

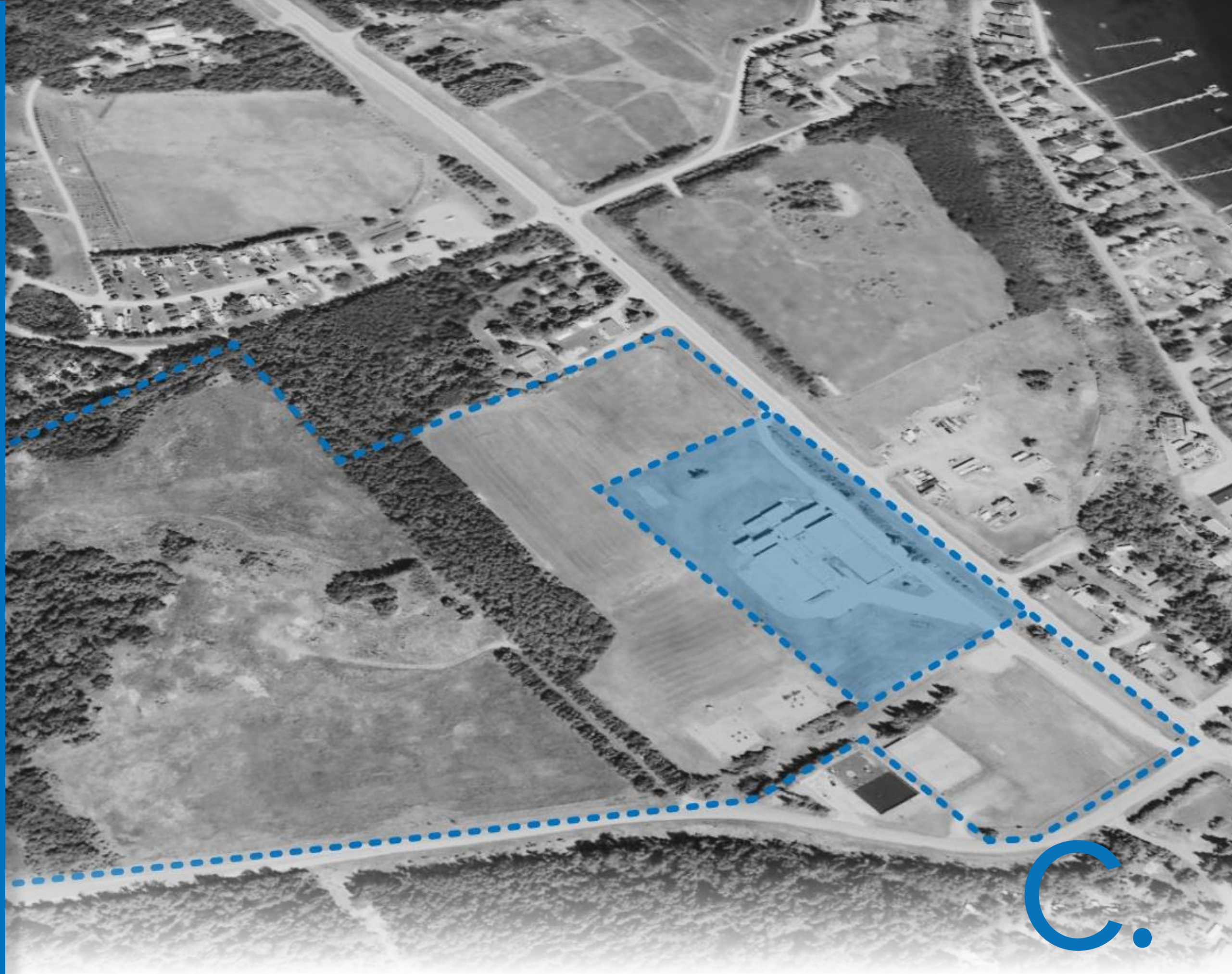
Parkland County/Summer Village of Seba Beach IDP Amendment

Location: A portion of Quadrant SE, Section 12,
Township 53, Range 6, West of 5th Principal
Meridian

