

Written Submission

March 24, 2026 – 9:30 a.m. Public Hearing

Item: Bylaw 2026-11 NW-12-53-3-5 Commercial Redistricting Amendment Bylaw

1. Robert Johnson
2. Clarity Development Advisory (will speak to written submission)

Dear Planning & Development Services,

I am writing to formally express my opposition to the proposed Land Use Bylaw Amendment for the property located at W5-3-53-12-NW, which would allow for commercial development, including a gas station.

My family and I live directly along Parkland Drive, and this proposal is deeply concerning. Parkland Drive is already a heavily travelled route, particularly during peak hours. Introducing a gas station and additional highway-oriented commercial services would significantly increase traffic volume, turning movements, and congestion along a roadway that residents rely on daily to travel safely to work, school, and home.

An increase in commercial traffic, especially vehicles slowing, stopping, and turning in and out of a gas station, would make this stretch of road far more dangerous. We are concerned about the increased risk of accidents, near-misses, and unsafe conditions for residents who live directly along this corridor. This is not a distant or theoretical concern; it would have a direct and ongoing impact on our day-to-day lives.

I would also like to note that there is no shortage of fuel and commercial amenities in the surrounding area. Gas stations already exist in Wabamun, Duffield, Mink Lake, Beach Corner, along Highway 43, and in Stony Plain, which is approximately 20 minutes away and offers ample services. Given the availability of these existing options, this development appears unnecessary. Residents and travellers can reasonably access what is already available without introducing additional traffic, safety risks, and disruption to our community.

In addition, Parkland Drive is not designed or wide enough to accommodate the increased traffic associated with a gas station and commercial development. The added volume of vehicles, frequent turning movements, delivery trucks, and extended hours of operation would result in ongoing congestion, increased noise, and significant light pollution. We chose to live this far outside of town specifically to avoid these impacts, and it is extremely upsetting to have such a development proposed essentially in our backyard. Increased traffic and the constant presence of unfamiliar vehicles also raises valid concerns about theft and vandalism, as it creates greater opportunity for people to observe and access nearby properties.

Beyond traffic and safety concerns, this development would permanently change the character of our immediate area. What is currently a relatively predictable and livable roadway would become busier, noisier, and more stressful for those of us who live here.

This is not a minor inconvenience. It directly affects our sense of safety, our routines, and our enjoyment of our home.

We understand the need for growth and development within Parkland County; however, this particular location is not appropriate for a gas station or intensified commercial use given its direct impact on nearby residents and an already busy roadway.

For these reasons, we strongly oppose the proposed rezoning and respectfully request that Parkland County reconsider this application with the safety and well-being of local residents as a priority.

Thank you for taking the time to consider our concerns.

Sincerely,  
Robert Johnson  
Resident  
Parkland County, AB

# Parkland Gas Bar

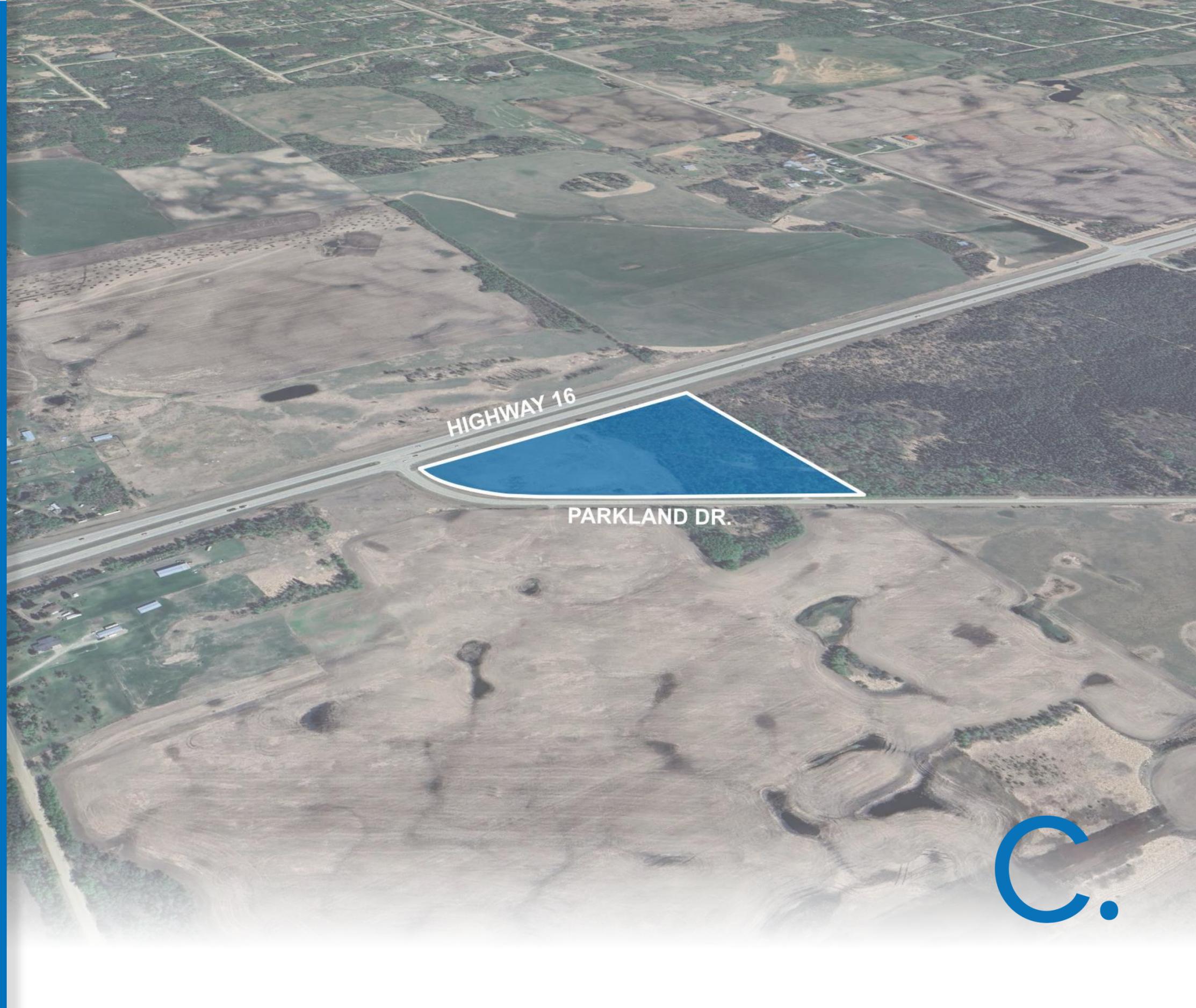
**Location:** Pt. of NW-12-53-3-5  
**Intersection:** Highway 16 & Parkland Drive

**Proposed Redistricting Application:**  
AG Zone to C Zone

Bylaw 2026-11

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

Public Hearing Date: Mar 24, 2026



# Application Overview

- Bylaw 2026-11 – NW-12-53-3-5 Commercial Redistricting Amendment
- Redistrict 6.58 ha from AG to C
- Southeast corner of Highway 16 and Parkland Drive
- Current concept: gas bar and supporting small-format commercial



# Land Use Rationale

- Existing Highway 16 intersection
- Highway 16, Parkland Drive, and the natural area shape the parcel
- Limited interface with nearby rural uses
- Appropriate location for a modest highway-oriented service use



