



WHAT WE HEARD SUMMARY REPORT

PARKLAND GAS BAR - REDISTRICTING APPLICATION

PT. OF NW-12-53-3-5

Sept 2025
File #2025-21

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1.0 INTRODUCTION

This report summarizes the public engagement activities and community feedback collected in support of a proposed redistricting at the subject site in Parkland County. The application proposes to redistrict the subject site from Agricultural General District (AG) to Commercial District (C) to support commercial development and enhance the range of local and highway-serving services, including a potential gas bar and quick service restaurant along the Yellowhead Highway.

As part of our commitment to transparency and communications, the project team distributed notification letters to neighbouring landowners, hosted an in-person open house, and provided multiple ways for the public to ask questions and share input. This report outlines how feedback was gathered and summarizes the key feedback we heard during public engagement period.



Photo: Open House at Manly Hall

2.0 ENGAGEMENT OVERVIEW

Clarity Development Advisory executed the following engagement initiatives, in line with the Public Engagement Plan approved by Parkland County Administration.

- **Notification Letters**

- A total of 20 notification letters (see Appendix A) were distributed to all parcels and landowners within a radius of 800m of the site. Letters were prepared and printed by the applicant and mail-out was facilitated by Parkland County Administration. The letters provided information about the proposed redistricting, including potential uses, the redistricting process, and a request for public participation in pre-application engagement activities, including the Open House.

- **Open House**

- To foster direct interaction and discussion, the project team organized an in-person open house session to present the concept and answer questions. Information about the proposal was displayed on poster boards (see Appendix B).

Date: Tuesday, May 27, 2025

Time: 6:00 PM to 8:00 PM

Location: Manly Hall, Parkland County

- **Other Feedback Opportunities**

- In addition to the Open House, residents were invited to share feedback via phone or email until **June 6, 2025** outside the scheduled event. Contact information was included in the notification letter and advertised as a part of the open house materials.

3.0 SUMMARY OF FEEDBACK

In total, three individuals provided input through phone and in-person engagement:

Feedback Format	Number of Participants	Feedback Theme
Phone Call	1	Neutral/Supportive
Open House	2	Opposed

Phone Call

One (1) response was received by phone. Comments:

- Expressed interest in learning more about the development concept. They indicated no concerns with the redistricting and potential commercial development at this location.

Open House

Two (2) individuals attended the open house. Comments:

- Concerns were verbally expressed about the proposal including impacts on the rural character of the area; increased light, noise, and traffic associated with commercial uses; and potential disruption to local wildlife.

All comments received have been documented. The below table indicates how the proposed redistricting responds to each concern expressed.

Concern	Project Response
Commercial development introduces urban elements into a rural setting	The proposed zoning aligns with Parkland County's objective to support rural economic diversification through appropriately located commercial nodes. The parcel is adjacent to a provincial freeway and buffered from agricultural land by Parkland Drive and a mature tree stand. It does not interface with any contiguous residential or farmsteads and is physically separated from larger agricultural operations. The C District in the Land Use Bylaw (Section 2.190) is intended to accommodate commercial uses that serve both rural residents and the travelling public, especially along major transportation corridors. This location meets that intent. Development on the site is expected to be self-contained, with limited off-site interface impacts.
Increased traffic volumes, night lights, and noise	A Traffic Impact Assessment has been completed and confirms that the proposal can be supported within the existing road network, without triggering roadway upgrades. Any required

	improvements will be addressed during development permit review. Lighting will be required to demonstrate that outdoor lighting meets Dark Sky compliance (LUB Section 7.30.1.1.6.13). Related policies are contained in Council Policy C-ES06 – Dark Sky Outdoor Lighting. Additionally, the Community Standards Bylaw prohibits outdoor lighting from shining directly into adjacent dwellings or structures, unless approved through a development permit. The Community Standards Bylaw (Section 58) prohibits continuous noise that disturbs or annoys individuals. These protections provide clear enforcement pathways for the County should concerns arise.
Impacts on wildlife (activity disrupting wildlife corridors)	According to Map A. Development Concept in the MDP, the site is not a High Priority Landscape or Environmentally Significant Area. However, protection of existing tree stands or vegetated buffers will be prioritized where feasible during site planning. Environmental features will be identified and boundaries respected; site design must minimize impacts (LUB Section 4.70). The MDP directs growth while accounting for protection of environmentally sensitive areas. Should environmental constraints be identified at the development permit stage, mitigation measures, such as habitat buffers or tree retention, will be considered as part of the site design process.