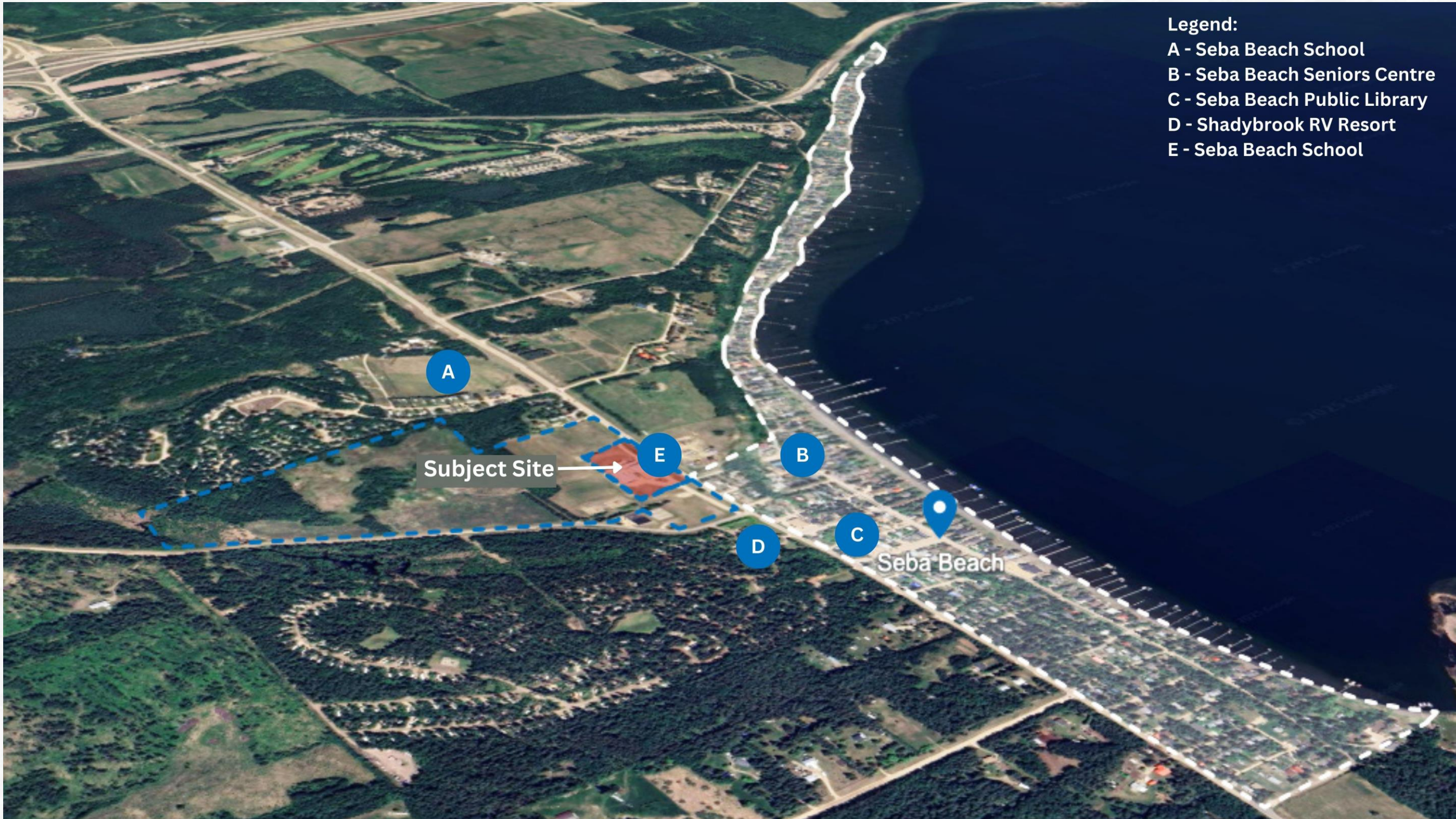
IDP Amendment – Bylaw 2026-17

Clarity Development Advisory
(on behalf of the Landowner)

Public Hearing Date: April 27, 2026



Location



- Legend:
- A - Seba Beach School
 - B - Seba Beach Seniors Centre
 - C - Seba Beach Public Library
 - D - Shadybrook RV Resort
 - E - Seba Beach School

