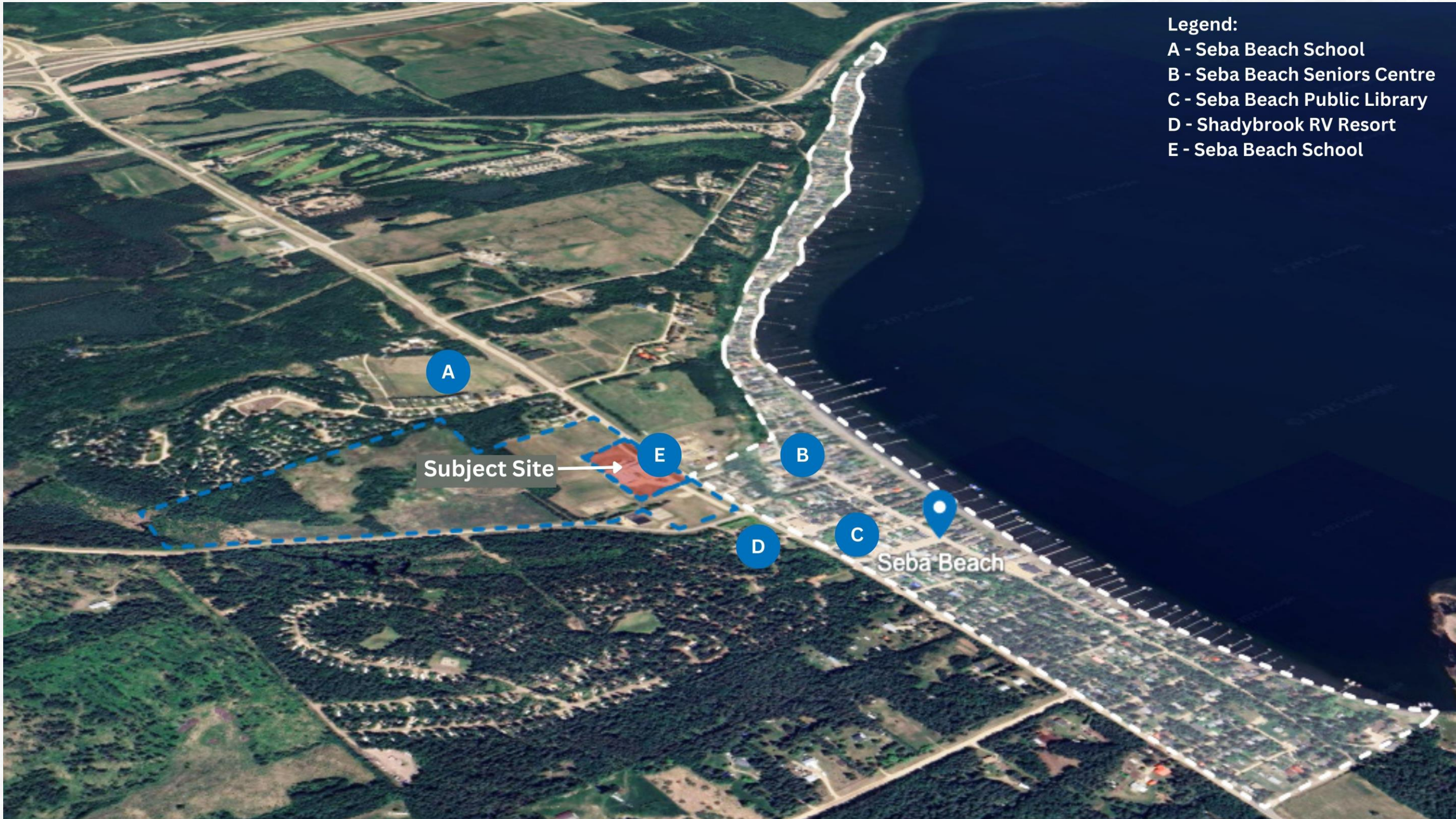
**LUB Amendment – Bylaw 2026-18  
Commercial Redistricting of SE-12-53-6-W5**