4.0 NEXT STEPS

This report summarizes the public engagement consultation conducted in support of the proposed redistricting at the subject site, in Parkland County. It documents the results of:

- The Notification Letter mailout,
- The In-person Open House event,
- Feedback submitted outside of the event.

All feedback received will inform the preparation of the formal redistricting application.

The application will be submitted to Parkland County for consideration, and residents will have additional opportunities to provide feedback.

5.0 CONCLUSION

Community feedback has provided valuable insight into both support and concerns surrounding the proposed redistricting. This feedback will help guide ongoing planning efforts and ensure that the proposal respects the rural character of the area while providing locally beneficial services.

APPENDIX A: PUBLIC NOTIFICATION LETTER



May 9, 2025

RE: Proposed Redistricting of 51202 Range Road 33 from Agricultural General District (AGG) to Commercial (C)

Please note: We obtained the addresses of nearby property owners from the Parkland County administration team.

Dear Neighbour,

We are writing to inform you about a proposed redistricting application in Parkland County for the property located at 51202 Range Road 33. The proposed change from Agricultural General District (AGG) to Commercial (C) is intended to support future commercial development at this location. This initiative builds on our ongoing engagement efforts on behalf of our client, 2655478 Alberta Ltd. As part of this process, we are committed to ensuring that nearby residents like you have the opportunity to ask questions and provide feedback.

• Proposal •

As part of the ongoing planning process for the proposed redistricting of 51202 Range Road 33, we are now focusing on amending the current land use designation from Agricultural General District (AGG) to Commercial (C). This change will provide a framework to support future commercial development.

The Commercial (C) district is designed to support a variety of commercial uses that serve both local residents and highway travelers. This includes a flexible mix of retail, service-oriented, and community-focused businesses, making it well-suited for locations along major transportation routes. While the current intention is to develop a service station and a quick service restaurant, the redistricting to commercial ensures the site can accommodate a broader mix of compatible uses over time.

What could be developed here?

The proposed rezoning would enable future development of the site with a mix of commercial uses intended to serve surrounding communities and the travelling public. Potential Commercial Uses permitted in the zone include:

Commercial Uses	
<u>Permitted Uses</u>	<u>Discretionary Uses</u>
Community Service	Event venue
Food and Drink Service **	Hotel
Health Care Service, Minor	Indoor Entertainment and Recreation, Major
Indoor Commercial Services **	Outdoor Commercial Services
Office	Regulated Retail
Specialty Manufacturing and Sale	
Vehicle Service Station **	
Vehicle Services, Maintenance, and Sales	

We Build On Ideas.
www.claritydevelopment.ca

p • 780.453.8344
e • info@claritydevelopment.ca

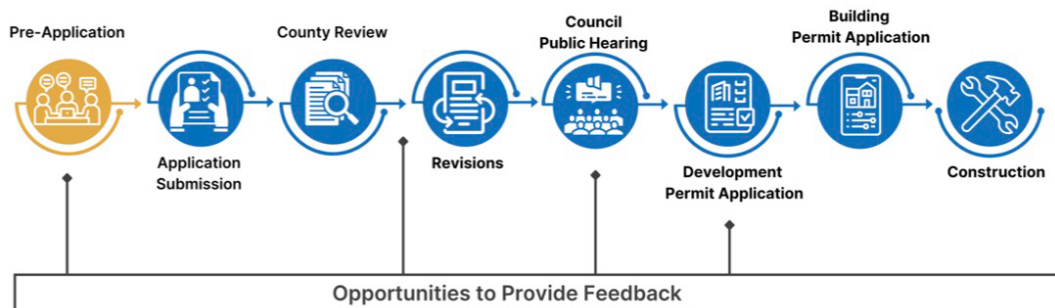
Suite 354, Birks Building
10113 - 104 Street NW
Edmonton AB T5J 1A1

****At this time, the landowner is specifically considering these uses for development.**

These uses align with the purpose of the proposed Commercial District, which supports a variety of high-quality commercial, tourism, recreational, and business industrial developments along major roadways. A range of development options are being explored, and a conceptual site plan will be shared at the upcoming open house to help illustrate possible direction for the site.

