



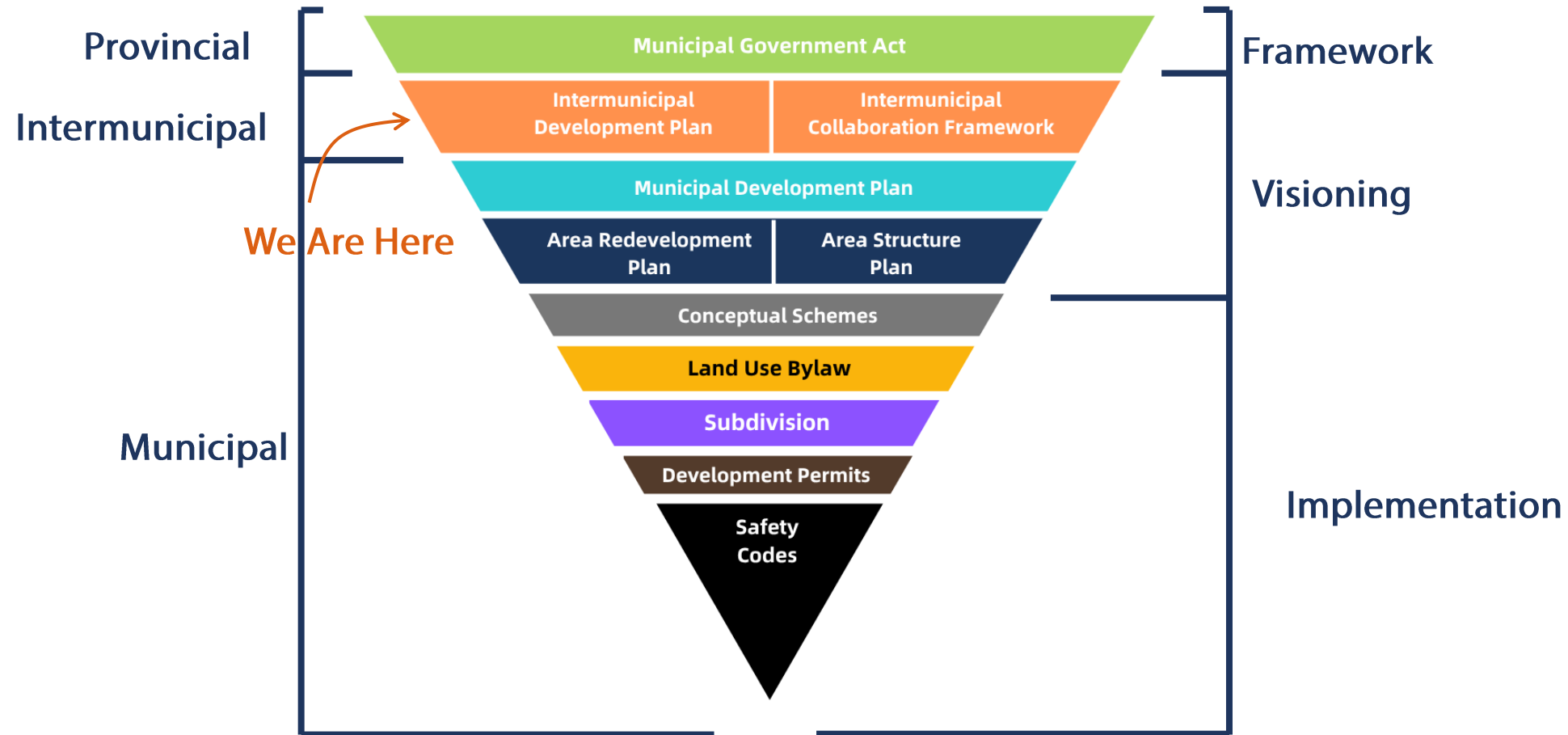
Bylaw 2026-17
Parkland County/Seba
Beach Intermunicipal
Development Plan