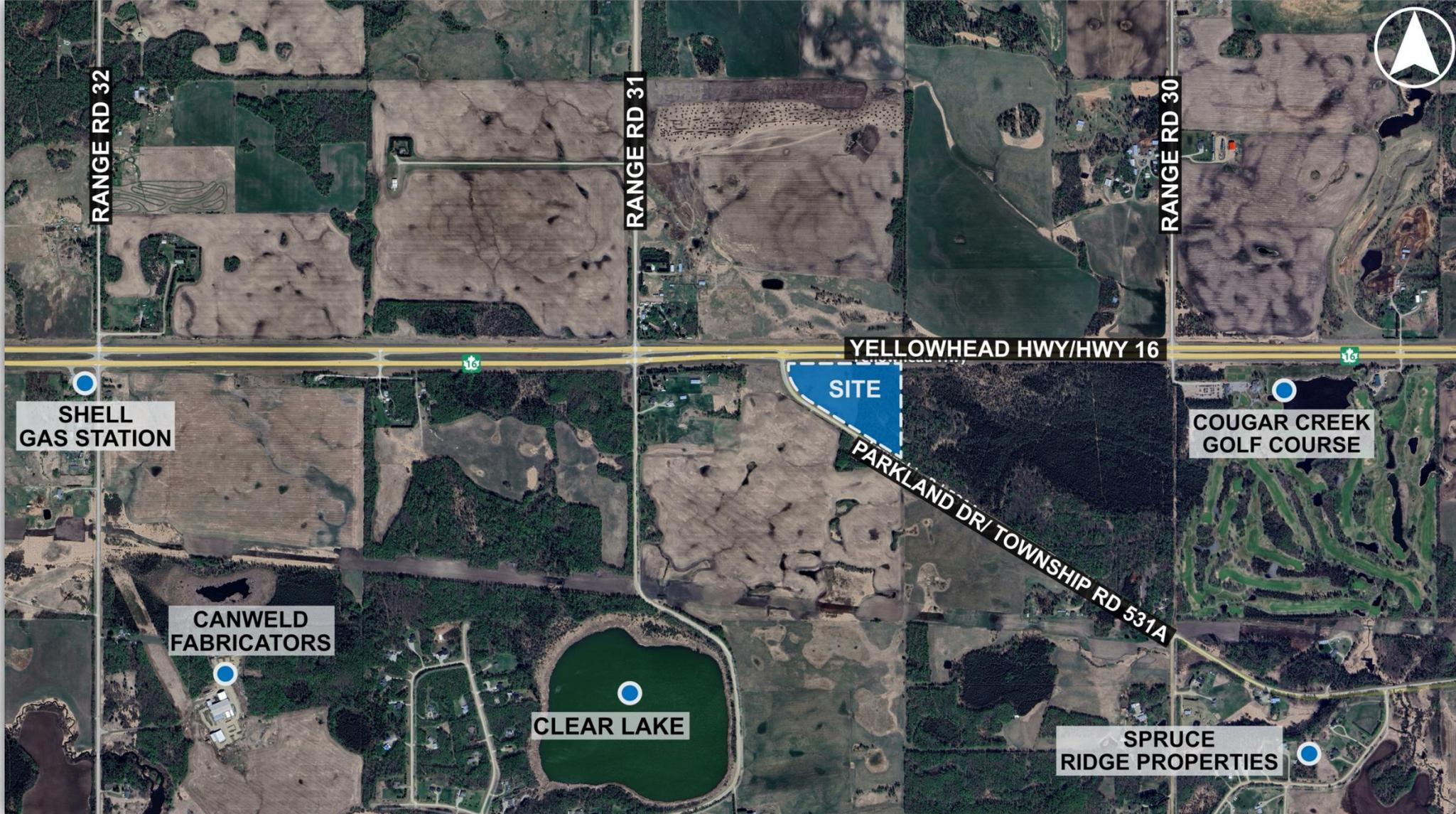
# HIGHWAY 16



## Conceptual Site Plan

# Site Context

- No structures on site
- Agricultural lands to the north, south, and west
- Natural forest on the east side
- Nearby residences are separated by road right-of-way or another parcel



# Policy Alignment

- MDP and ASP support limited commercial service in the right location
- C District serves surrounding communities and the travelling public
- Highway-oriented commercial is contemplated along major corridors
- Appropriate site for limited-scale service commercial

# Transportation Review

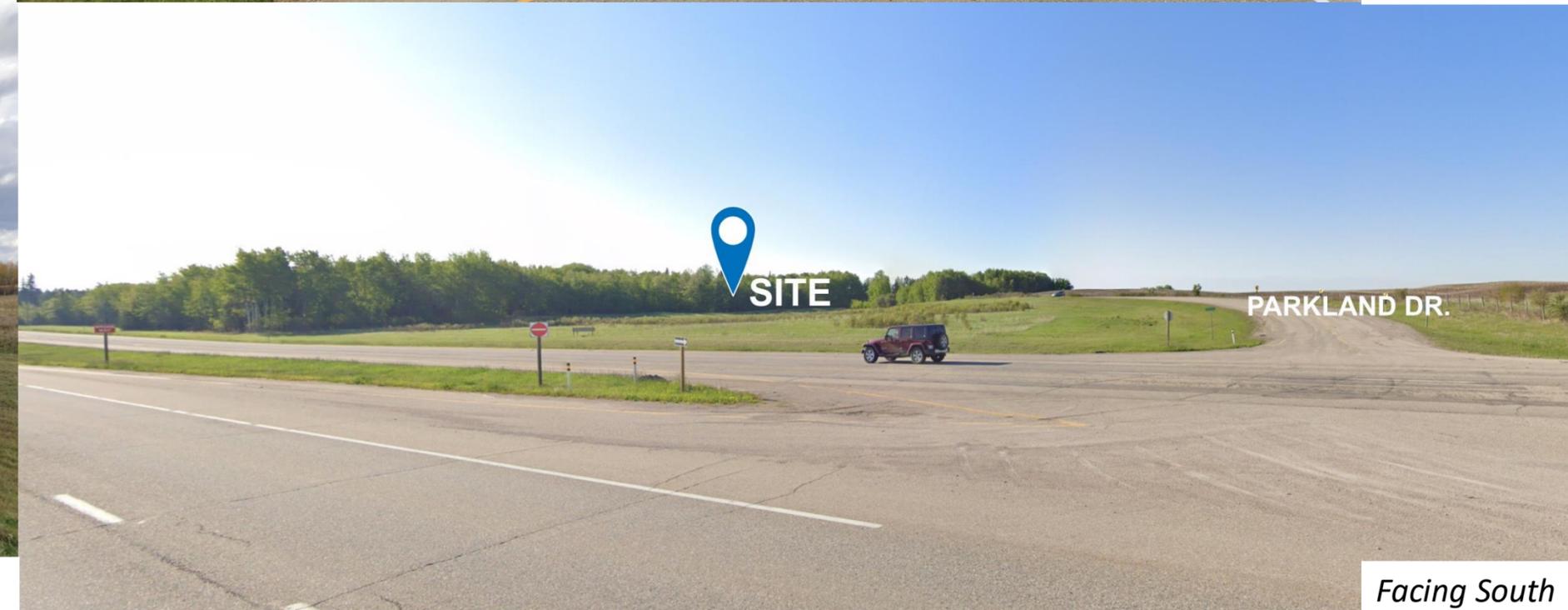
- Parkland Drive serves the site
- No direct access to Highway 16
- Existing intersection operates well
- Opening day operations remain acceptable
- Future Highway 16 plan was considered



