



**Parkland County & Summer Village of Seba Beach Intermunicipal Development Plan**

# **What We Heard Report**

*One Parkland: Powerfully Connected.*

Planning & Development Services  
Created July 25, 2019

## Table of Contents

<b>Introduction</b>	3
<b>Public Engagement Objectives</b>	3
<b>Identified Stakeholders</b>	3
External Stakeholder Engagement Open House 1 & 2	3
Internal Stakeholder Engagement Open House 1 & 2	3
<b>Methods of Engagement</b>	4
May 15, 2019 Open House Questions/Comments	5
May 15, 2019 Open House Exit Survey Questions/Comments	6
July 17, 2019 Open House Questions/Comments	7
July 17, 2019 Open House Exit Survey Questions/Comments	8
<b>Engagement Summary</b>	9
<b>Appendix A: Public Open House 1 &amp; 2 Advertisements</b>	11
<b>Appendix B: Open House 1 &amp; 2 Notification Letter</b>	13
<b>Appendix C: Public Open House 1 &amp; 2 Display Boards</b>	15
<b>Appendix D: Open House 1 &amp; 2 Future Land Use Map</b>	40
<b>Appendix E: Open House 1 &amp; 2 Post-it Note Comments</b>	42
<b>Appendix F: Intermunicipal Development Plan as Presented at Open House 1 &amp; 2</b>	46
<b>Appendix G: Open House 1 &amp; 2 Exit Surveys</b>	48

## **Introduction**

This “What We Heard” Report has been prepared by Parkland County in cooperation with the Summer Village of Seba Beach in support of Parkland County Bylaw 2019-09 Parkland County/Summer Village of Seba Beach Intermunicipal Development Plan (IDP).

The report describes the public engagement process, outlines the stakeholders involved, and summarizes stakeholder feedback.

## **Public Engagement Objectives**

1. Inform Parkland County and Summer Village of Seba Beach residents of IDP & ICF goals
2. Encourage feedback from residents on IDP & ICF policies
3. Consult stakeholders on draft IDP & ICF policies

## **Identified Stakeholders**

### **EXTERNAL STAKEHOLDER ENGAGEMENT OPEN HOUSE 1 & 2**

- ❖ Parkland County
  - Residents in the Plan Area
  - Residents adjacent to the Plan Area
- ❖ Summer Village of Seba Beach
  - Summer Village residents

### **INTERNAL STAKEHOLDER ENGAGEMENT OPEN HOUSE 1 & 2**

- ❖ Parkland County
  - Members of Council were provided advanced notice of both open houses and invited to attend
  - Development Services staff were provided regular project updates via group meetings
- ❖ Summer Village of Seba Beach
  - Information sharing and project updates occurred on a regular basis between Parkland County and the Summer Village of Seba Beach administration

## **Methods of Engagement**

Parkland County focused on traditional engagement methods to engage the public and stakeholders. A drop in style open house was used to accommodate a variety of residents' schedules. At the open house, copies of the draft IDP & ICF were available, display boards were used to present information, and staff from Parkland County and the Summer Village of Seba Beach were on hand to answer questions.

- ❖ Public Open Houses
  - May 15, 2019; 4:00 P.M. – 7:00 P.M.; Seba Beach Senior's Centre, 113-1<sup>st</sup> South, Seba Beach, AB
  - July 17, 2019; 5:00 P.M. – 7:00 P.M.; Seba Beach Senior's Centre, 113-1<sup>st</sup> South, Seba Beach, AB
- ❖ Open House Advertisements
  - Advertisements for both of the open houses were printed in the following publications for three (3) consecutive weeks in advance of the open houses.
    - Spruce Grove Examiner
    - Stony Plain Reporter
    - Community Voice
  - A copy of the advertisements are found in Appendix A.
- ❖ Social Media
  - The open house advertisement was posted to the following Parkland County social media accounts for three (3) consecutive weeks in advance of the open house events:
    - Parkland County Facebook page
    - Parkland County Twitter page
- ❖ Website
  - The open house advertisement was posted to the Parkland County website from April 27, 2019 to May 15, 2019 for the first open house and from June 27, 2019 to July 17, 2019 for the second open house.
- ❖ Open House Notification Letters
  - Notification letters were sent out to all County landowners within and adjacent to the Plan Area approximately three weeks prior to each of the open house event. Letters invited residents to the open houses and provided a brief overview of the purpose of the IDP and the ICF.