Seba Beach School - Existing

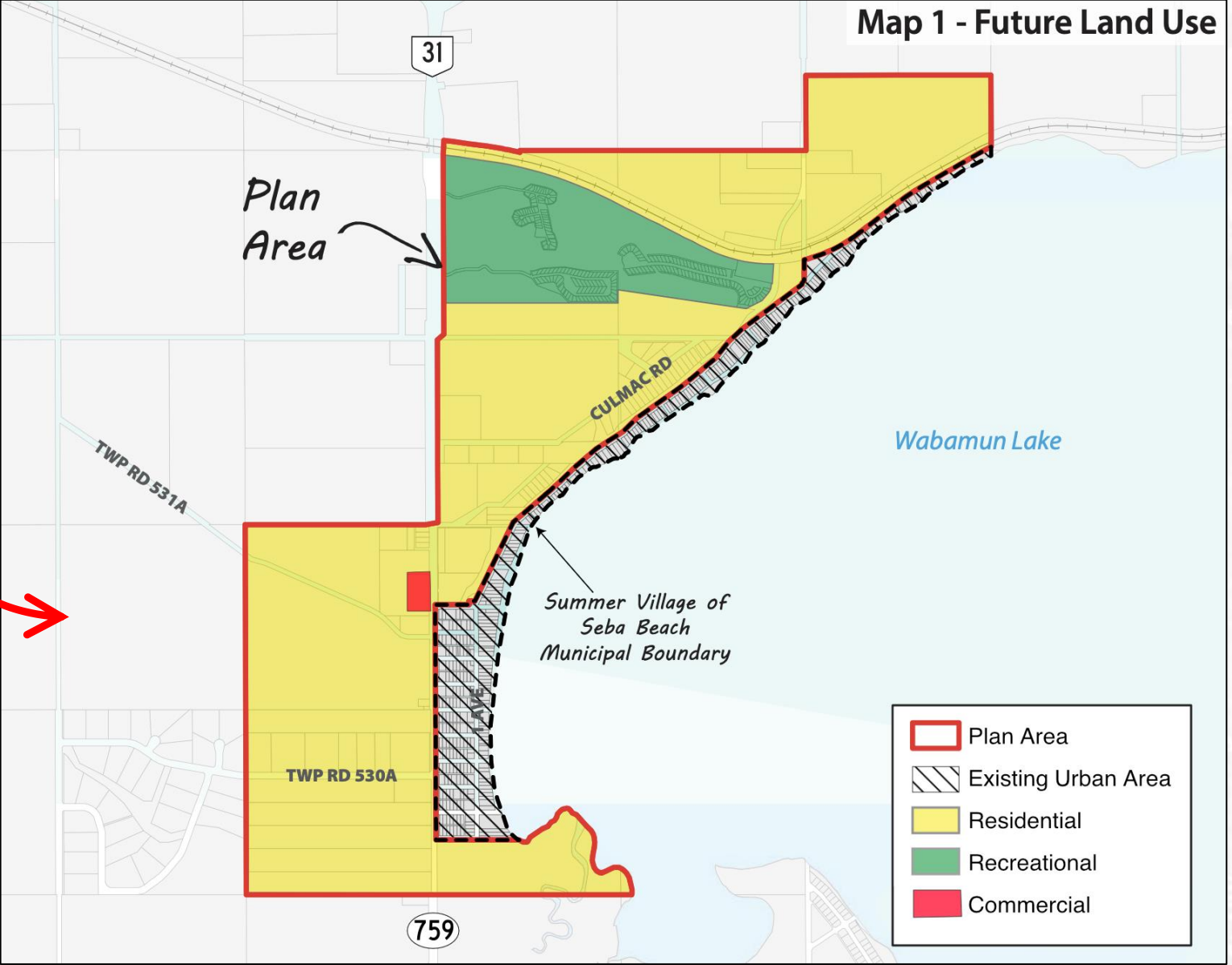