Facing West



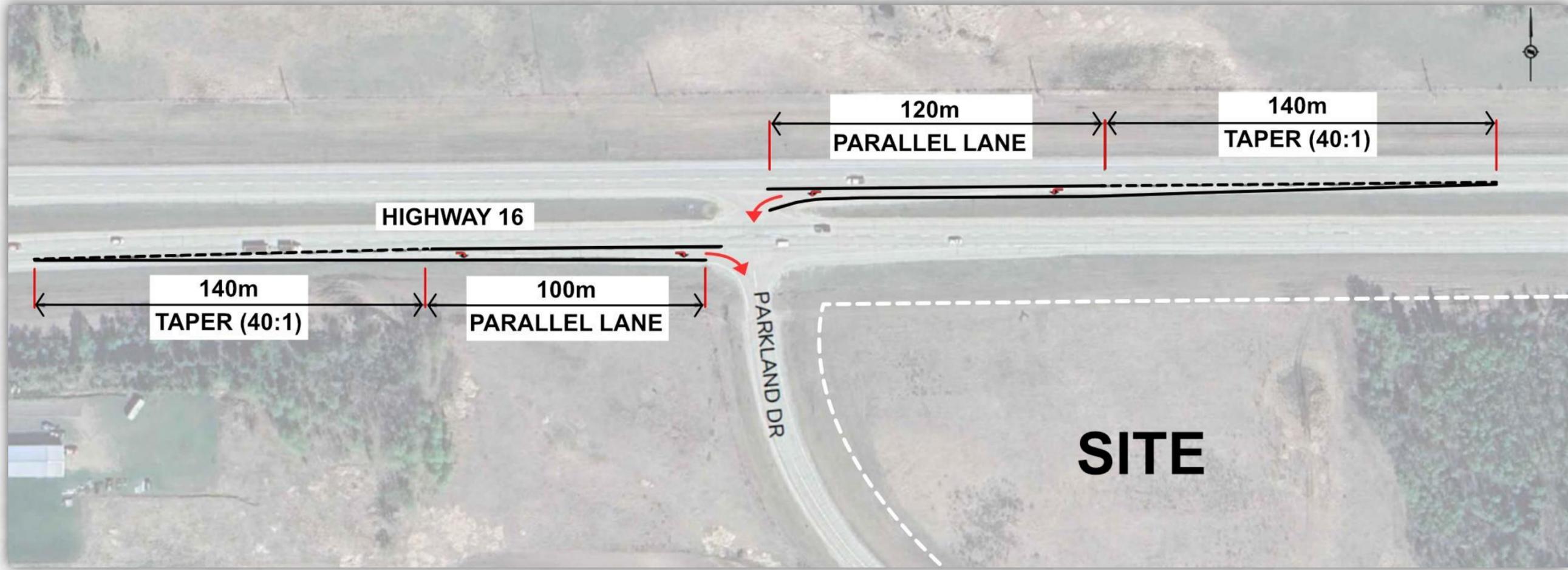
Facing East



Facing South

# Road Improvements

- Dedicated eastbound right-turn lane required
- Westbound left-turn lane to be extended for added storage
- Final road design to be confirmed through provincial permitting
- Lighting, speed reduction, and stop control also required on Parkland Drive



# Public Engagement

- 20 letters within 800 m
- Open house at Manly Hall
- Feedback accepted to June 6, 2025
- 3 participants total
- Main concerns: rural character, light, noise, traffic, wildlife



## WELCOME TO TONIGHT'S OPEN HOUSE

PROPOSED REDISTRICTING AT 51202 RANGE RD 33 PARKLAND COUNTY

**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.

**SITE LOCATION**

**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.

**clarity.**  
development advisory

01

# Summary and Request

- Existing Highway 16 / Parkland Drive location
- Fits alongside nearby agricultural lands
- Transportation review identifies road improvements
- Detailed site design comes at the next stage
- Request support for redistricting from AG to C

