

Topic: SE-12-53-6-5 Commercial Redistricting Amendment Bylaw

Introduction:

Administration has received an application to amend the map under Land Use Bylaw 2025-12. The application includes a redistricting within a portion of SE-12-53-6-5 from CR-Country Residential District to C-Commercial District to support future commercial uses.

This application follows an Intermunicipal Development Plan (IDP) Amendment Application (PLPA20241030), which was proposed to the Parkland County/Summer Village of Seba Beach IDP, Bylaw 2019-09 (Parkland County) and Bylaw 5-2019 (Summer Village of Seba Beach). The proposed IDP amendment included a map and text amendment to support commercial uses on a portion of SE-12-53-6-W5M. The IDP Amendment application was approved by Council on April 27, 2026.

As the redistricting application is contingent on the IDP amendment being passed by Council, the applications were presented to Council separately.

Administration is in support of this application as it:

- Aligns with the goals of the Municipal Development Plan (MDP) and the Intermunicipal Development Plan (IDP) shared between Parkland County and the Summer Village of Seba Beach.
- Is compatible with surrounding land uses, with impacts mitigated effectively through land use regulations, and can be appropriately accommodated through existing roadway infrastructure.

Administration recommends the following:

1. That Bylaw 2026-18 receive first reading.
2. That Bylaw 2026-18 receive second reading.
3. That Bylaw 2026-18 be presented at this meeting for third reading.
4. That Bylaw 2026-18 receive third reading.

Facts (Background Information):Application Details

This application was submitted by Clarity Development Advisory on behalf of the landowner. The application intends to redistrict the subject sites from CR- Country Residential District to C - Commercial District. The letter of intent identified the purpose of this redistricting is the revitalization of the vacant Seba Beach school site by establishing a vibrant community hub with commercial opportunities.

The proposed amendment to Land Use Bylaw 2025-12 would the development of future commercial land uses with the following development features:

- Opportunity for a combination of commercial uses that generally serve surrounding communities and the travelling public.
- As per the IDP, the following commercial uses shall be prohibited:
 - Vehicle Services, Maintenance and Sales, Light
 - Vehicle Services, Maintenance, and Sales, Heavy
 - Crematorium
 - Data Processing Facility
 - Industrial, Major

Site Context

General Site Information	Area: 1.53 ha (3.79 ac.) Current Land Use District: CR– Country Residential District Current Land Use: School Site Location: West Highway 3 and North of TWP 531a		
Existing Development	Seba Beach School- Permanently Closed		
Uses of Adjacent Parcels		Land Use District	Land Use
	North	CR – Country Residential	Residential, non-developed
	East	CR – Country Residential	Residential
	South	CR – Country Residential	Recreational Use
	West	CR – Country Residential	Recreational Use
Adjacent Roadways		Road Name	Classification
	North	n/a	n/a
	East	HWY 31	Provincial Highway
	South	TWP 531a	Local
	West	Range Road 61	Local

Surrounding land uses within 800 metres of the site include the Summer Village of Seba Beach, campgrounds including RV style developments, residential and agricultural. The lands are located within the Plan Area of the IDP, however HWY 31 provides road barrier between the proposed development and the Summer Village of Seba Beach.

Parkland County’s 2013 Current Wetland Inventory did not capture any wetlands on the parcel. No Environmentally Significant Areas (ESA’s) have been identified on the site; local ESA’s can be found west/south and east of the proposed area (Seba Beach/Junior Forest Ranger ESA and the Fallis Slopes ESA, respectively). No concerns identified.

Analysis:

Administration reviewed the proposed amendment, referral and circulation comments, engagement feedback received with the application, the Municipal Development Plan (Bylaw 2024-22), and the Parkland County/Summer Village of Seba Beach IDP (Bylaw 2019-09).

Land Use Analysis

An analysis of the Municipal Development Plan and Land Use Bylaw were completed to identify if this proposal aligns with existing land use policy.

1. Municipal Development Plan Policy Analysis

The subject site is located along Provincial Highway 31 north of TWP 531a. The lands are within the Rural Agricultural Area located on the MDP's Development Concept Map and fall within the Wabamun County Plan Area. A location map is available for review as Attachment 1 – Location Map.