April 27, 2026



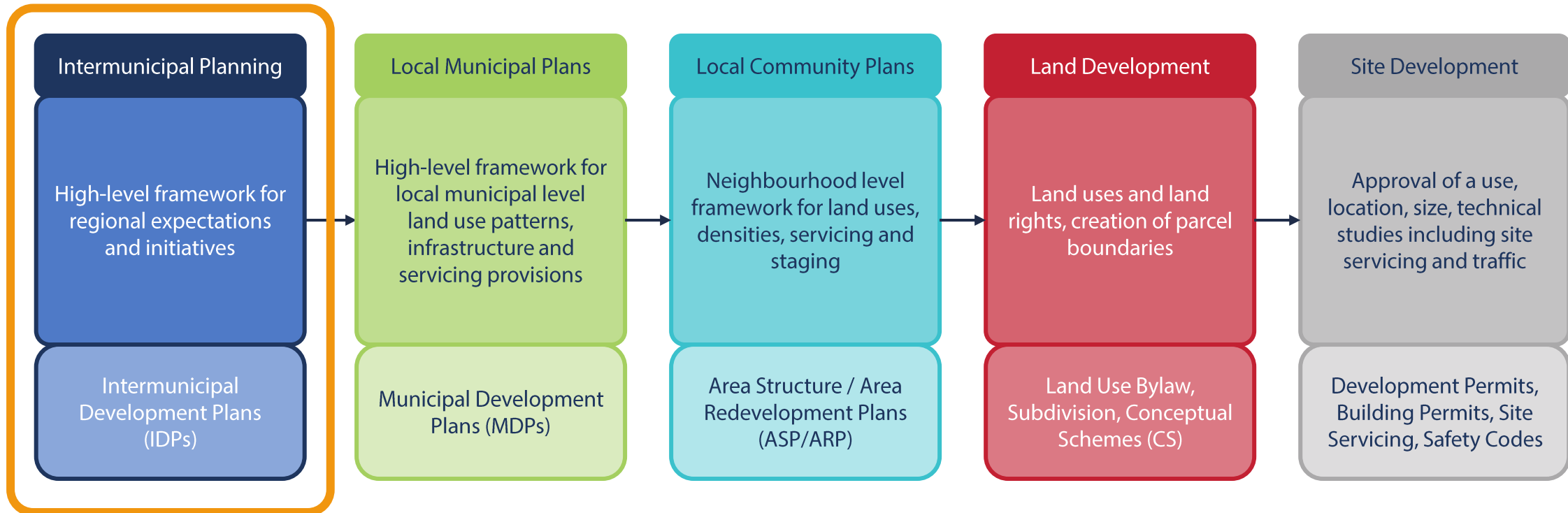


ALBERTA PLANNING FRAMEWORK





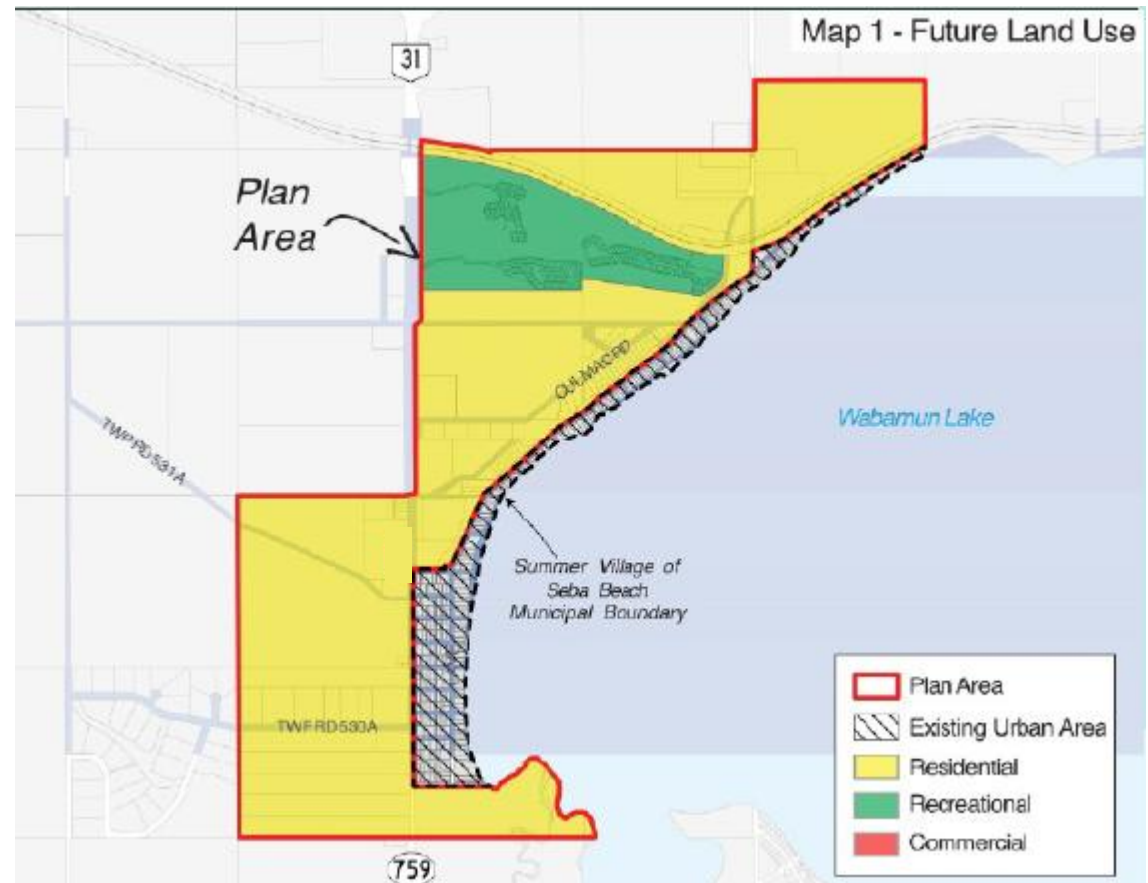
PLANNING PROCESS



What is an IDP

Statutory Plan

- Between two or more Municipalities
- Plan for how we work together to:
 - Attract and coordinate economic opportunities
 - Managing land use, subdivision and development in the IDP area
 - Coordinate future development and reduce the possibility of future land use conflicts