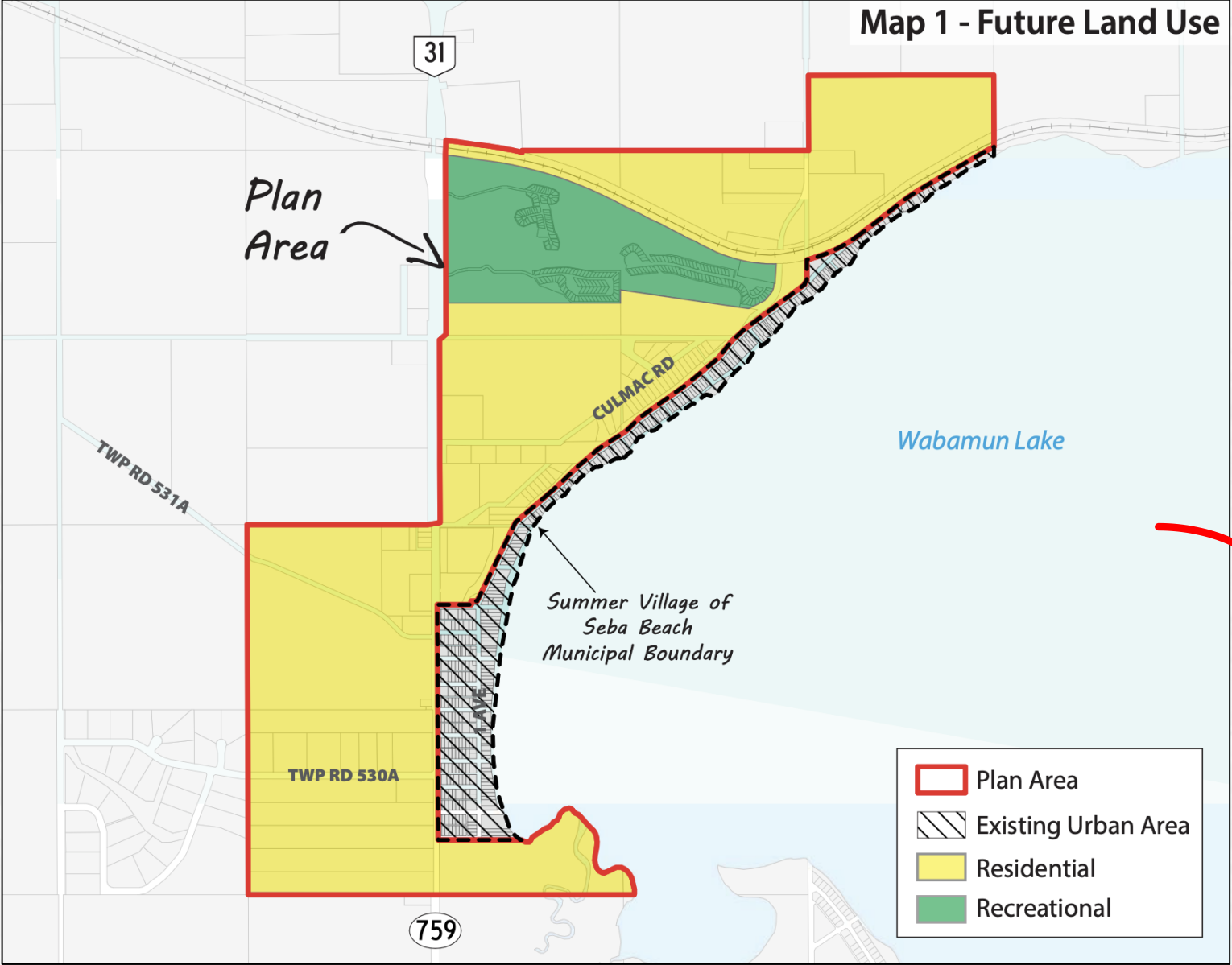


