



April 1, 2026

RE: Public Engagement Summary, Land Use Amendment Application for 27278 Highway 628

Public Engagement for the proposed Land Use Bylaw Amendment on behalf of [REDACTED] was undertaken by an approved Public Engagement Plan and included targeted notification to surrounding landowners, occupants, and relevant external agencies.

A notification letter was distributed to 12 addresses identified by the Parkland County File Planner. These addresses were provided without identifying information to maintain recipient anonymity. Letters were mailed via Canada Post on March 4, 2026.

In addition, 16 external agencies were contacted at the request of the file planner. The notification letter was emailed to these agencies on March 5, 2026.

The notification outlined the proposed amendment for the subject lands located at 27278 Highway 628. Specifically, it described the intent to remove the Reserved Development Overlay (RO) to enable full access to the permitted uses within the Business Industrial (BI) District. The materials also detailed the proposed introduction of a metal fabrication business within the existing buildings and explained how the amendment aligns with the policy direction of the Acheson Industrial Area Structure Plan and the Acheson Zone 7 Outline Plan.

Stakeholders were invited to review the information and contact the applicant with any comments or questions by March 27, 2026. Applicant contact information included email and phone number to facilitate inquiries and discussions most accessible to the notification recipient. This approach ensured that potentially affected parties were informed early in the process and provided with an opportunity to review and comment on the proposal.

Sabine Roche, Planner at CIMA+ | B&A, was identified as the primary contact for all engagement-related inquiries. During the engagement period, no phone calls or voicemails were received. A total of four email responses were received from the Alberta Energy Regulator, TELUS Geoadmin, FortisAlberta, and ATCO Energy Systems. No concerns for the land use amendment were raised by any of the respondents. The information they provided in their emails included advisements for subdivision and development permit applications. Copies and summaries of this correspondence are included in Appendix A. Additionally, [REDACTED], Planner I with Parkland County

notified our team that Enoch Cree Nation reached out regarding the application but did not provide any comments or feedback.

APPENDIX A

RE: Notice of Land Use Amendment Application for 27278 Hwy 628, Parkland County

From Setbackreferrals <SetbackReferrals@aer.ca>

Date Thu 3/5/2026 2:34 PM

To Sabine Roche <sroche@bastudios.ca>

 2 attachments (241 KB)

2026-45 Report.pdf; 2026-45 Map.pdf;

Good Day,

Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

Thank you,

Setback Referrals

Alberta Energy Regulator

e SetbackReferrals@aer.ca

Suite 1000, 250 – 5 Street SW, Calgary, Alberta T2P 0R4

inquiries 1-855-297-8311 **24-hour emergency** 1-800-222-6514 www.aer.ca

Security Classification: Protected A

From: Sabine Roche <sroche@bastudios.ca>

Sent: March 5, 2026 10:08 AM

To: Sabine Roche <sroche@bastudios.ca>

Subject: Notice of Land Use Amendment Application for 27278 Hwy 628, Parkland County

You don't often get email from sroche@bastudios.ca. [Learn why this is important](#)

CAUTION: External email alert.

DO NOT click links, open attachments, reply, or enter AER credentials

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Good Morning,

You are receiving this email as an external stakeholder who may have interest in the proposed Land Use Amendment to the site located at 27278 Hwy 628, Parkland County.

Please review the attached letter and reach out to me by phone or email by **March 27, 2026**, should you have questions or concerns.