Purpose

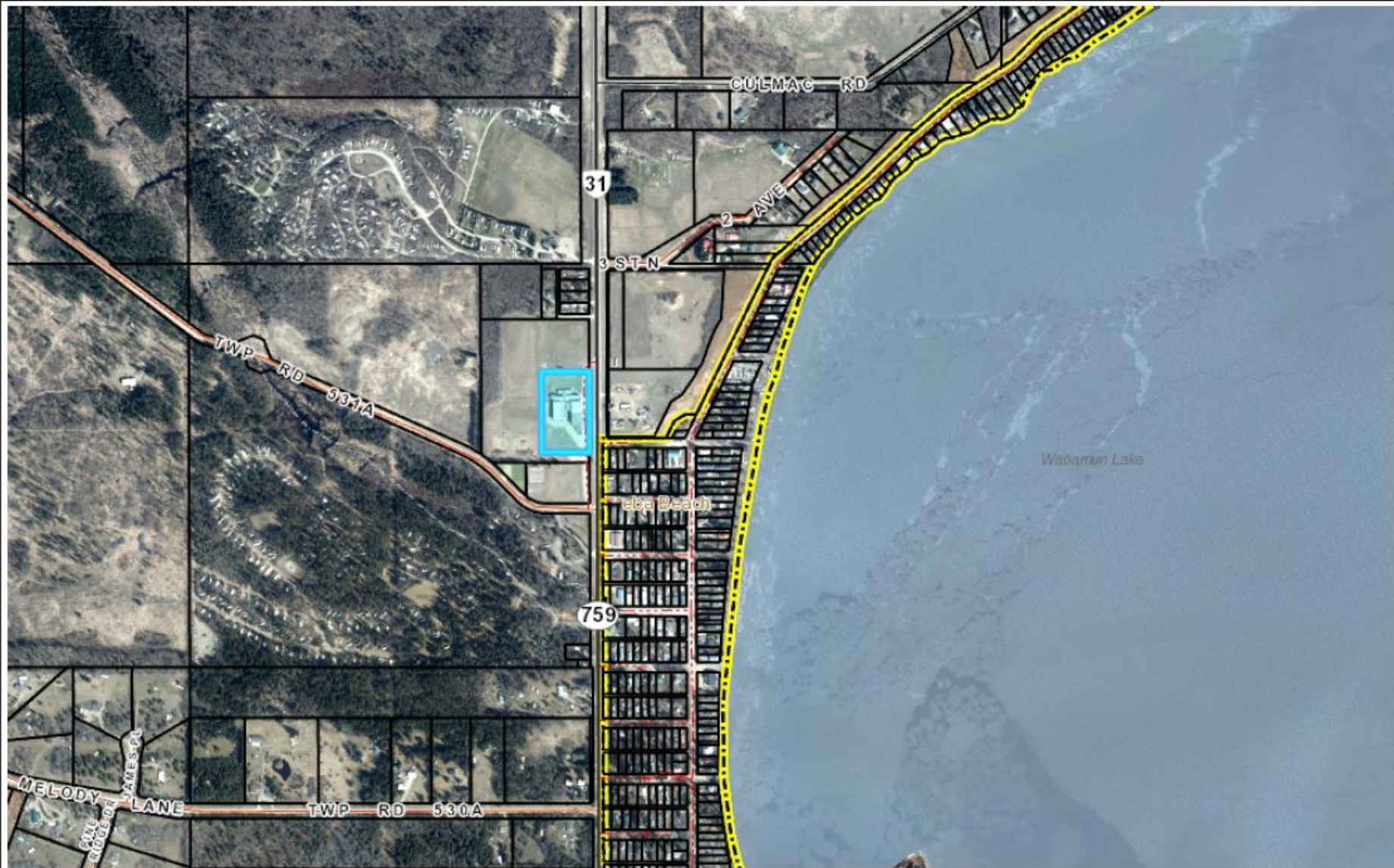
Application

The application includes an application to amend the Parkland County and Summer Village of Seba Beach Intermunicipal Development Plan-Bylaw 2019-09 (IDP). The text and map amendment is proposing a change of use for SE- 12-53-6-5 from R- Residential to C- Commercial.