Seba Hub - Vision



IDP Map Amendment

- Introduction of a new Commercial Zone on the Future Land Use Map





IDP Text Amendment

- Update IDP Text to incorporate the new Commercial Zone provisions:

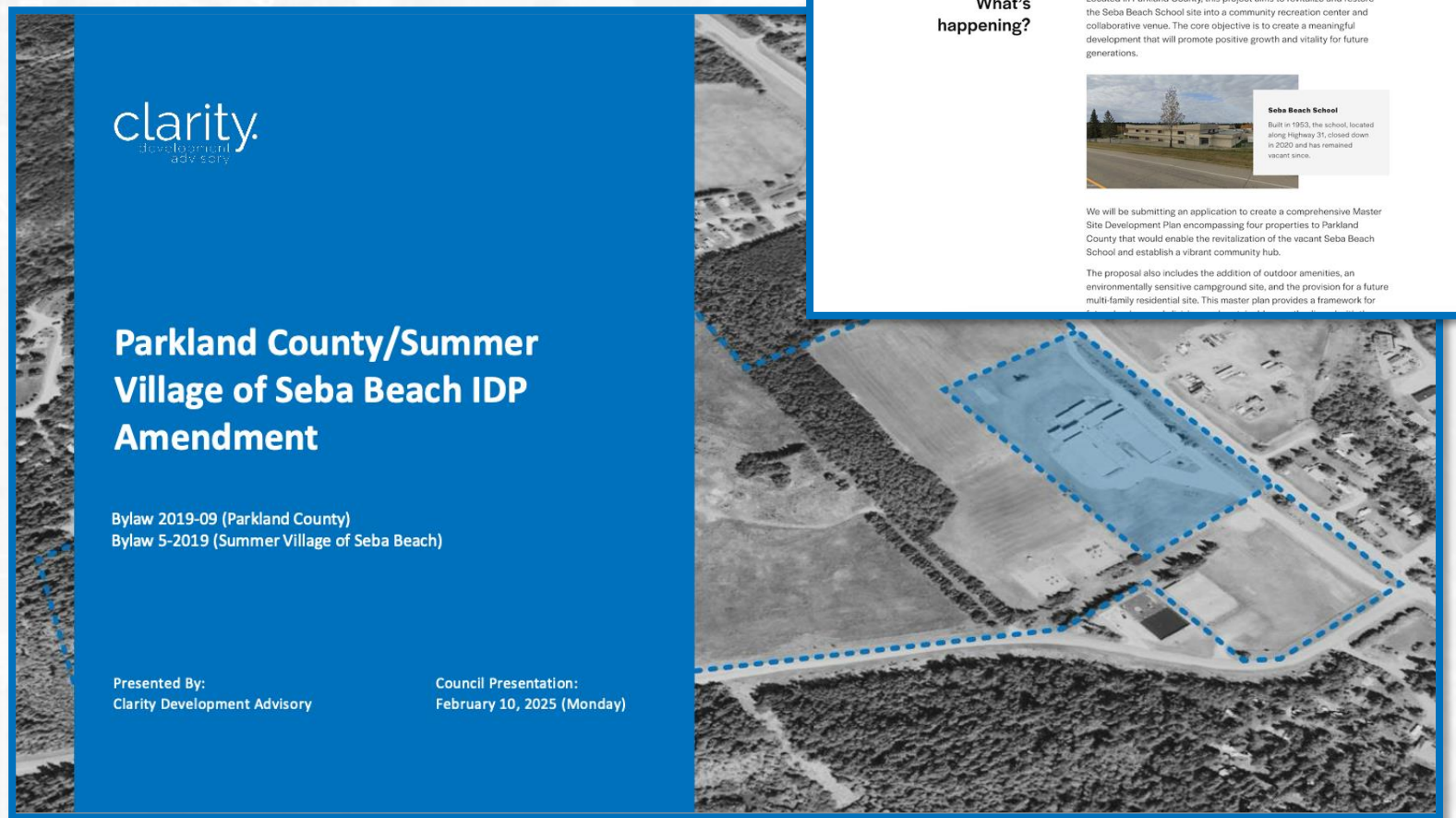
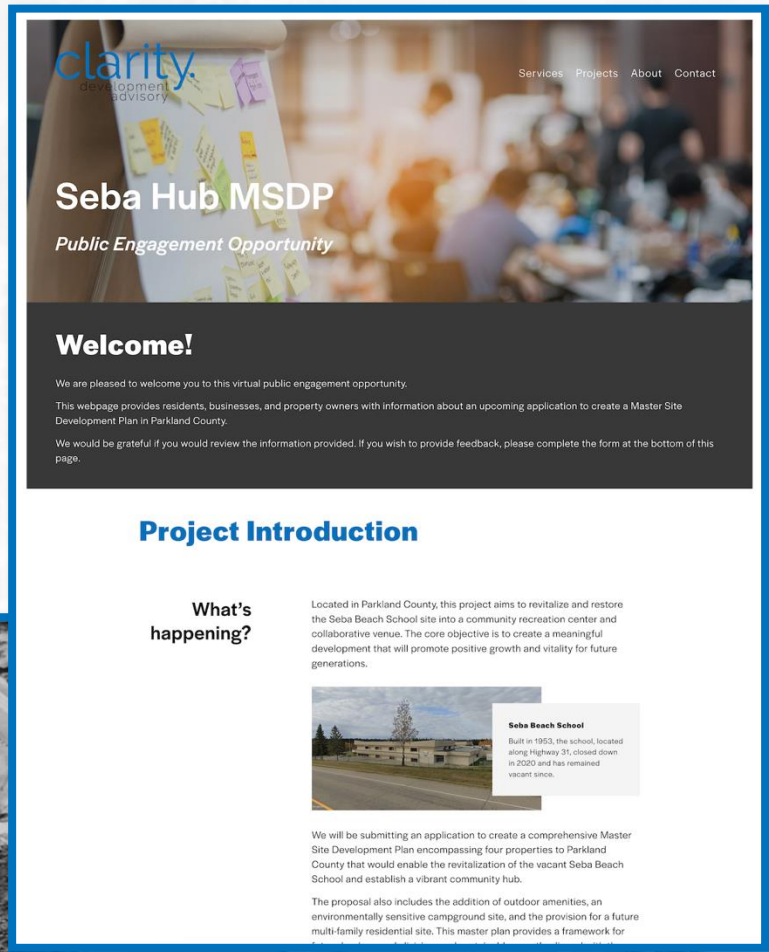
Commercial - The Plan Area shall allow for a variety of high-quality commercial, tourism, and recreational Uses that provide services to surrounding communities.

