



# SUMMER VILLAGE OF SEBA BEACH

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Via Email: [natasha.desandi@parklandcounty.com](mailto:natasha.desandi@parklandcounty.com)

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Thank you for providing the Summer Village of Seba Beach with the opportunity to submit comments on Parkland County's proposed amendment to the Parkland County & Seba Beach Intermunicipal Development Plan (IDP).

## **IDP Amendment Process**

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1. The Summer Village notes that an amendment to an IDP requires all municipalities that are party to the IDP to adopt identical amending bylaws for the proposed changes to come into effect, and that it is not a unilateral decision of one municipality. While although one municipality may be the proponent of a proposed amendment (and refer it to the partner municipality for their consideration), it requires formal adoption by all municipalities. To date, the Summer Village has not initiated an amendment to the Summer Village's IDP bylaw.
2. Section 9.2.b of the IDP states that if the plan requires amendments, or if there is an objection to the Plan by either municipality, an Intermunicipal Development Plan Committee (IDPC) shall be established to review and discuss changes to the Bylaw. To date, the IDPC has not been established to address the proposed amendment.
3. Further, Section 9.2.a of the IDP states that the IDP shall be reviewed (at minimum) every five (5) years following adoption by both municipalities. The IDP was adopted (by the Summer Village) in April 2020. Potential major amendments to the IDP (e.g. adding new future land use categories) should be addressed during the formal review of the IDP by both municipalities.

## **Proposed Development Concept**

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4. The area affected by the proposed amendment appears to be part of a larger (proposed) mixed use commercial/campground development concept for lands within and adjacent to the former Seba School site. The proposed amendment makes no reference to the uses, densities, or other lands included in the publicly available development concept for this area. Lands identified as the campground development as part of this concept would also require an amendment to the IDP. The limited area of applicability and scope of the proposed IDP amendment (knowing what is proposed in the overall development concept for this area) raises concerns on the part of the Summer Village about a future IDP amendment to address the campground and other commercial/amenity areas.

### **The Existing IDP and Commercial Development**

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5. The current IDP does not allow for commercial development within the plan area. As a result, there are no corresponding policies related to the types and scale of commercial development that are suitable within the plan area. The IDP as negotiated and adopted by the municipalities does not include provisions for commercial development.
6. The proposed amendment only notes the location of the proposed commercial area; it doesn't include policies that guide the types of commercial uses that may be allowed to be developed in this location in the future. Without policies guiding the types of commercial uses (and development design criteria) that may be developed within the Plan Area, the Summer Village cannot assess if this site is an appropriate location for future commercial development.
7. The County's Land Use Bylaw (which is currently being reviewed and potentially revised in the future) includes multiple commercial Land Use Districts that could be used for a potential redistricting (e.g. HC – Highway Commercial, LC – Local Commercial). Within these districts is a wide range of potential uses, including tourist campgrounds, animal breeding and boarding services, recycling depots, recreational vehicle storage, automotive equipment and vehicle services, accommodation and convention services, etc.).

### **Conclusion and Further Actions**

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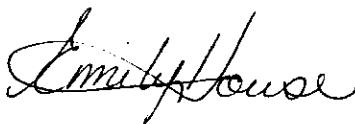
At this time, the Summer Village of Seba Beach objects to Parkland County's proposed IDP amendment. The Summer Village of Seba Beach further advises Parkland County that an amendment to the County's IDP bylaw does not come into affect until such time as the Summer Village adopts a similar amendment to the Summer Village's IDP bylaw.

The Summer Village of Seba Beach further advises Parkland County that the Summer Village is not prepared to consider an amendment to the IDP until:

- A. An Intermunicipal Development Plan Committee (IDPC) is established to review and discuss changes to the Bylaw; or
- B. The municipalities, through an Intermunicipal Development Plan Committee (IDPC), undertake a comprehensive review of the IDP that addresses commercial and campground development in the plan area.

Should Parkland County wish to further discuss this matter (or to initiate a meeting of the Intermunicipal Development Plan Committee), please contact the Summer Village's CAO to arrange for a meeting.

Sincerely,



Emily House  
Chief Administrative Officer