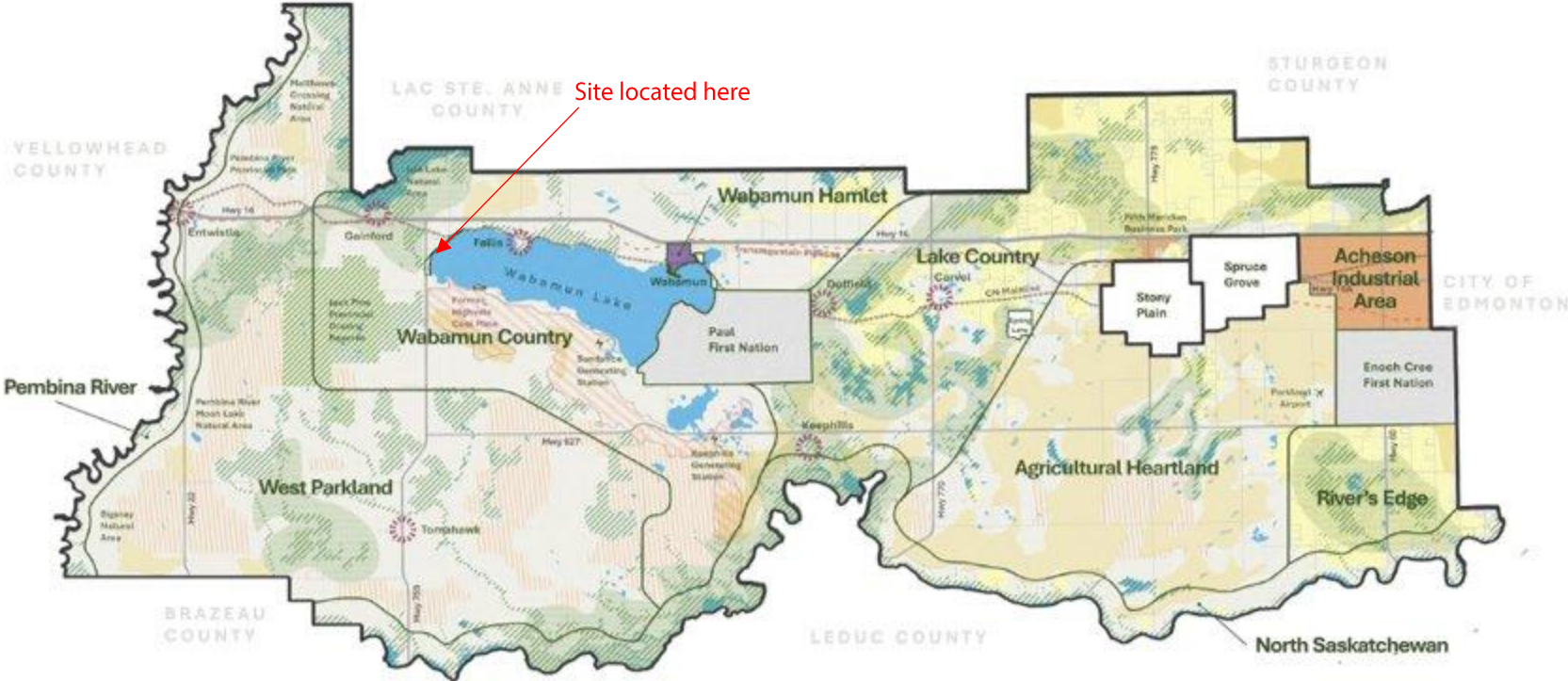
Intent

The letter of intent identified the purpose of this amendment to primarily focus of the revitalization of the vacant Seba Beach school site by establishing a vibrant community hub with commercial opportunities.