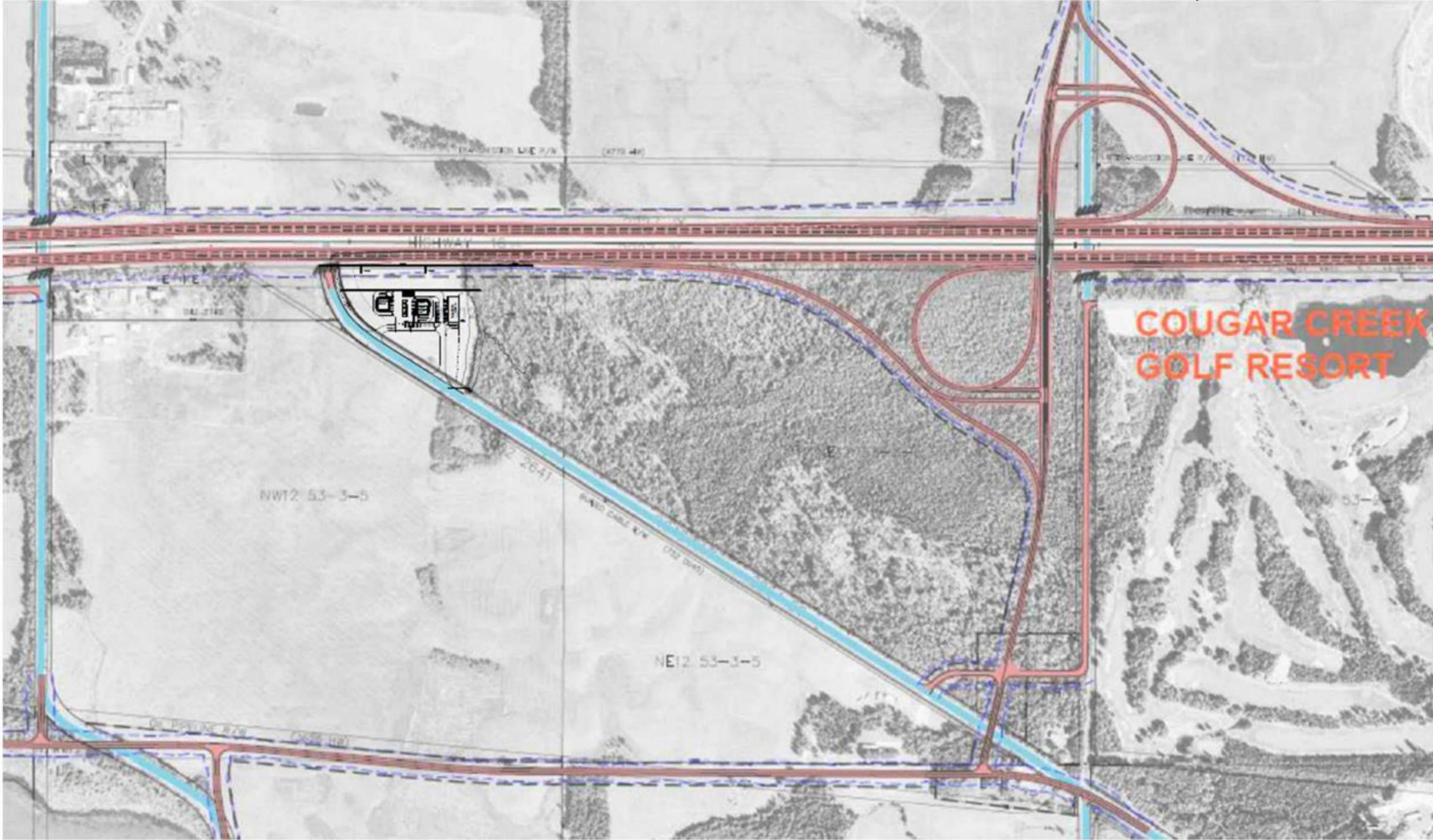


**Thank you.**

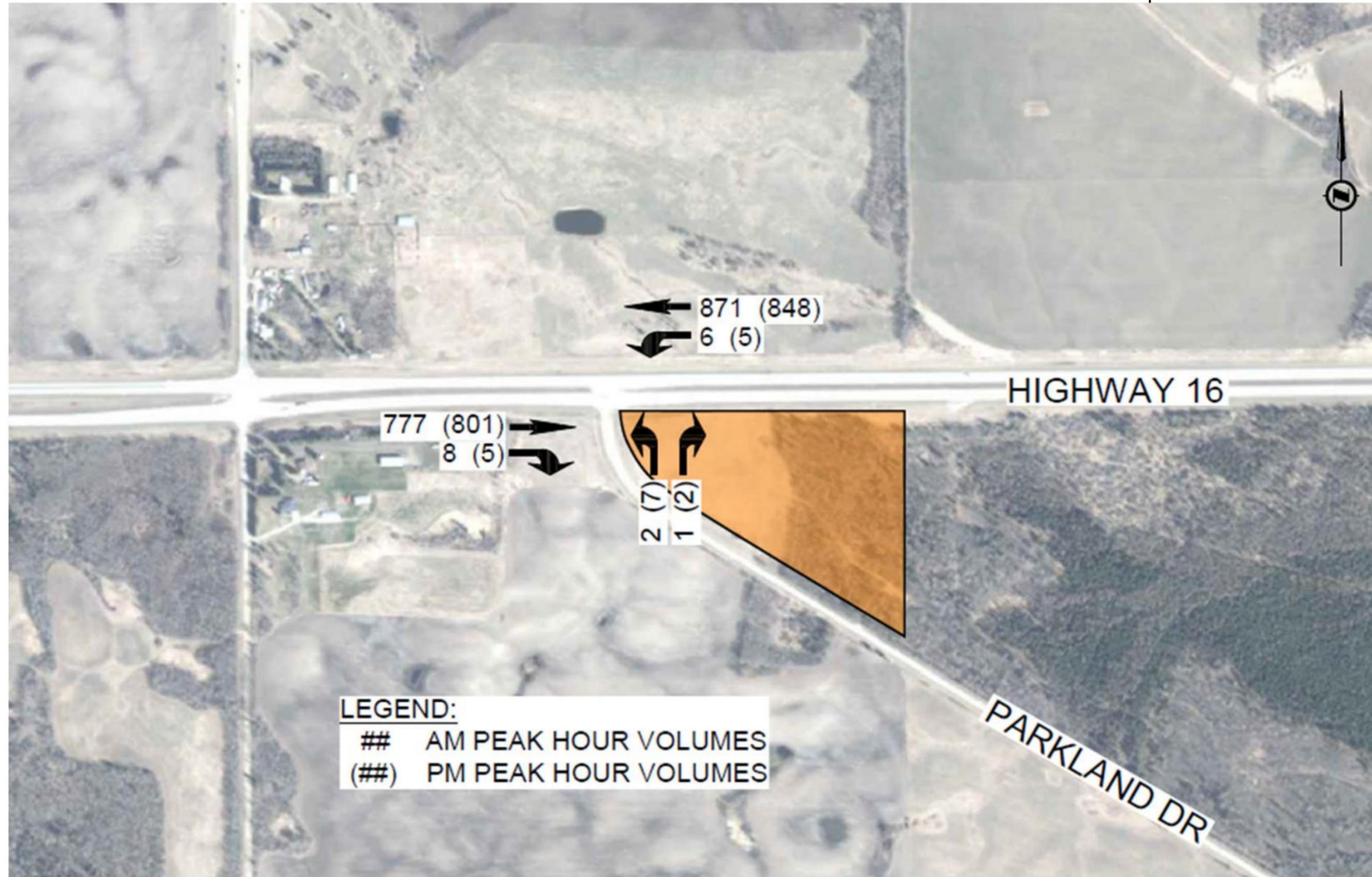
**Clarity Development Advisory**