Shared Responsibility	Analysis
Shared Responsibility 1: Building Safe and Resilient Places	<p>The site is located adjacent to Wabamun Lake however is not identified in the Wabamun Floodplain. The proposed development is utilizing an existing site for a comparable use along a major provincial highway.</p> <p>Overall, the application is aligned with the shared responsibility of Building Safe and Resilient Places.</p>
Shared Responsibility 2: Protecting Natural Functions	<p>Parkland County's 2013 Current Wetland Inventory did not capture any wetlands on the parcel. If any potential wetlands within the proposed area were to be identified at the detailed development stage, a biophysical assessment may be required.</p> <p>Overall, the application is aligned with the shared responsibility of Protecting Natural Functions. Additional studies and work may be required to be undertaken at the development stage when a formalized development area has been determined however, the site does not identify any natural ESA's or environmental overlays of concern.</p>
Shared Responsibility 3 - Conserve Agriculture	<p>The proposed amendment does not impact agricultural uses or operations as the lands are currently districted as CR-Country Residential with an existing school site currently on the parcel.</p> <p>The application aligns with the shared responsibility of Conserving Agriculture.</p>
Shared Responsibility 4 - Manage Growth	<p>The proposal has taken into consideration access to Highway 31. An existing site is to be utilized for a comparable use along a major provincial highway.</p> <p>The application aligns with the shared responsibility of Managing Growth.</p>
Shared Responsibility 5 - Deliver Efficient Infrastructure and Services	<p>The application has not indicated any changes to the current services and would operate on the existing systems in place when operated as a school site.</p>

	Overall, the application is aligned with the shared responsibility of Delivering Efficient Infrastructure and Services. Additional studies and work may be required to be undertaken at the development stage when a formalized development area has been determined.
Shared Responsibility 6 - Support Recreation and Tourism	The intent of the proposed amendment is to provide an opportunity to revitalize the vacant Seba Beach school site by establishing a vibrant community hub with commercial opportunities long term.
	Overall, the application is aligned with the shared responsibility of Supporting Recreation and Tourism.

2. Land Use Bylaw Analysis

The intent of C – Commercial District is to allow for a variety of commercial and business industrial uses (on a discretionary basis) that provide services to surrounding communities and the travelling public.

The parcel subject to the redistricting is located along a major highway corridor and is therefore suitable for the application of this land use district, as it is supported by the purpose of the district, and the policies related to Highway Corridor Development in the MDP.

Commercial services which do not suit this area have been prohibited based on discussions which occurred through the Intermunicipal Development Plan Committee, during the Legislative Circulation period conducted by Administration for IDP Amendment application PLPA20241030.

Internal Administrative Circulation

Administration conducted an internal review of the proposed amendments and technical report submissions. The application was circulated to Environment Services, Fire Services, Land Development Engineering, and Development Planning for review and comments. There are no objections to this application from any of the circulated internal departments. Should the redistricting application be approved, additional technical requirements may be required at the development permit stage.

Legislative Circulation period Conducted by Administration

In compliance with the requirements of the IDP policy and the Municipal Government Act, Administration circulated the proposed amendments to internal stakeholders, relevant agencies, and adjacent municipalities. The formal comment period was between April 7, 2026, and April 21, 2026.

The referral included language which stated that no response would equate to no concern. Administration moved forward with this understanding.

During the referral period of the IDP application (PLPA20241030), the Summer Village of Seba Beach identified concerns with the proposed IDP amendment. No additional comments/concerns were noted by the Summer Village of Seba Beach during the circulation period conducted for this Land Use Bylaw Amendment. Parkland County Administration followed concerns previously noted by the Summer Village closely and ensured that the IDP amendment application was brought to Council and passed prior to the Land Use Bylaw amendment application to ensure consistency and alignment.

Below is a list of responses received:

Agency/ Adjacent Municipality	Comments/Concerns
FORTIS	No concerns.
Alberta Energy Regulator	No concerns or comment.
Alberta Environment & Protected Areas	No concerns.
ATCO Gas	No concerns.

Public Consultation

As per Council Policy C-AD51, public engagement was required to support the proposed redistricting application. A What We Heard Report (WWHR) completed by the applicant for all engagement conducted is available for review as Attachment 2 - WWHR.

No letters were submitted to the County specifically during the engagement time period.

Developer – Led Engagement (Open House)

A pre-application open house was hosted by the applicant on August 29, 2024. The Open House was hosted at Seba Beach School (on-site). In addition to the Open House, the applicant sent notification letters to all landowners within 800 metres of the site and hosted a 38 day online webpage survey which was available between August 8, 2024 to September 15, 2024. A total of 1583 visits occurred on the webpage and 14 surveys were completed. Residents were invited to share feedback via phone or email during this timeframe as well.

Alternatives:

1. Council may direct Administration to complete amendments to Bylaw 2026-18.
2. Council may defeat Bylaw 2026-18 at second or third reading.

Conclusion/Summary:

Administration finds the proposed amendment to be aligned with the Municipal Development Plan and the Parkland County/ Summer Village of Seba Beach Intermunicipal Development Plan and recommends that Council support Bylaw 2026-18 for Second and Third Reading on May 12, 2026.

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