Context



Municipal Development Plan

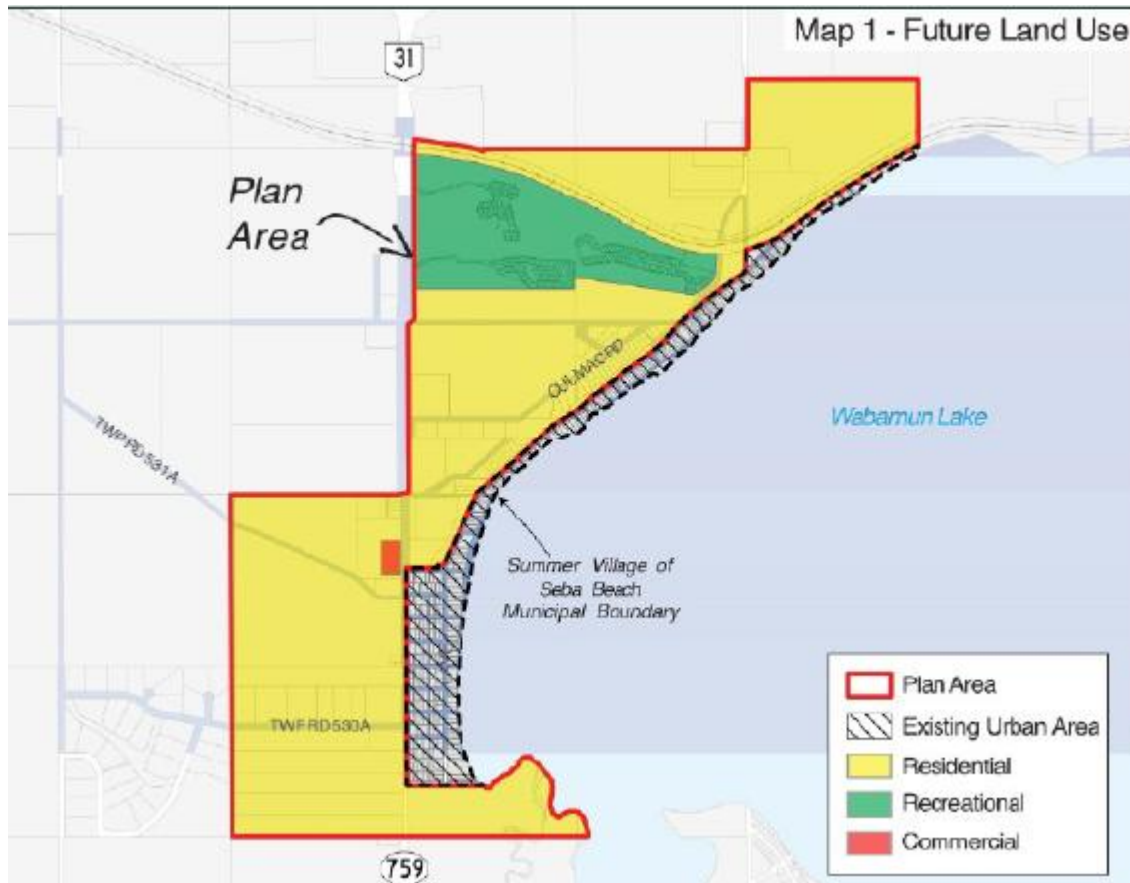


Legend

- Municipal Boundaries
- Special Area Boundaries
- First Nation Reserves
- Villages & Summer Villages
- ✿ Hamlets
- Highway and Major Road Corridors
- - Interregional Pipeline Corridors
- Interregional Rail Corridors
- Former Mine Areas
- Water
- Rural Agricultural Areas
- Prime Agricultural Areas
- Major Employment Areas
- Priority Growth Hamlets
- Country Residential Areas
- High Priority Landscapes
- Environmentally Significant Areas
- Confined Feeding Operation Compatible Areas



Intermunicipal Development Plan



Proposed Text Update

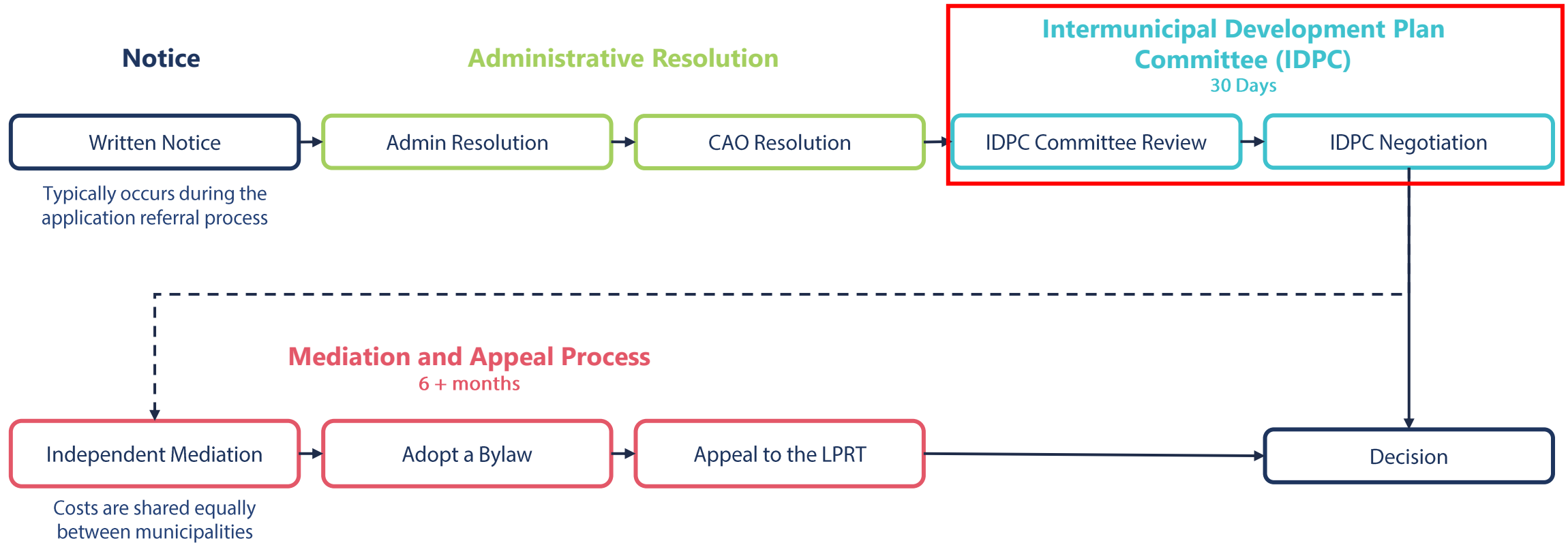
5.7 Commercial - Commercial Districts within the Intermunicipal Development Plan area shall allow for a variety of high-quality commercial, tourism, and recreational uses that provide services to surrounding communities.

The following uses shall be prohibited in the Plan Area:

- Vehicle Services, Maintenance, and Sales, Light
- Vehicle Services, Maintenance, and Sales, Heavy
- Crematorium
- Data Processing Facility
- Industrial, Major



Referral Process





Recommendation

1. That Bylaw 2026-17 receive first reading.
2. That Bylaw 2026-17 receive second reading.
3. That Bylaw 2026-17 be presented at this meeting for third reading.
4. That Bylaw 2026-17 receive third reading.



Questions?