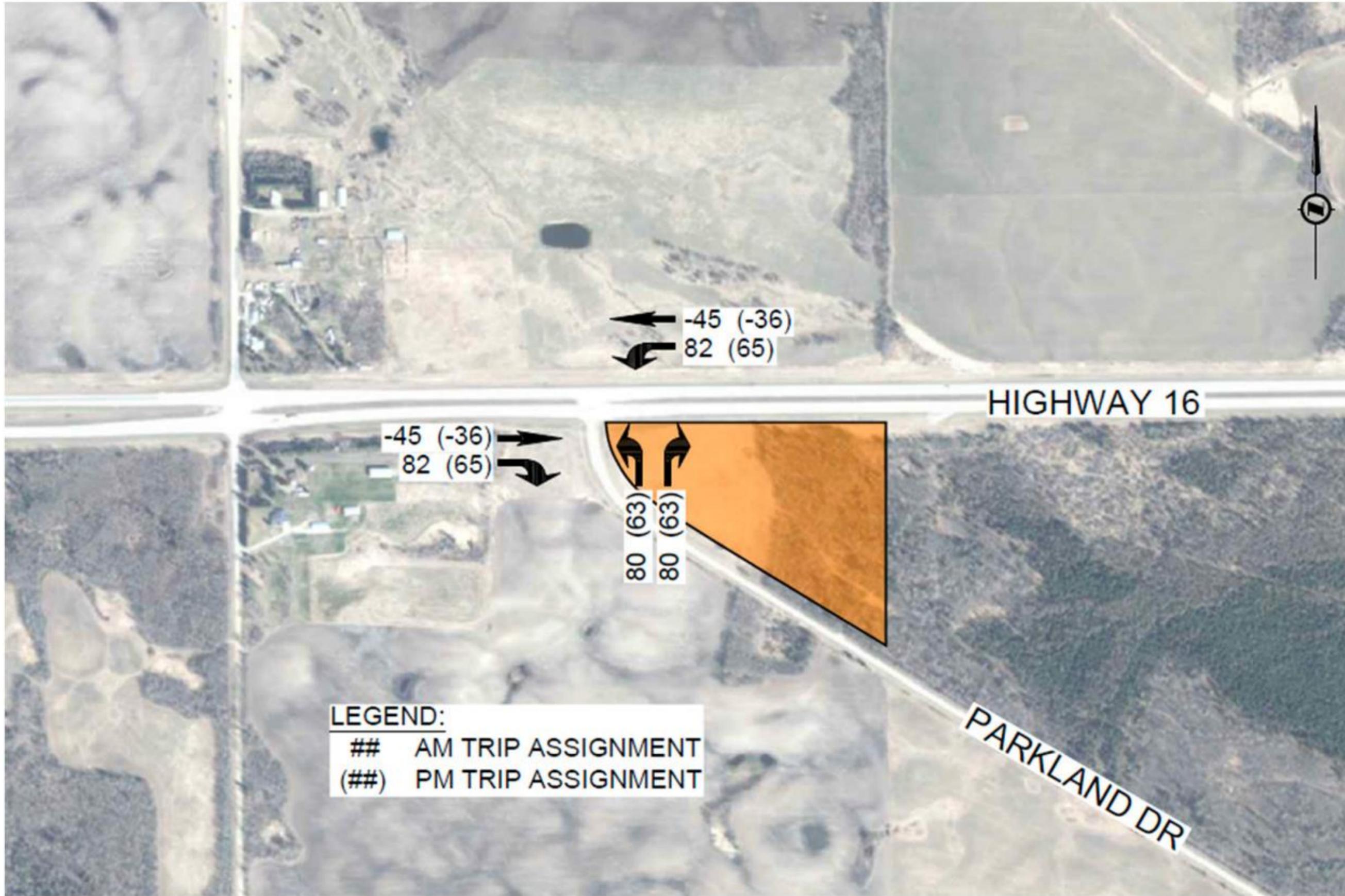
Public Hearing Date: Mar 24, 2026

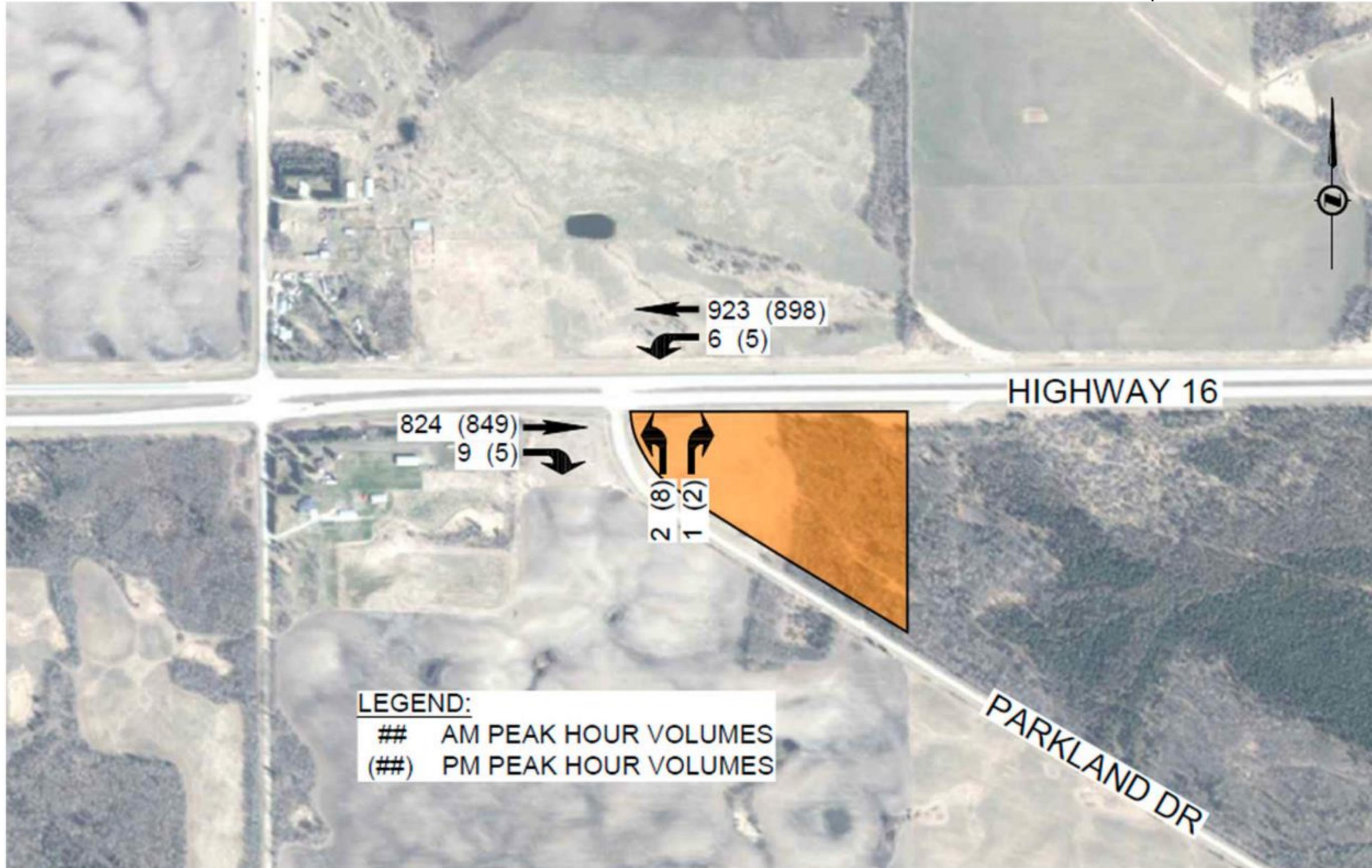


