

Topic: Public Hearing Bylaw 2026-11 – NW-12-53-3-5 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 from AG – Agriculture General District to C – Commercial District at the intersection of Highway 16 and Parkland Drive in order to facilitate future commercial land uses.

Pre-application public engagement was conducted by the applicant and included an open house and mailed notices to residents within 800 metres of the site.

Administration is in support of this application because it:

- Aligns with the goals of the Municipal Development Plan (MDP) and Area Structure Plan (ASP) by providing context-appropriate highway commercial services;
- 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 2026-11 receive second reading.
2. That Bylaw 2026-11 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 AG - Agricultural General District to C - Commercial District. The letter of intent identified the purpose of this amendment to be to facilitate the future development of a gas bar and supportive small-format commercial retail units.

The proposed redistricting would allow 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.
- An opportunity for business industrial uses on a discretionary basis
- A maximum lot coverage of 50%
- Requirements for outdoor storage to be screened

Site Context

General Site Information	Area: 6.58 ha (16.28 ac.) Current Land Use District: AG – Agriculture General District Current Land Use: Extensive Agriculture Location: Southeast corner of the intersection of Highway 16 and Parkland Drive		
Existing Development	No Structures on Site		
Uses of Adjacent Parcels		Land Use District	Land Use
	North	AG – Agriculture General	Extensive Agriculture, Residential
	East	AG – Agriculture General	Natural Forest
	South	AG – Agriculture General	Extensive Agriculture
	West	AG – Agriculture General	Extensive Agriculture, Residential
Adjacent Roadways		Road Name	Classification
	North	Highway 16	Provincial Highway
	East	n/a	n/a
	South	Parkland Drive	Major Collector
	West	Parkland Drive	Major Collector

Surrounding land uses within 800 metres of the site are primarily agricultural in nature, with some smaller parcels containing residential dwellings. Parcels with residential uses are separated by a public road right-of-way or another parcel. A multi-parcel subdivision is located more than 800 metres from the site and is separated by an Environmental Reserve (ER).

Parkland County’s 2013 Current Wetland Inventory did not capture any wetlands on the parcel. However, there is a potentially small ephemeral wetland near the tree line and approximately a 20 m setback between the potential wetland area and the proposed gas station area site plan. The closest ESA is the Killini Creek ESA, which is approximately 1.9 km southeast of the parcel.

Analysis:

Administration reviewed the proposed amendment, the submitted technical studies, referral and circulation comments, engagement feedback received with the application, the Municipal Development Plan (Bylaw 2024-22), and the Jackfish Mayatan Lake Area Structure Plan (Bylaw 41-80).

Land Use Analysis

An analysis of the Municipal Development Plan, Jackfish Mayatan Lake Area Structure 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 at the intersection of Highway 16 and Parkland Drive. The lands are within the Rural Agricultural Area located on the MDP's Development Concept Map and fall within the Wabamun County Plan Area.

Shared Responsibility	Analysis
Shared Responsibility 1: Building Safe and Resilient Places	<p>The site is located within the wildland urban interface, and it is recommended that development on the parcel should include practices contained within the National FireSmart program. No other site-specific hazards, such as flooding, steep slopes, contaminated sites, etc., have been identified at this stage. Alberta Health Services has verified there are no records of contaminated sites or landfills at this location.</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. As there is a potential for wetlands within the forested area of the parcel, a biophysical assessment may be required at the development stage.</p> <p>Overall, the application is partially 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.</p>
Shared Responsibility 3 - Conserve Agriculture	<p>The subdivision of agricultural land has not been proposed at this stage, and the proposal does not fragment operational agricultural land.</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 16, and industrial development is not being considered as a part of this amendment application. Mitigation measures and refinements will be identified at the development stage.</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 indicated that the utilities and water servicing plan will include a private on-site well and septic system.</p> <p>Overall, the application is partially 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.</p>
Shared Responsibility 6 - Support Recreation and Tourism	<p>This section of the MDP is not applicable. However, the proposed commercial services under the C – Commercial District provide support for residents, recreational uses of nearby facilities, and the travelling public.</p>

2. Jackfish Mayatan Lake Area Structure Plan Analysis

Land Use Concept

The subject site is located in an area that has neither been identified as existing park reserves, open space areas, nor areas that are to remain as agricultural mixed land use.