Where are we in the process?

We are in the early stages of the redistricting process. The graphic below outlines the steps involved and where this engagement opportunity fits in.



There will be more opportunities to share feedback as the application progresses, including through the formal City-led engagement process and at the Public Hearing.

To support this application, a Traffic Impact Assessment (TIA) is being completed in coordination with Huberman Transport Planning. The purpose of the TIA is to evaluate how the proposed development will interact with the existing transportation network, including traffic volumes, access points, and road safety. The findings will help ensure that appropriate access is provided to the site and that the development does not adversely affect traffic flow or safety on adjacent roads.

We are committed to a transparent and accessible engagement process, offering several ways for you to learn more and share your input.

• In-Person Open House •

As a nearby landowner, we highly value your feedback and encourage you to get involved. To support this, our project team will be hosting an in-person open house where we will present the proposed and outline the next steps. This session will provide an opportunity for you to ask questions and share your feedback directly with the project team.

DATE: May 27, 2025 (Tuesday)

TIME: 6:00 pm to 8:00 pm

LOCATION:

Manly Hall
Trans-Canada Highway
Parkland County, AB T0E 0H0

• **Additional Ways to Provide Feedback** •

If you are unable to attend the open house or prefer to provide input in another way, we are happy to receive feedback by phone or email. Your comments are important to us and will be documented as part of the public engagement process.

Please contact us at:

Phone: 780-453-8342

Email: projects@claritydevelopment.ca

Feedback will be collected until June 06, 2025, and used to inform the proposed redistricting application before it is submitted to the County.

If you have any comments, questions, or require any additional information about the process, please don't hesitate to reach out to us. We thank you in advance for your time and participation.

Sincerely,

Clarity Development Advisory



Bhavya Mistry | Urban Planner

p: 780-453-8342

e: projects@claritydevelopment.ca

Figure 1: *Site Location*

Proposed Highway Commercial Development

Site Location NW12-53-3-5



APPENDIX B: OPEN HOUSE PANELS

WELCOME TO TONIGHT'S OPEN HOUSE

PROPOSED REDISTRICTING AT 51202 RANGE RD 33 PARKLAND COUNTY



SITE LOCATION

WHAT IS "REDISTRICTING"?

Redistricting is the process of **changing land use rights** for a property to allow for different types of development or activities than those currently permitted.

WHAT IS BEING PROPOSED?

Existing District: Agriculture General (AGG)
Proposed District: Commercial (C)

WHY?

To develop a **service station** (gas bar) and **commercial retail units** to serve nearby residents and travellers.

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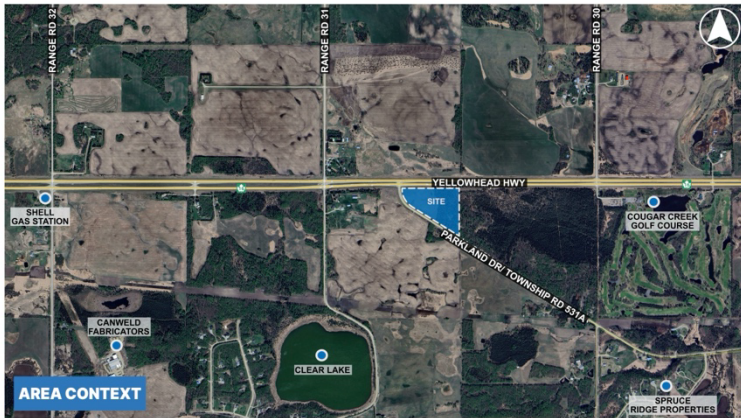
SCAN HERE

TO LEARN MORE ABOUT THE COUNTY'S NEW LAND USE BYLAW (proposed)

Please Note:
Parkland County Council is scheduled to decide on the adoption of a new Land Use Bylaw on May 27, 2025. While this decision is separate from our proposal, it may influence the land use designation we pursue.