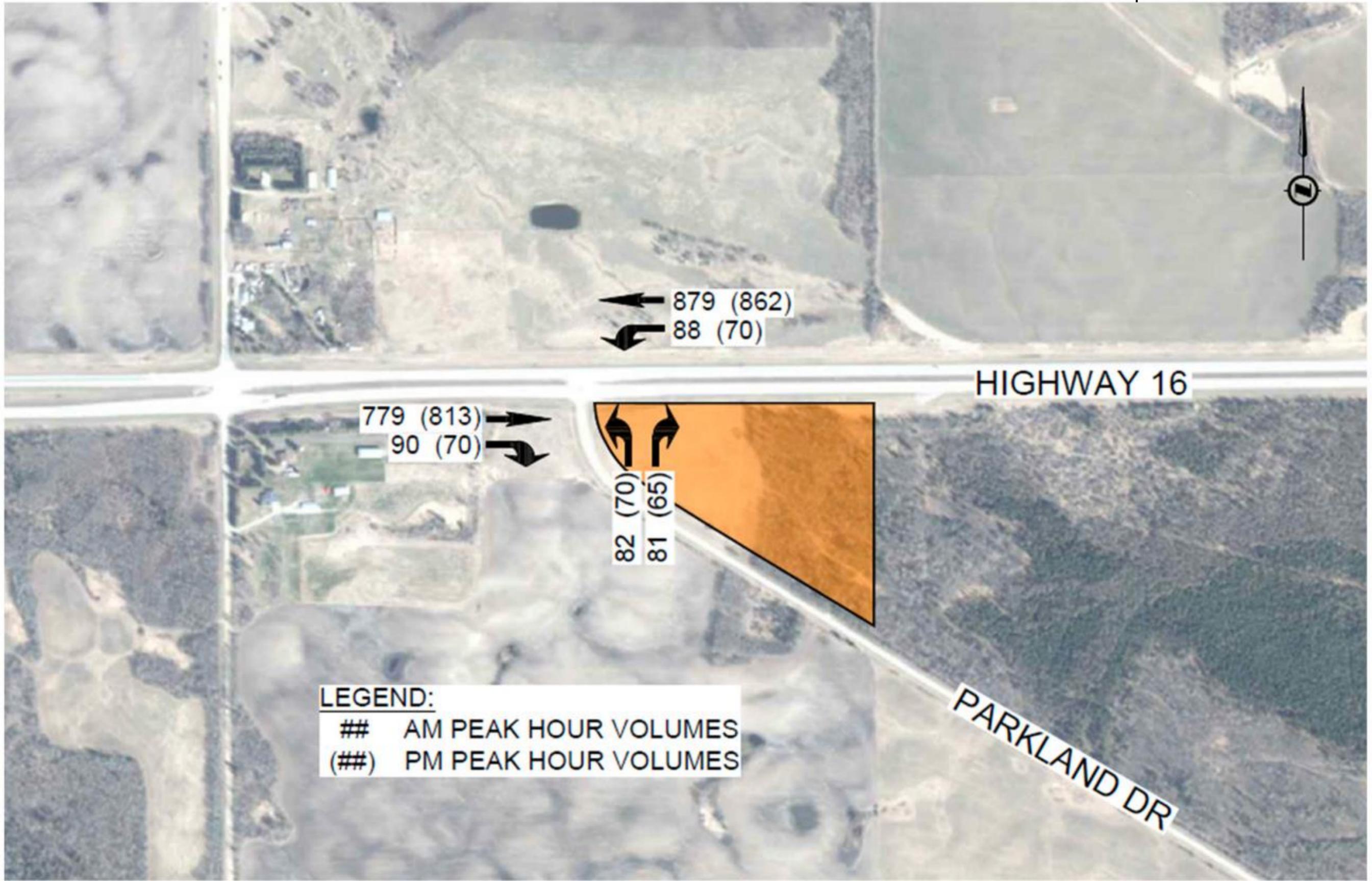


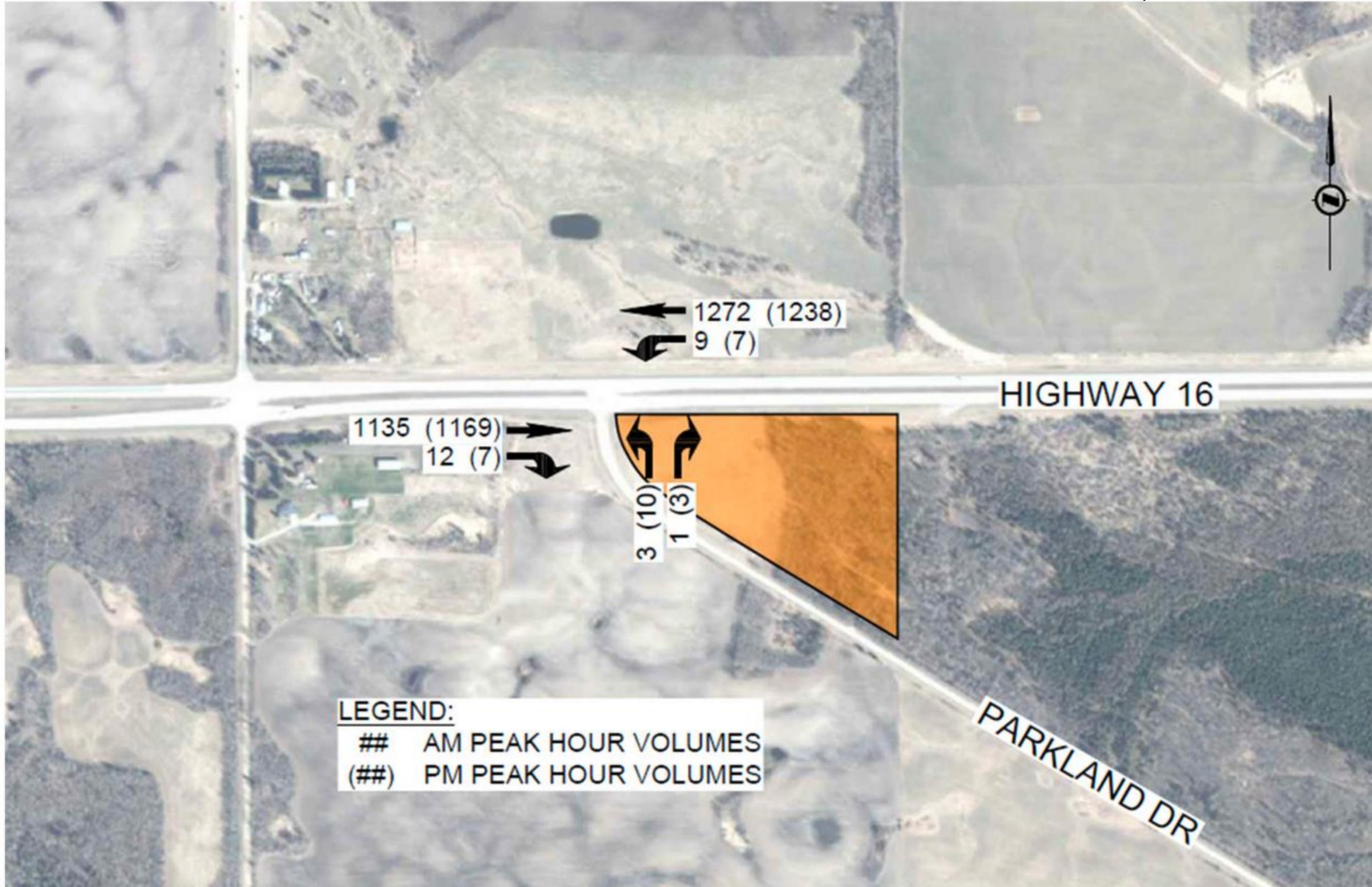
# Exhibit 2.4: Existing (2025) AM/PM Peak Hour Traffic Volumes