Purpose of the Plan

Section 2 (a) states that the area structure plan must conform to any general municipal plan (i.e. a Municipal Development Plan). As this ASP was completed in 1981 with minor amendments in 2006, where there are discrepancies, the MDP (Bylaw 2024-22) will prevail to ensure plan consistency with the requirements of the Municipal Government Act (s.638(4)).

Land Use

The stated land use of the plan area is described as 'medium development'. Commercial services are to be allowed, albeit on a limited scale, and no other land uses will be entertained. The land use concept map in the ASP does not designate any specific commercial corridors or nodes; the direction to identify the location of these areas rests with the MDP.

County Roads

The ASP states that in areas adjacent to primary highways and designated secondary roads, careful planning and design control are required on County collector roads to ensure that efficient traffic movement is provided to and from the limited point of access to the arterial routes.

Terms and Definitions

While the ASP describes and allows for commercial services, medium development, on a limited scale, the ASP does not define these terms.

In order to provide insight into how these terms may be interpreted, the direction provided in the Municipal Development Plan and Land Use Bylaw has been utilized. In the MDP:

- Growth Hamlets provide regional-scale commercial services and uses
- Rural Hamlets provide more locally-oriented commercial retail uses and services
- Major Employment Areas allow for large-scale uses
- Local Employment Areas allow for commercial, retail and light industrial uses
- Highway Corridors allow for highway-oriented development with consideration for access and services

As this parcel is located along Highway 16, the largest highway corridor in the County, highway-oriented development would be appropriate if sufficient access and services are provided. As a draft Transportation Impact Assessment (TIA) has been provided, and circulated to Parkland County Engineering Services and Alberta Transportation with no major concerns, the existing traffic network is expected to be able to adequately accommodate the traffic generated from future development at this site.

Once a development permit application is received, a roadside development permit approval from Alberta Transportation would be required before commencement of development at the site. If

additional upgrades are required to address sightlines, turning radius, etc., the developer would be required to enter into a development agreement with the County to pay for the associated off-site upgrades.

3. 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 are provided on a limited scale for permitted uses, and under discretionary review for more impactful uses.

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.

Legislative Circulation period Conducted by Administration

In compliance with the requirements of the Municipal Government Act, Administration circulated the proposed amendments to internal stakeholders, relevant agencies, and adjacent municipalities. The formal comment period was between December 9, 2025, and January 23, 2026

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

Below is a list of responses received:

Agency/ Adjacent Municipality	Comments/Concerns
FORTIS	No easement is required. The developer can arrange the installation of electrical services through FortisAlberta.
ATCO	No objection. No pipelines are located in the proposed area.
AHS	No concerns noted. No records of contaminated sites or landfills.
ATCO Gas	No ATCO gas pipelines in the area.
Alberta Transportation and Economic Corridors	TEC has received an acceptable traffic impact assessment for a specific commercial development on this property

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 1 - WWHR.

During the application review period, Administration received 1 letter from an adjacent landowner expressing safety and traffic concerns.

Developer – Led Engagement (Open House)

Pre-application open houses were hosted by the applicant on May 27, 2025. The Open House was hosted at Manly Hall. In addition to the Open House, the applicant sent notification letters to all landowners within 800 metres of the site (20 in total). Residents were invited to share feedback via phone or email until June 6, 2025.

Alternatives:

1. Council may direct Administration to complete amendments to Bylaw 2026-11.
2. Council may defeat Bylaw 2026-11 at second or third reading.

Conclusion/Summary:

Administration finds the proposed amendment to be aligned with the Municipal Development Plan and Jackfish Mayatan Lake Area Structure Plan and recommends that Council support Bylaw 2025-11 for Second and Third Reading on March 24th, 2026.

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