- The Plan Area was expanded after feedback from the first open house. This expanded area included 19 additional residents who received notification for the second open house.
- Copies of notification letters are found in Appendix B.

## **What We Heard**

The following questions/comments were provided during the two open houses held in Seba Beach. As comments were received “in-person”, comments and responses are paraphrased while maintaining as much accuracy as possible.

### **MAY 15, 2019 OPEN HOUSE QUESTIONS/COMMENTS**

<b>Resident Question/Comment</b>	<b>County Response</b>
<ul style="list-style-type: none"> <li>• A number of residents asked for clarification on what the purpose of an IDP is.</li> </ul>	<ul style="list-style-type: none"> <li>• The IDP is a high level future land use plan between municipalities for lands typically adjacent to common municipal boundaries</li> </ul>
<ul style="list-style-type: none"> <li>• Meeting attendees suggested the Plan Area should include parcels north of the rail line adjacent to Seba Beach’s municipal boundary.</li> </ul>	<ul style="list-style-type: none"> <li>• Administration will review the Plan Area.</li> </ul>
<ul style="list-style-type: none"> <li>• The prevention of slope erosion is a key part of preserving Wabamun Lake’s water quality.</li> </ul>	<ul style="list-style-type: none"> <li>• The IDP addresses this concern at a high level with policies including the requirement for a geotechnical assessment for development where slopes or unstable terrain exist (&gt;15% slope) and consideration of recommended setbacks from natural features.</li> </ul>
<ul style="list-style-type: none"> <li>• What is the ultimate residential density to be? Concern that there could be 1000 additional residents in the Plan Area.</li> </ul>	<ul style="list-style-type: none"> <li>• Density requirements are outside the scope of the IDP. The IDP identifies general land uses and residential density would be addressed at a more detailed planning stage. Future residential development in the Plan Area would need to be consistent with parcel density requirements identified in the County’s MDP.</li> </ul>

Resident Question/Comment	County Response
<ul style="list-style-type: none"> <li>Comment from Parkland resident that there is limited access to the lake through Seba for County residents.</li> </ul>	<ul style="list-style-type: none"> <li>This was acknowledged as a jurisdictional issue, however the IDP recognizes that both municipalities will strive to ensure proper lake access through proper design and management of future subdivision and development adjacent the lake.</li> </ul>
<ul style="list-style-type: none"> <li>Seba resident expressed concern regarding damage to bed and shore of the lake from launching boats.</li> </ul>	<ul style="list-style-type: none"> <li>This is outside the scope of the IDP.</li> </ul>
<ul style="list-style-type: none"> <li>General comments from Seba residents that the surrounding campground developments approved by Parkland County put pressure on Seba infrastructure, costing their tax payers with no way to get any revenue to offset these costs.</li> </ul>	<ul style="list-style-type: none"> <li>Staff noted that the IDP requires any new tourism or recreation development have appropriate infrastructure and appropriately mitigate any off site impacts.</li> </ul>
<ul style="list-style-type: none"> <li>Concern regarding the stripping of land to accommodate development and the impacts this will have to the lake.</li> </ul>	<ul style="list-style-type: none"> <li>Policies in the IDP require that both municipalities will collaborate when reviewing development proposals in the Plan Area which may impact the watershed.</li> </ul>

## MAY 15, 2019 OPEN HOUSE EXIT SURVEY QUESTIONS/COMMENTS

Resident Question/Comment	County Response
<ul style="list-style-type: none"> <li>"Better Promotion Locally of the Event"</li> </ul>	<ul style="list-style-type: none"> <li>Administration will consider this information to improve future open house events.</li> </ul>
<ul style="list-style-type: none"> <li>"Good Job – Open house is good"</li> </ul>	<ul style="list-style-type: none"> <li>Feedback appreciated.</li> </ul>