**Clarity Development Advisory**  
(on behalf of the Landowner)

Public Hearing Date: May 12, 2026



# Location



- Legend:
- A - Seba Beach School
  - B - Seba Beach Seniors Centre
  - C - Seba Beach Public Library
  - D - Shadybrook RV Resort
  - E - Seba Beach School

# Seba Beach School - Existing

- Currently zoned **CR – Country Residential**

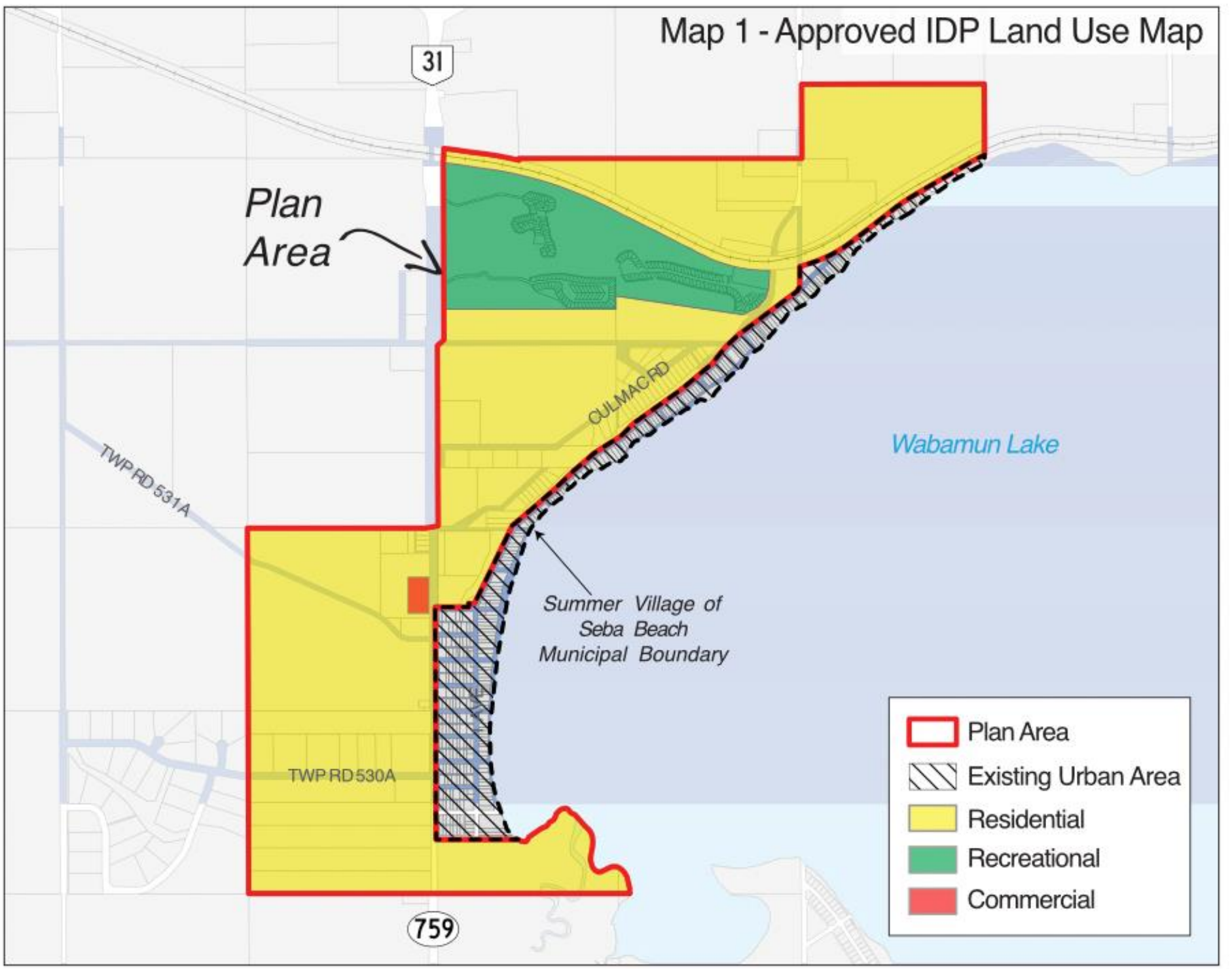


# Seba Hub - Vision



# LUB Map Amendment – Supported by IDP

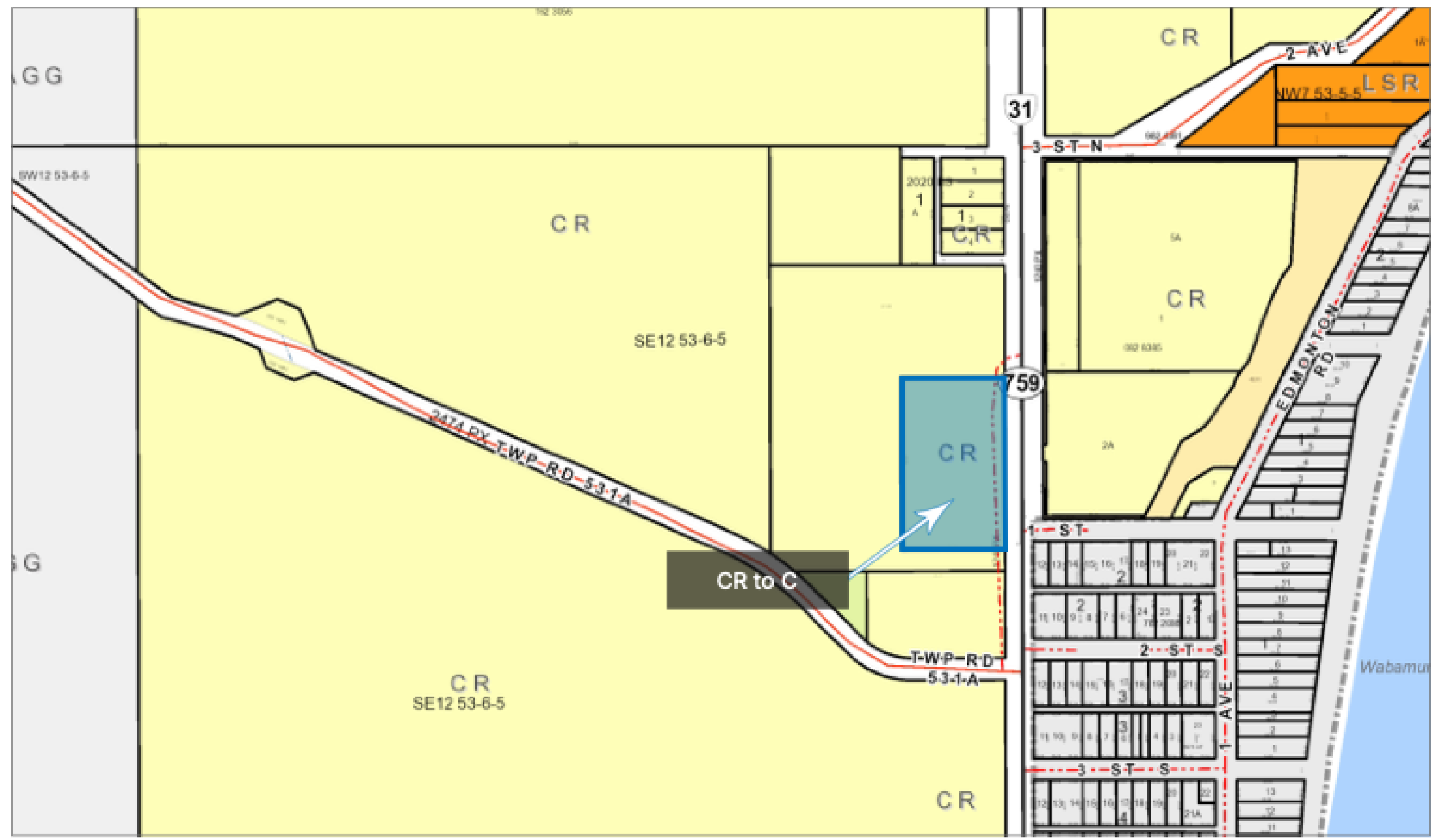
- **Approved IDP establishes commercial land use direction**
- Identifies site for **commercial and community-oriented uses**
- Guides **subsequent LUB amendment** (redistricting)