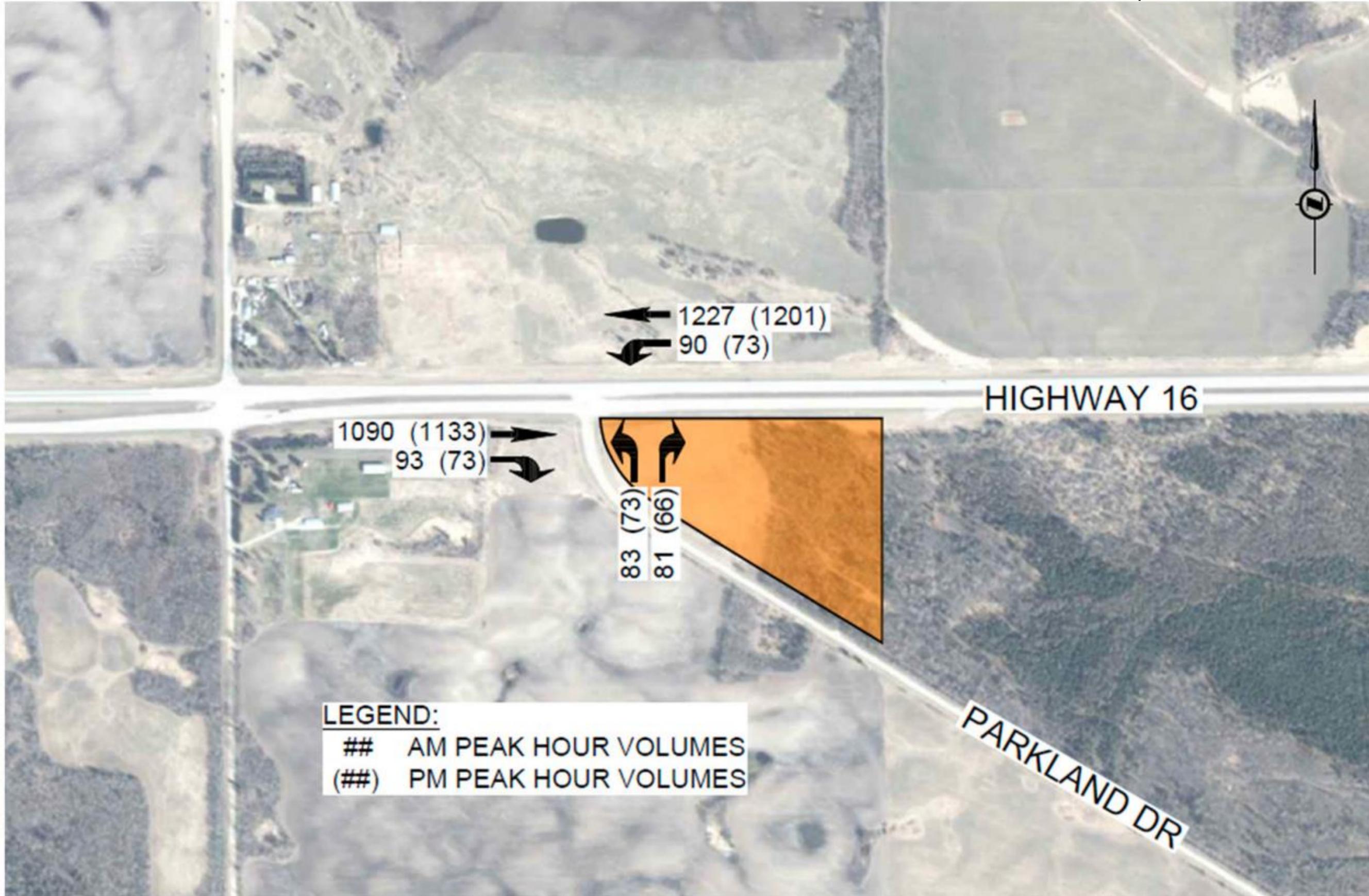


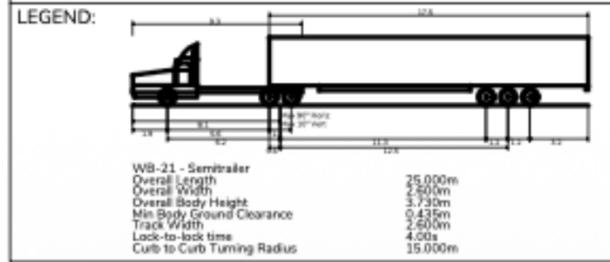
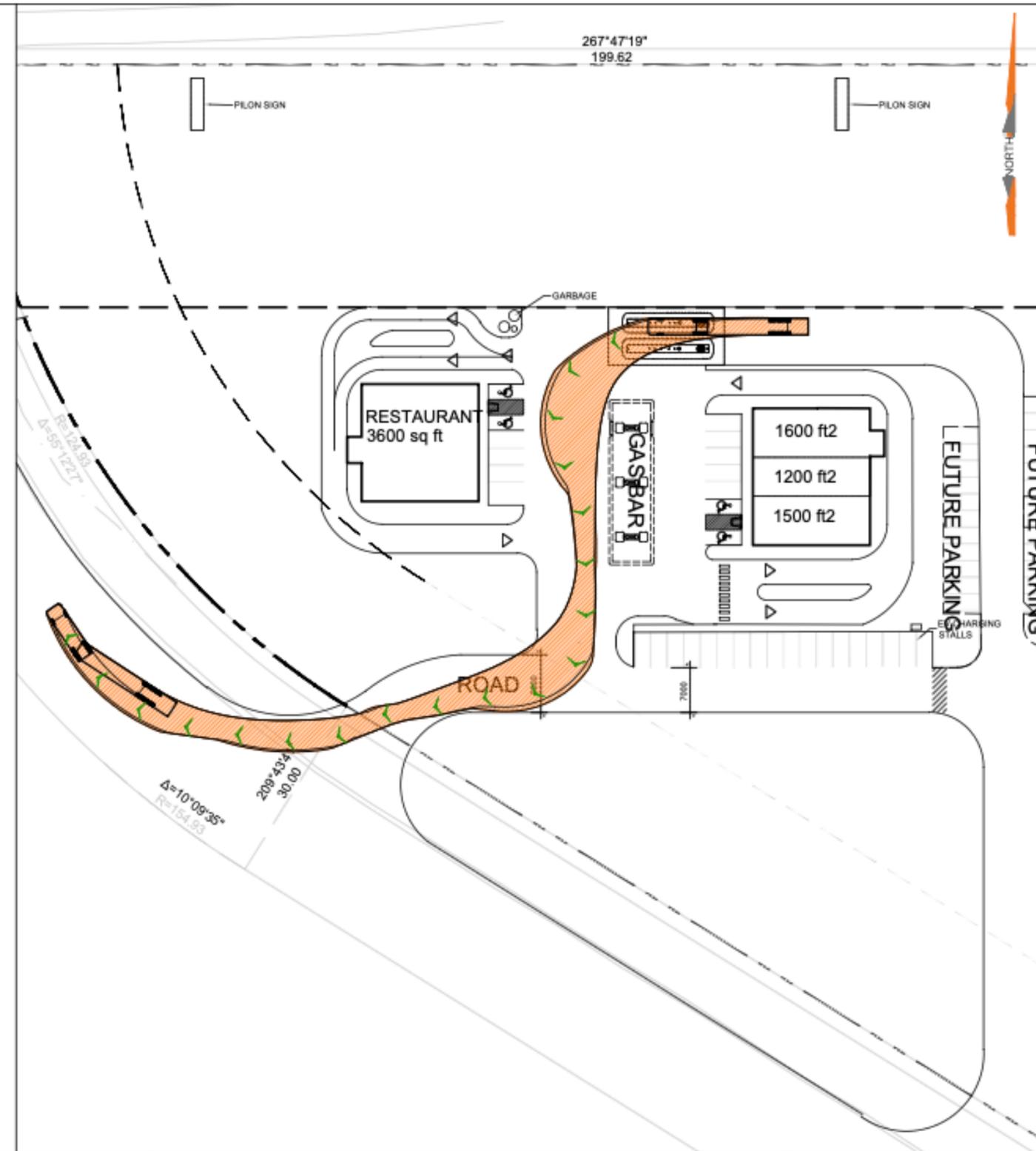
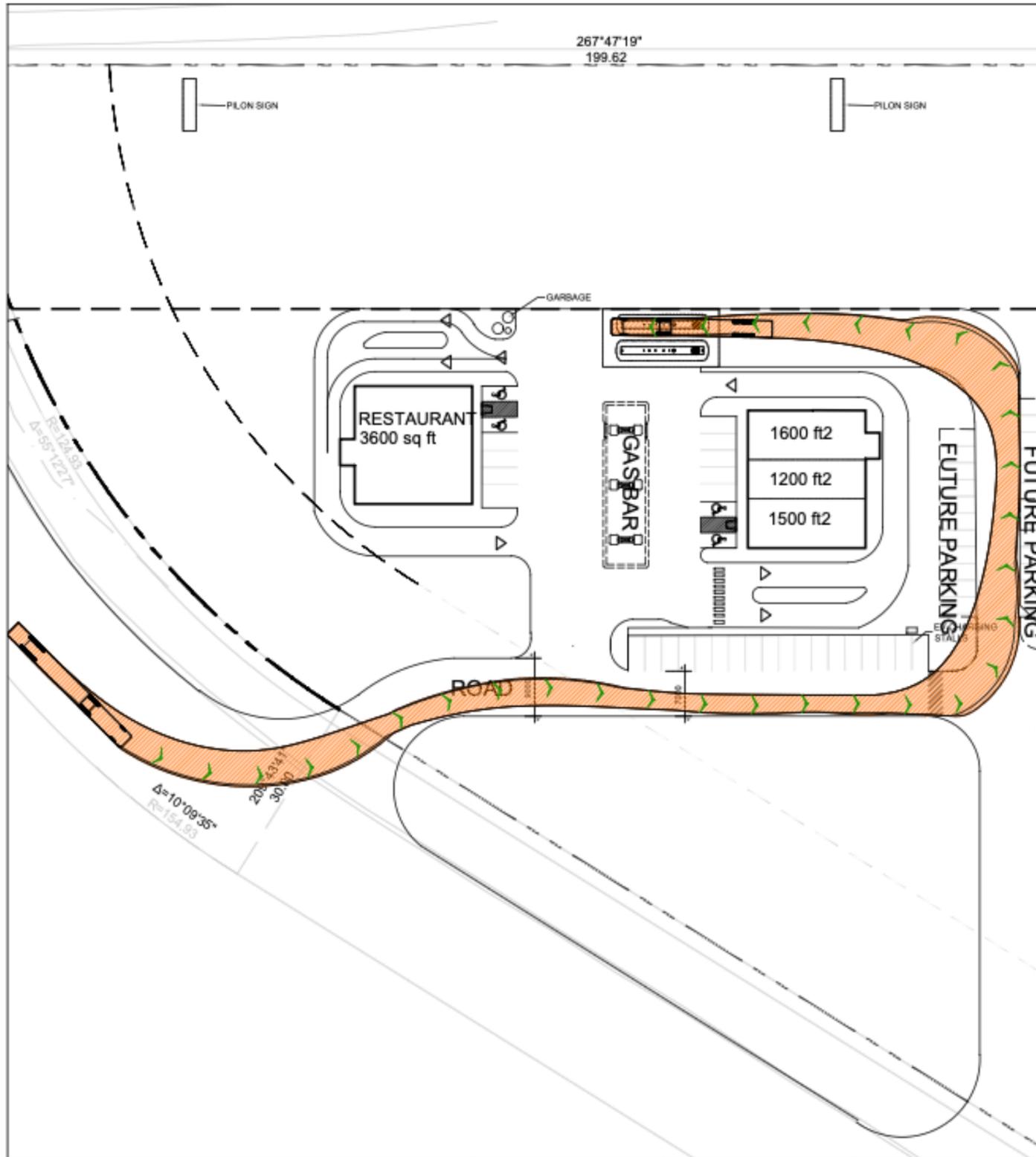