Resident Question/Comment	County Response
<ul style="list-style-type: none"> <li>“Formal presentation with question period allow each person to hear questions and responses they might not have thought themselves. Opens the possibility to learn more. Some concrete examples of specific situations that might be handled differently under the new IDP.”</li> </ul>	<ul style="list-style-type: none"> <li>The drop in style open house was used to accommodate a variety of residents’ schedules.</li> </ul>
<ul style="list-style-type: none"> <li>“I believe the format is fine, albeit a little early in the season for a Summer Village. The next open house should generate more traffic.”</li> </ul>	<ul style="list-style-type: none"> <li>Feedback appreciated.</li> </ul>
<ul style="list-style-type: none"> <li>“Was well done and very informative”</li> </ul>	<ul style="list-style-type: none"> <li>Feedback appreciated.</li> </ul>
<ul style="list-style-type: none"> <li>“This was very well presented. The info boards were self-explanatory. It was good to hear the personal feedback from Parkland County representatives.”</li> </ul>	<ul style="list-style-type: none"> <li>Feedback appreciated.</li> </ul>

## JULY 17, 2019 OPEN HOUSE QUESTIONS/COMMENTS

Resident Question/Comment	County Response
<ul style="list-style-type: none"> <li>Parkland residents near Culmac Rd. expressed concern about traffic impacts from future development and expansion of the golf course.</li> </ul>	<ul style="list-style-type: none"> <li>Policy in the IDP states that any proposed new or expanding development must ensure a safe, coordinated and efficient transportation corridor.</li> <li>Staff clarified that the parcels shown in the Recreational Area on the IDP Future Land Use already exist.</li> </ul>
<ul style="list-style-type: none"> <li>Parkland residents inquired if the IDP would allow the County to guide development in Seba Beach.</li> </ul>	<ul style="list-style-type: none"> <li>Development in Seba Beach is under the jurisdiction of the Summer Village, however the County will be able to comment on specific applications as outlined in the IDP.</li> </ul>
<ul style="list-style-type: none"> <li>Can Parkland County and Seba Beach collaborate to provide services and</li> </ul>	<ul style="list-style-type: none"> <li>The ICF outlines the types of joint services that Parkland County and Seba Beach</li> </ul>

Resident Question/Comment	County Response
infrastructure at a reduced cost to both jurisdictions?	already have in place and identifies those services that may be considered in the future
<ul style="list-style-type: none"> <li>A landowner outside of the IDP Plan Area inquired about expanding the IDP Plan Area to include their property.</li> </ul>	<ul style="list-style-type: none"> <li>Staff indicated they would review the request.</li> </ul>
<ul style="list-style-type: none"> <li>"I'd like to know more about how services are shared. Is there opportunity for Parkland and Seba Beach to collaborate on a community venue?"</li> </ul>	<ul style="list-style-type: none"> <li>Administration will consider this feedback in providing future information regarding the contents of the ICF.</li> <li>Draft copies of the ICF were provided at the open house. Staff clarified that a joint community venue is outside the scope of the ICF.</li> </ul>

## JULY 17, 2019 OPEN HOUSE EXIT SURVEY QUESTIONS/COMMENTS

Resident Question/Comment	County Response
<ul style="list-style-type: none"> <li>"Mail notice on time and before first meeting"</li> </ul>	<ul style="list-style-type: none"> <li>Letters were mailed 3 weeks before both open house events. This is typical County process for the IDP projects.</li> <li>The Plan Area was expanded following the first open house, and with this expanded area 19 additional residents received notification of the second open house compared to the first open house.</li> </ul>
<ul style="list-style-type: none"> <li>Formal presentation requested by 3 out of 28 residents.</li> </ul>	<ul style="list-style-type: none"> <li>While no additional public engagement events for the Seba IDP/ICF are planned this comment will be considered for future IDP/ICF public engagement events.</li> </ul>
<ul style="list-style-type: none"> <li>"More information about school and bus service"</li> </ul>	<ul style="list-style-type: none"> <li>This service is outside the scope of the IDP and ICF. The location of the school is indicated as a point of interest on Map 3.</li> </ul>
<ul style="list-style-type: none"> <li>"Good presentation and very helpful people to answer questions."</li> </ul>	<ul style="list-style-type: none"> <li>Feedback appreciated.</li> </ul>