The following uses shall be prohibited in the Plan Area:

- i. Vehicle Services, Maintenance and Sales, Light
- ii. Vehicle Services, Maintenance, and Sales, Heavy
- iii. Crematorium
- iv. Data Processing Facility
- v. Industrial, Major

Public Engagement

- **Council Presentation**
 - Presented proposed IDP amendments to Seba Beach Council
 - Gathered direct feedback and addresses questions
- **Project Webpage**
 - Shared project details, maps, and updates with opportunities to provide feedback
- **Public Notification**
 - Mailed letters to residents within 800m radius
 - Included project overview and invitation to participate



Public Engagement

- **Open House (In-person & Virtual) 2024 - 2025**
 - Hosted open houses in both formats, presented amendments to council
- **Feedback Collection**
 - Collected input from Council and community
 - Identified key themes and concerns
- **Documentation and Reporting**
 - Prepared feedback summary report
 - Incorporated input into project refinement

Seba Beach Hub - Comment Form

Thank you for reviewing information about this Master Site Development Plan (MSDP) and redistricting application to Parkland County for a portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian

We would be pleased to hear your feedback on this proposal. All comments and questions will be collected, summarized, and shared with Parkland County.

Please complete this form by September 15, 2024 to ensure your responses are recorded and included in the application.

For more information on the proposal, we invite you to join our in-person open house using the provided information below.

DATE: Thursday, August 29, 2024
TIME: 6:00 PM - 8:00 PM
LOCATION: Seba Beach School (53112 HWY 31, Seba Beach, AB T0E 2B0)

Proposed Master Site Development Plan

LEGEND

- 1. OFFICE/RETAIL/COMMERCIAL
- 2. COMMUNITY/GENERAL COMMERCIAL
- 3. PARKING AREA
- 4. LANDSCAPED AREA
- 5. CONCRETE DRIVE
- 6. SIDE DRIVE
- 7. SIDEWALK

SEBA BEACH HUB (PRELIMINARY DRAFT)
Master Site Development Plan

clarity



Summary and Request

- Transition of site from institutional/residential to commercial use
- IDP Map & Text Amendments to enable redevelopment
- Supports commercial, tourism, and recreational opportunities
- Aligns with Parkland County Wabamun Area Vision and IDP Committee direction
- **Request:** Approval of proposed amendments to enable site revitalization

Thank you.

Clarity Development Advisory

Public Hearing Date: April 27, 2026