Sincerely,



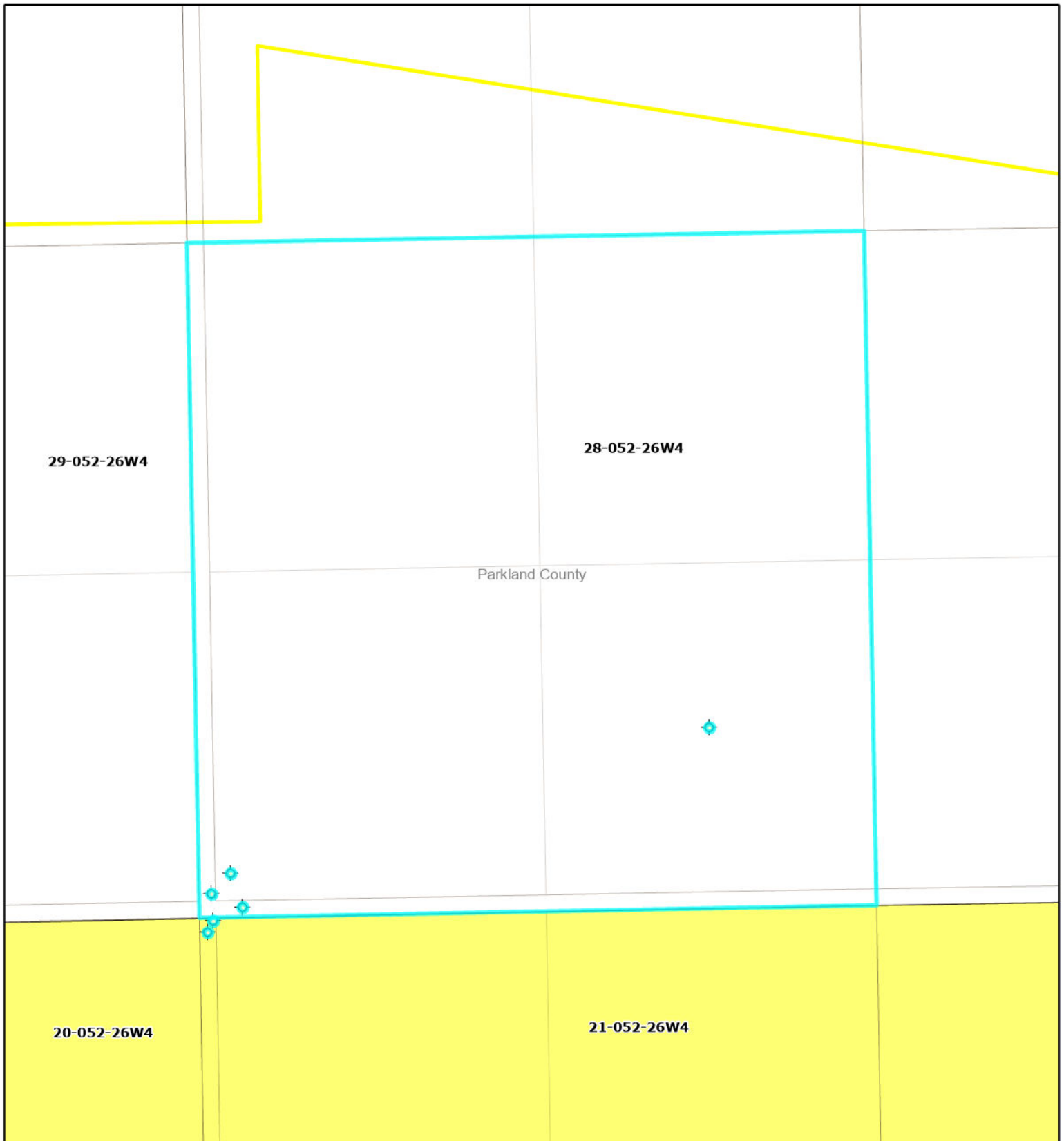
Sabine Roche (she/her)
Community Planner, MSc URP



c | 780.977.7067 e | sroche@bastudios.ca



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 HVP Pipelines
 Sour Natural Gas Pipelines

 Sour Oil-Well Effluent Pipelines
 dbo.FC_Well_SHL_D56_

The AER does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information.

You are strongly encouraged to undertake due diligence by contacting the licensee to obtain current sour gas setback level designations, at the earliest stage of development planning.

Wells with Known H2S							
License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback
0002013C	ABANDONED	W0/04-28-052-26W4/0	04-28-052-26W4	N/A	Gulf Canada Limited	N/A	100 m from wellhead
2256	ABANDONED	00/03-28-052-26W4/0	03-28-052-26W4	N/A	National Petroleum Corporation Limited	N/A	100 m from wellhead
0001596D	ABANDONED	00/04-28-052-26W4/0	04-28-052-26W4	N/A	Imperial Oil Resources Limited	N/A	100 m from wellhead
0002865A	ABANDONED	S0/04-28-052-26W4/0	04-28-052-26W4	N/A	Gulf Canada Limited	N/A	100 m from wellhead
0006597C	ABANDONED	W0/12-21-052-26W4/0	12-21-052-26W4	N/A	Gulf Canada Limited	N/A	100 m from wellhead
0002865B	ABANDONED	W0/13-21-052-26W4/0	13-21-052-26W4	N/A	ConocoPhillips Canada Resources Corp.	N/A	100 m from wellhead

Outside File: _____
27278 Hwy 628

Address: _____
Parkland County

Support – With Conditions

There is an existing ATCO Gas service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact **ATCO Gas Service Application team** at GasApplicationsEdmonton@atco.com to discuss a service alteration. Note all alteration costs will be borne by the developer / owner.

If gas service is required, to avoid delays, the owner / developer should apply within [ATCO Quick Connect](#) or Contact ATCO Gas Service Applications team at GasApplicationsEdmonton@atco.com at their earliest convenience to discuss the service contract, gas load requirements, timing details and any associated costs. To avoid delays a minimum notice of 4 months is recommended. Note, each lot / unit is to have a separate service line. For Commercial services, ATCO Gas will require a detailed site plan and mechanical drawings with the gas load breakdown in order to design and size the gas service.