Resident Question/Comment	County Response
<ul style="list-style-type: none"> <li>“Good explanation of presentation.”</li> </ul>	<ul style="list-style-type: none"> <li>Feedback appreciated.</li> </ul>

## **Engagement Summary**

### **Open House No. 1 (May 15, 2019) – Seba Beach Senior’s Centre**

- ❖ The purpose of the first open house was to gather information regarding the ten (10) main IDP sections and get feedback on the initial draft IDP.
- ❖ Twenty-seven (27) residents attended
  - Thirteen (13) residents from Parkland County
  - Twelve (12) residents from the Summer Village of Seba Beach
  - Two (2) residents of both Parkland County and the Summer Village of Seba Beach
- ❖ The majority of residents were notified of the Open House via “word of mouth” (10) followed by mail notification (8), website (3), local signage (3) and newspaper ads (3).



**Figure 1: Photo taken at the May 15<sup>th</sup> open house.**

## **Open House No. 2 (July 17, 2019) – Seba Beach Senior’s Centre**

- ❖ The purpose of the second open house was to refine the IDP and ICF, and present changes to the IDP made after the first open house.
- ❖ Twenty-eight (28) residents attended
  - Twenty-two (22) residents from Parkland County
  - Five (5) residents from the Summer Village of Seba Beach
  - One (1) resident of both Parkland County and the Summer Village of Seba Beach
- ❖ The majority of residents were notified of the Open House via mail (20), followed by newspaper ads (5), word of mouth (2), and local signage (1).



**Figure 2: Photo taken at the July 17<sup>th</sup> open house.**



***Figure 3: Photo taken at the July 17<sup>th</sup> open house.***



## **Appendix A: Public Open House 1 & 2 Newspaper Advertisements**

### **Open House 1: May 15, 2019**



**If you live in or within 2km of the Summer Village of Seba Beach**  
be sure to drop in and have your say at the Intermunicipal Development Plan  
and Intermunicipal Collaboration Framework Open House.  
These important documents guide how neighbouring municipalities work  
together and grow!

- i** Intermunicipal Development Plans (IDP) help ensure future infrastructure and land use is coordinated between municipalities.
- i** Intermunicipal Collaboration Frameworks (ICF) are agreements between neighbouring municipalities that coordinate how municipal services are provided to residents in an efficient and cost effective manner.

### Summer Village of Seba Beach IDP & ICF Open House 1 of 2

**May 15, 2019 | 4:00 p.m. - 7:00 p.m.**  
Seba Beach Seniors Centre  
113-1st Street South  
*Drop in anytime*




For a list of FAQs and more details, please visit [www.parklandcounty.com/idp](http://www.parklandcounty.com/idp)  
**Parkland County:** Trina Lamanes, Long Range Planner 780-968-8888 or [trina.lamanes@parklandcounty.com](mailto:trina.lamanes@parklandcounty.com)  
**Seba Beach:** Sue Evans, Chief Administrative Officer 780-797-3863 or [svseba@telusplanet.net](mailto:svseba@telusplanet.net)

### **Open House 2: July 17, 2019**



**If you live in or within 2km of the Summer Village of Seba Beach**  
be sure to drop in and have your say at the Intermunicipal Development Plan  
and Intermunicipal Collaboration Framework Open House.  
These important documents guide how neighbouring municipalities work  
together and grow!

- i** Intermunicipal Development Plans (IDP) help ensure future infrastructure and land use is coordinated between municipalities.
- i** Intermunicipal Collaboration Frameworks (ICF) are agreements between neighbouring municipalities that coordinate how municipal services are provided to residents in an efficient and cost effective manner.