# LUB Map Amendment

Proposed Redistricting: CR (Country Residential District) to C (Commercial District)



# LUB Amendment – Commercial District Framework

- Implements **approved IDP direction** through zoning
- Enables a range of **commercial, tourism & recreational uses** (e.g., retail, food services, hotel, event space, recreation)
- Supports services for **local community and visitors**
- **Key restrictions** to ensure compatibility:
  - No vehicle services, Sales and Maintenance (light & heavy)
  - No crematorium, data processing, or major industrial
- Provides a **controlled commercial framework** for redevelopment

Parkland County

**2.190. C - Commercial District**

**1. Purpose**

1.1. To allow for a variety of high-quality commercial, tourism, recreational, and business industrial Uses that provide services to surrounding communities and the travelling public. This District is generally located along major roadways.

**2. Uses**

Permitted	Discretionary
<b>Agriculture Uses</b>	
Agricultural Support Services Agriculture, Value-Added Agri-tourism	Agriculture, Minor
<b>Residential Uses</b>	
Residential, Single Detached limited to those existing before May 27, 2025	
<b>Commercial Uses</b>	
Commercial Services, Indoor Community Service Food and Drink Service Health Care Service, Minor Office Specialty Manufacturing and Sale Vehicle Service Station Vehicle Services, Maintenance, and Sales, Light	Commercial Services, Outdoor Event Venue Hotel Indoor Entertainment and Recreation, Major Indoor Entertainment and Recreation, Minor Outdoor Entertainment Regulated Retail Vehicle Services, Maintenance, and Sales, Heavy
<b>Industrial Uses</b>	
Crematorium Data Processing Facility Industrial, Major, limited to Bulk Fuel Depots Industrial, Minor Security Suite Storage, Indoor Storage, Outdoor, limited to Recreational Vehicle Storage	
<b>Public Service and Infrastructure Uses</b>	
Emergency Service Health Care Service, Major Renewable Energy Generation, Minor	Cemetery Utility, Major Utility, Minor
<b>Community Uses</b>	
School	Campground Child Care Services Outdoor Recreation Service