Due to this proposal, a gas main upgrade may be required to the existing distribution system. It is required that the owner/developer contact ATCO Gas Growth Engineering at EdmontonGrowthEngineering@atco.com

Due to the expansion/addition, the existing service size, meter space, and main size will need to be reviewed by ATCO Gas. It is recommended that the owner apply within [ATCO Quick Connect](#) or contact **ATCO Gas Service Application team** at GasApplicationsEdmonton@atco.com at their earliest convenience with their existing and future gas load and pressure requirements to enable adequate lead time to review if a service or main upgrade is required, the associated costs, and if necessary, proceed with design and installation process.

Please contact Utility Safety Partners at **1-800-242-3447** to have the gas lines located at least 72 hours prior to excavation.

If you have any questions or concerns regarding this reply, please contact **Matt** [REDACTED]

Sincerely,

ATCO GAS

Administrative Coordinator / Natural Gas Distribution

RE: Notice of Land Use Amendment Application for 27278 Hwy 628, Parkland County

From [REDACTED] Julie (Contractor) [REDACTED]
Date Tue 3/24/2026 7:23 AM
To Sabine Roche <sroche@bastudios.ca>

 1 attachment (270 KB)
ATCO Energy Systems -27278 Hwy 628 .pdf;

You don't often get email from [REDACTED]. [Learn why this is important](#)

Good morning Sabine

Please see ATCO Energy Systems' comments attached.

Thank you

Julie [REDACTED]

Administrative Coordinator

ATCO Energy Systems

ATCO Centre, 10035-105 Street, Edmonton, AB, T5J 2V6

[ATCO.com](#) [LinkedIn](#) [Facebook](#) [Instagram](#) [X](#)

In the spirit of reconciliation, we acknowledge the traditional territories and homelands on which many of our ATCO operations and facilities are located. We honour and respect the diverse history, languages, ceremonies, and culture of the Indigenous Peoples who call these areas home.

From: Sabine Roche <sroche@bastudios.ca>
Sent: Thursday, March 5, 2026 10:08 AM
To: Sabine Roche <sroche@bastudios.ca>
Subject: Notice of Land Use Amendment Application for 27278 Hwy 628, Parkland County

Some people who received this message don't often get email from sroche@bastudios.ca. [Learn why this is important](#)

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Good Morning,

You are receiving this email as an external stakeholder who may have interest in the proposed Land Use Amendment to the site located at 27278 Hwy 628, Parkland County.

Please review the attached letter and reach out to me by phone or email by **March 27, 2026**, should you have questions or concerns.

Sincerely,



Sabine Roche (she/her)
Community Planner, MSc URP

c | 780.977.7067 e | sroche@bastudios.ca



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Notice of Land Use Amendment Application for 27278 Hwy 628, Parkland County

From Diana [REDACTED]
on behalf of
Land Service <landserv@fortisalberta.com>

Date Thu 3/19/2026 6:39 AM

To Sabine Roche <sroche@bastudios.ca>

 1 attachment (304 KB)

2025-357 Public Engagement Notice - Draft 3MAR2026_SignedSR.pdf;

Good day,

FortisAlberta has no concerns. Please contact 310-WIRE for any electrical services.

Warm Regards,

Diana [REDACTED] | Land Coordinator, Land Department

FortisAlberta | 15 Kingsview Rd. SE Airdrie, AB T4A 0A8 | p: 587-775-6264



We are FortisAlberta. We deliver the electricity that empowers Albertans to succeed. We keep the power on, not just because it's our job, but because we care about the people we serve. We are reliable, honest and dedicated to our work because our employees, customers and communities matter to us.

From: Sabine Roche <sroche@bastudios.ca>

Sent: Thursday, March 5, 2026 10:08 AM

To: Sabine Roche <sroche@bastudios.ca>

Subject: [CAUTION] Notice of Land Use Amendment Application for 27278 Hwy 628, Parkland County

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If this is a suspicious email, **before you delete it**, use the 'Phish Alert Report' button in Outlook or contact the Service Desk.

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Sincerely,



Sabine Roche (she/her)
Community Planner, MSc URP

c | 780.977.7067 e | sroche@bastudios.ca



Re: Notice of Land Use Amendment Application for 27278 Hwy 628, Parkland County

From GeoAdmin . <geoadmin@telus.com>
Date Mon 3/9/2026 1:06 PM
To Sabine Roche <stroche@bastudios.ca>

Hi ,

The Address has been updated.
Once it's deployed, it will appear in SNET on 9 March 2026.
Let me know if any corrections are needed.

Thanks & Regards,
Nilam 

On Thu, Mar 5, 2026 at 10:37 PM Sabine Roche <stroche@bastudios.ca> wrote:

Good Morning,

You are receiving this email as an external stakeholder who may have interest in the proposed Land Use Amendment to the site located at 27278 Hwy 628, Parkland County.

Please review the attached letter and reach out to me by phone or email by **March 27, 2026**, should you have questions or concerns.

Sincerely,



Sabine Roche (she/her)
Community Planner, MSc URP

c | 780.977.7067 e | stroche@bastudios.ca