### Summer Village of Seba Beach IDP & ICF Open House 2 of 2

**July 17, 2019 | 5:00 p.m. - 7:00 p.m.**  
Seba Beach Seniors Centre  
113-1st Street South  
*Drop in anytime*




For a list of FAQs and more details, please visit [www.parklandcounty.com/idp](http://www.parklandcounty.com/idp)  
**Parkland County:** Trina Lamanes, Long Range Planner 780-968-8888 or [trina.lamanes@parklandcounty.com](mailto:trina.lamanes@parklandcounty.com)  
**Seba Beach:** Sue Evans, Chief Administrative Officer 780-797-3863 or [svseba@telusplanet.net](mailto:svseba@telusplanet.net)



## **Appendix B: Open House 1 & 2 Notification Letter**

### **Open House 1: May 15, 2019**

# **OPEN HOUSE**



## **YOU ARE INVITED!**

**WHAT:** PARKLAND COUNTY AND SUMMER VILLAGE OF SEBA BEACH  
**INTERMUNICIPAL DEVELOPMENT PLAN AND**  
**INTERMUNICIPAL COLLABORATION FRAMEWORK**

**WHEN:** WEDNESDAY, MAY 15<sup>TH</sup>, 2019  
4:00 P.M. TO 7:00 P.M. (DROP IN)

**WHERE:** SEBA BEACH SENIORS CENTRE  
113-1<sup>ST</sup> STREET SOUTH  
SEBA BEACH, ALBERTA

You are invited to the Parkland County and Summer Village of Seba Beach Intermunicipal Development Plan (IDP) and Intermunicipal Collaboration Framework (ICF) Public Open House. **Please drop in** to learn more about the project and provide your comments.

In response to changes to the Municipal Government Act, Parkland County and the Summer Village of Seba Beach are currently drafting their Intermunicipal Development Plan (IDP) and Intermunicipal Collaboration Framework (ICF). These are statutory documents prepared by two municipalities which share a common border. The IDP and ICF will help ensure future infrastructure and land use policy is coordinated between the two municipalities.

You are receiving this invitation as you are a property owner within the Intermunicipal Development Plan Area.

### **YOUR INPUT AND IDEAS ARE IMPORTANT TO US!**

For more information, please contact:  
**Trina Lamanes**, Long Range Planner, Parkland County  
**Phone:** (780) 968-8443 ext 8795      **Email:** trina.lamanes@parklandcounty.com



#### **SUMMER VILLAGE OF SEBA BEACH AND PARKLAND COUNTY IDP/ICF**

## Open House 2: July 17, 2019

# OPEN HOUSE



## YOU ARE INVITED!

**WHAT:** PARKLAND COUNTY AND SUMMER VILLAGE OF SEBA BEACH  
**INTERMUNICIPAL DEVELOPMENT PLAN AND**  
**INTERMUNICIPAL COLLABORATION FRAMEWORK**

**WHEN:** WEDNESDAY, JULY 17<sup>TH</sup>, 2019  
5:00 P.M. TO 7:00 P.M. (DROP IN)

**WHERE:** SEBA BEACH SENIORS CENTRE  
113-1<sup>ST</sup> STREET SOUTH  
SEBA BEACH, ALBERTA

You are invited to the second and final Parkland County and Summer Village of Seba Beach Intermunicipal Development Plan (IDP) and Intermunicipal Collaboration Framework (ICF) Public Open House. **Please drop in** to learn more about the project and provide your comments.

In response to changes to the Municipal Government Act, Parkland County and the Summer Village of Seba Beach are currently drafting their Intermunicipal Development Plan (IDP) and Intermunicipal Collaboration Framework (ICF). These are statutory documents prepared by two municipalities which share a common border. The IDP and ICF will help ensure future infrastructure and land use policy is coordinated between the two municipalities.

You are receiving this invitation as you are a property owner within the Intermunicipal Development Plan Area.

## YOUR INPUT AND IDEAS ARE IMPORTANT TO US!

For more information, please contact:

**Trina Lamanes**, Long Range Planner, Parkland County

**Phone:** (780) 968-8888 ext 8795

**Email:** [trina.lamanes@parklandcounty.com](mailto:trina.lamanes@parklandcounty.com)



**SUMMER VILLAGE OF SEBA BEACH AND PARKLAND COUNTY IDP/ICF**


## Appendix C: Public Open House 1 & 2 Display Boards

**Disclaimer:** Appendix C represents information shared with the public at the Parkland County & Summer Village of Seba Beach IDP open house and is not a final copy for approval.