**3. Site Regulations**

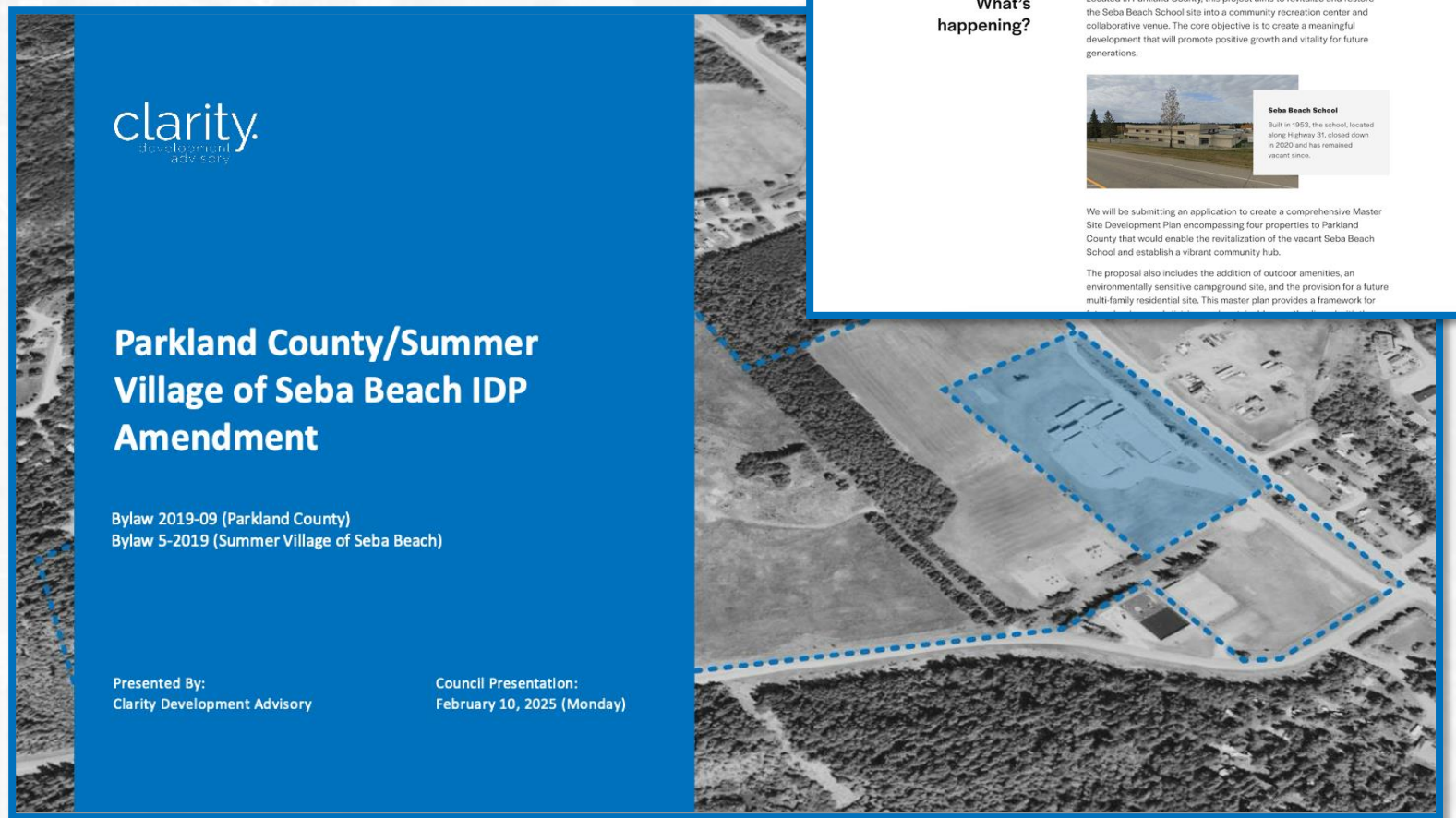
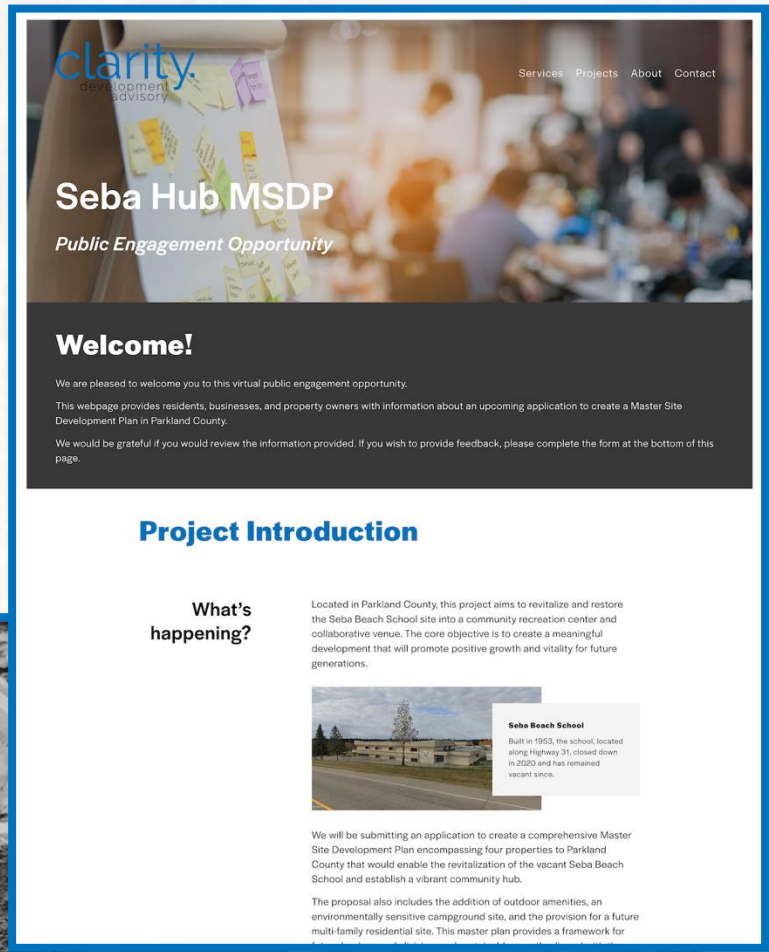
3.1. Development must comply with the following Site regulations:

Regulation	Value
3.1.1. Minimum Site Area	900.0 m <sup>2</sup> (9687.5 ft <sup>2</sup> )
3.1.2. Minimum Site Depth	30.0 m (98.4 ft.)
3.1.3. Minimum Site Width	30.0 m (98.4 ft.)
3.1.4. Density	Discretion of the Subdivision Authority.

Land Use Bylaw \ 50

# Public Engagement

- **Council Presentation**
  - Presented proposed LUB amendments to Seba Beach Council
  - Gathered direct feedback and addresses questions
- **Project Webpage**
  - Shared project details, maps, and updates with opportunities to provide feedback
- **Public Notification**
  - Mailed letters to residents within 800m radius
  - Included project overview and invitation to participate



# Public Engagement

- **Open House (In-person & Virtual) 2024 - 2025**
  - Hosted open houses in both formats, presented amendments to council
- **Feedback Collection**
  - Collected input from Council and community
  - Identified key themes and concerns
- **Documentation and Reporting**
  - Prepared feedback summary report
  - Incorporated input into project refinement

**Seba Beach Hub - Comment Form**

Thank you for reviewing information about this Master Site Development Plan (MSDP) and redistricting application to Parkland County for a portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian

We would be pleased to hear your feedback on this proposal. All comments and questions will be collected, summarized, and shared with Parkland County.

**Please complete this form by September 15, 2024 to ensure your responses are recorded and included in the application.**

For more information on the proposal, we invite you to join our in-person open house using the provided information below.

**DATE:** Thursday, August 29, 2024  
**TIME:** 6:00 PM - 8:00 PM  
**LOCATION:** Seba Beach School (53112 HWY 31, Seba Beach, AB T0E 2B0)

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Proposed Master Site Development Plan

**SEBA BEACH HUB (PRELIMINARY DRAFT)**  
Master Site Development Plan



# Summary and Request

- Redistricting from **CR (Country Residential)** to **C (Commercial)**
- Implements **previously approved IDP direction**
- Enables **commercial, tourism, and recreational uses**
- Includes **targeted restrictions** to ensure compatibility
- **Request:** Approval of LUB amendment to enable redevelopment

**Thank you.**

**Clarity Development Advisory**

Public Hearing Date: May 12, 2026