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**SEAL:**

**REVISIONS**

NO.	DESCRIPTION	DATE
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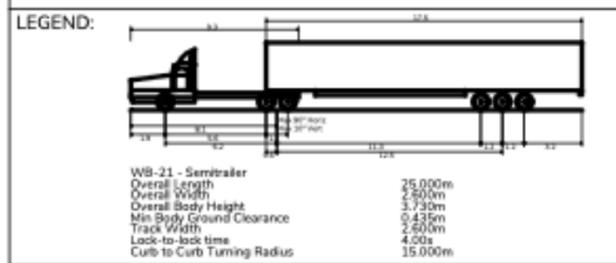
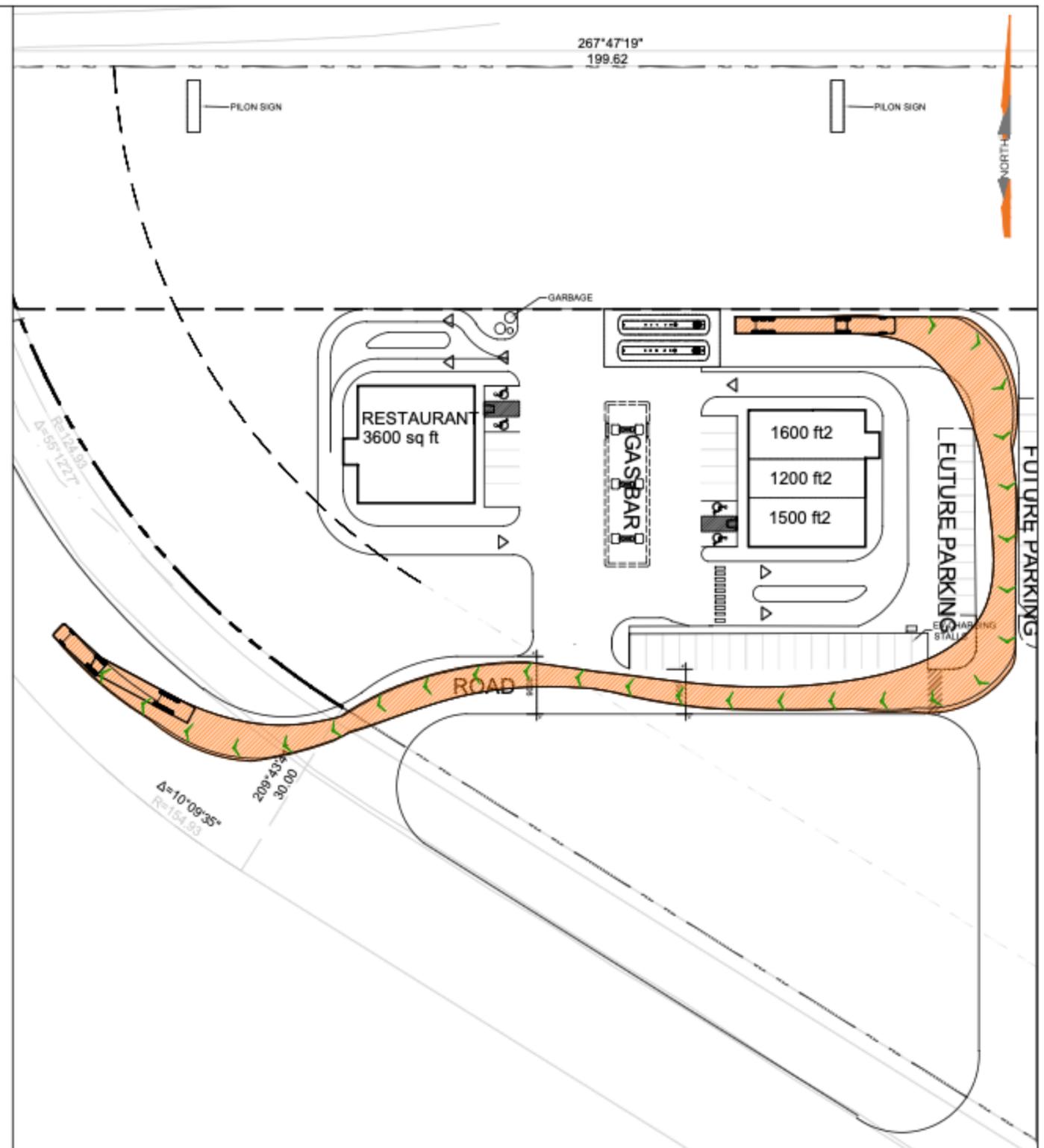
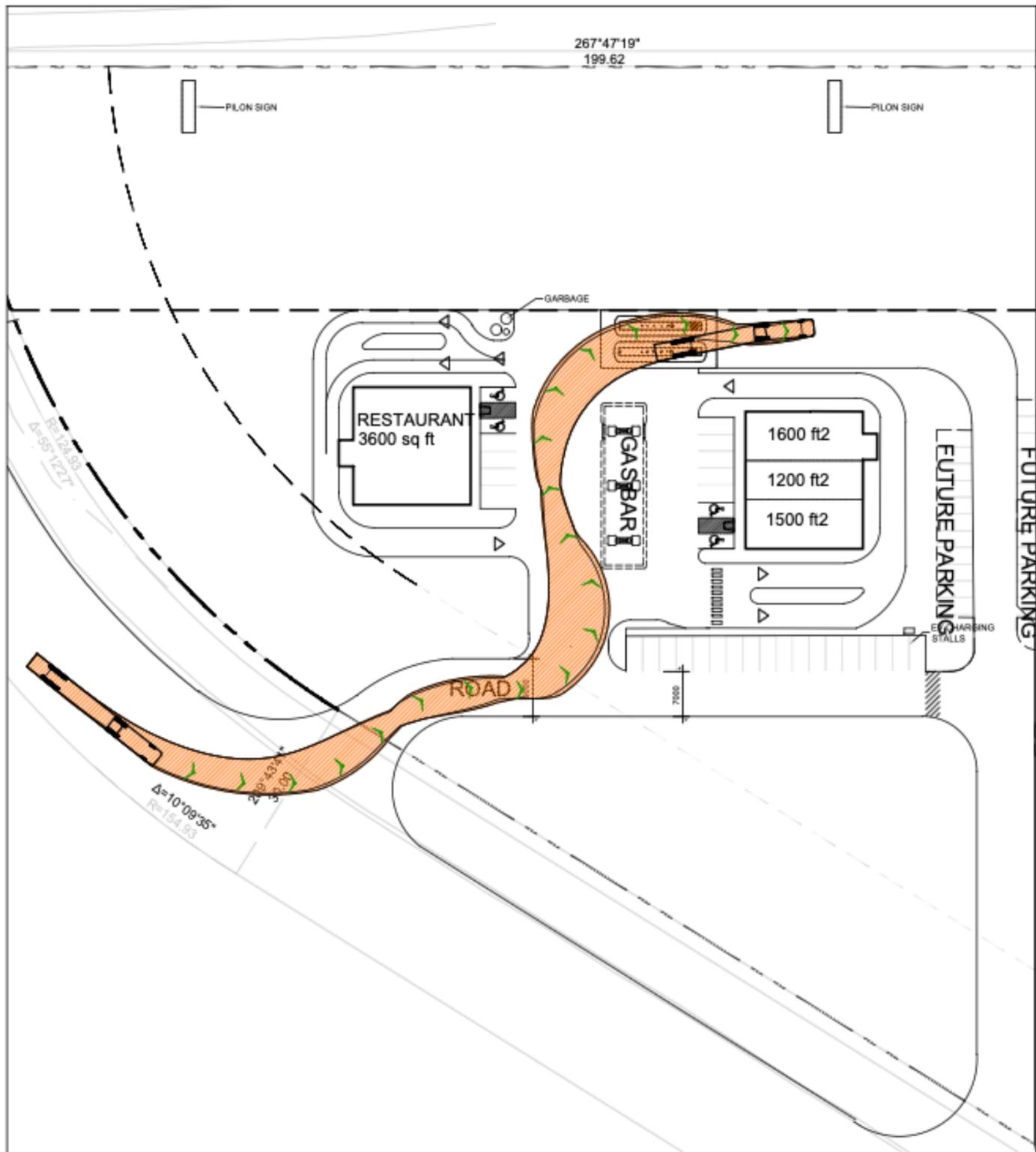
**PARKLAND DRIVE TIA  
 SWEEP PATH ASSESSMENT  
 COUNTERCLOCKWISE MOVEMENT**

DRAWING NO: SPA-01	SCALE: NTS	DRAWN: GP
DESIGN SPEED: -	DESIGN VEHICLE: WB-21	CHECKED: MH

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**SEAL:**

**REVISIONS**

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**PARKLAND DRIVE TIA  
 SWEEP PATH ASSESSMENT  
 CLOCKWISE MOVEMENT**

DRAWING NO: SPA-02	SCALE: NTS	DRAWN: GP
DESIGN SPEED: -	DESIGN VEHICLE: WB-21	CHECKED: MH

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