- If the new bylaw is adopted as expected, our proposed zoning will be C – Commercial.
- If it is not adopted, we will refer to the current Land Use Bylaw and propose HC – Highway Commercial.

UNDERSTANDING THE CONTEXT



AREA CONTEXT

- Located **along Highway 16** (Yellowhead Highway) - a major transportation corridor well suited to highway commercial uses
- Site accessed directly from **Parkland Drive**
- The area contains **large agricultural parcels** and various **rural residential subdivisions**
- Various **natural areas**, including the forested area partly within the property are in the vicinity
- West of **Cougar Creek Golf Course**

Our Technical Analysis

The following analyses are in progress:

- A general **assessment of impacts on services** (emergency, utilities, etc.) is underway
- A **planning analysis** considering the proposed redistricting within the context of existing municipal statutory plans, including:
 - Parkland County **Municipal Development Plan**
 - Jackfish Mayatan **Area Structure Plan** (ASP)

A **Traffic Impact Assessment (TIA)** is currently underway and will be submitted with the redistricting application.

The study will evaluate:

- Traffic volumes and flow
- Road safety and access points
- Potential impacts on adjacent roads

The findings will help guide access location and design. Alberta Transportation and Economic Corridors review will be required to support safe and efficient access to and from Highway 16.

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COMMERCIAL (C) DISTRICT

PERMITTED USES

Agricultural Support Services
 Agricultural Value-Added
 Agri-tourism
 Community Service
 Food and Drink Service ✓
 Health Care Service, Minor
 Indoor Commercial Services ✓
 Office
 Specialty Manufacturing and Sale
 Vehicle Service Station ✓
 Vehicle Services, Maintenance and Sales
 Agricultural Support Services
 Emergency Service
 Health Care Service, Major
 Renewable Energy Generation, Minor
 School

DISCRETIONARY USES

Agriculture, Minor
 Residential, Single Unit (limited to existing)
 Event Venue
 Hotel ✓
 Indoor Entertainment and Recreation, Major
 Indoor Entertainment and Recreation, Minor
 Outdoor Commercial Services
 Outdoor Entertainment
 Regulated Retail
 Crematorium
 Heavy Vehicle Services, Maintenance, and Sales
 Industrial, Major, limited to Bulk Fuel Depots
 Industrial, Minor
 Security Suite
 Storage, Indoor
 Cemetery
 Utility, Major
 Utility, Minor
 Campground
 Child Care Services
 Outdoor Recreational Service

✓ Uses currently being considered for the site



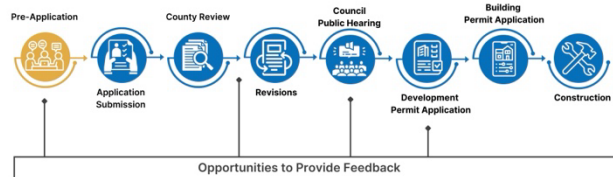
CONCEPTUAL SITE PLAN

The proposed Commercial (C) District allows 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 general located along major roadways.

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WHERE ARE WE IN THE PROCESS?



ADD YOUR FEEDBACK HERE

What do you think about the proposed redistricting?

What opportunities do you see?
 Are there any concerns you'd like us to consider?
 What uses would you like to see?

Sticky notes, pens, and a feedback forms are available at the table.

THANK YOU FOR ATTENDING

We appreciate your time and feedback.

Feedback will be collected until **Friday, June 6, 2025**.
 If you have questions or comments after today, please reach out.

Email: projects@claritydevelopment.ca

Mailing Address:
 Clarity Development Advisory
 #354, 10113 - 104 Street NW
 Edmonton, AB T5J 1A1

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