### Open House 1: May 17, 2019

## FREQUENTLY ASKED QUESTIONS

#### WHAT IS THE PURPOSE OF AN INTERMUNICIPAL DEVELOPMENT PLAN (IDP)?

 An IDP ensures that long-term growth along a shared municipal boundary is coordinated and provides assurance to residents that live within the Plan Area of future development goals.


#### IS THERE ALREADY AN IDP IN PLACE?

 Currently, there is no IDP in place between the Summer Village of Seba Beach and Parkland County.


#### WHY IS THIS PLAN BEING DEVELOPED?

 The completion of the IDP is a new requirement under the Government of Alberta that requires that all Albertan municipalities that share a common boundary adopt an IDP with municipal neighbours prior to 2020.

#### WHAT IS THE PURPOSE OF AN INTERMUNICIPAL COLLABORATION FRAMEWORK (ICF)?

 An ICF is a tool used to facilitate cooperation between neighbouring municipalities to ensure municipal services are provided to residents in an efficient and cost-effective manner. For example, it could include services such as fire response or bylaw enforcement.


#### IS THIS PLAN RELATED TO A SPECIFIC DEVELOPMENT?

 The IDP has **not** been triggered by a specific development. An IDP is a long range plan that describes how lands along the municipal boundary will be developed in the future. **It does not propose any specific development project.**

#### WILL THE IDP REZONE MY LAND?

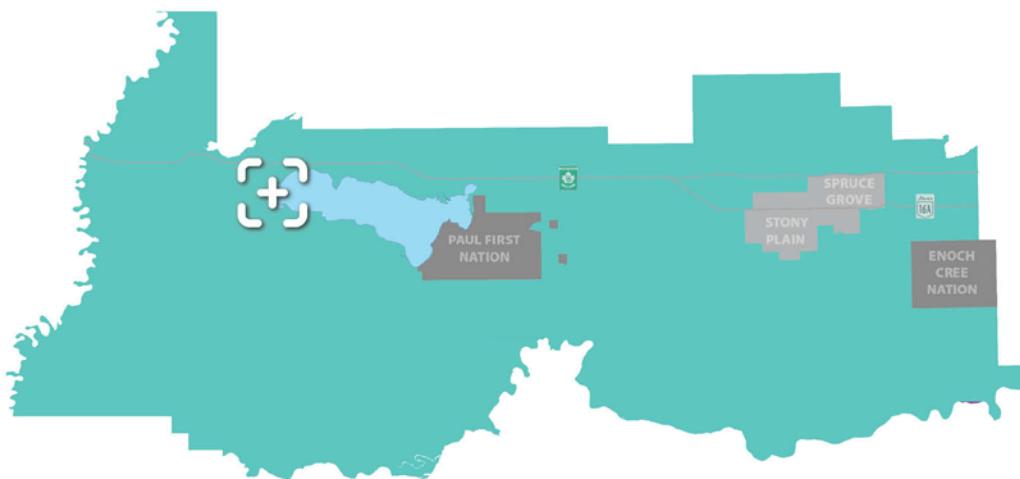
 No, your land's existing land use district is not affected by the IDP.

#### IS THE SUMMER VILLAGE OF SEBA BEACH ANNEXING PARKLAND COUNTY LANDS?

 No, the Plan Area is not a future urban expansion boundary for the Summer Village of Seba Beach.



# WELCOME TO OUR OPEN HOUSE



The Summer Village of Seba Beach and Parkland County are working together to create an **Intermunicipal Development Plan (IDP)** and **Intermunicipal Collaboration Framework (ICF)**.

At today's Open House you will find:

1. General information about IDP's and ICF's.
2. Highlights from the draft IDP between Parkland County and the Summer Village of Seba Beach.
3. Copies of the draft IDP and ICF documents for your review.
4. Summer Village of Seba Beach and Parkland County staff to answer any questions you may have.

**We want you to tell us how we can improve the IDP!**



Summer Village of Seba Beach & Parkland County | IDP & ICF

## What is an Intermunicipal Development Plan (IDP)?

- ➔ A high-level policy plan prepared by two (or more) municipalities that share a common border;
- ➔ It ensures that future development and land use policy is coordinated between municipalities;
- ➔ It reduces the possibility of conflict between municipalities; and
- ➔ It ensures that relationships remain strong, transparent, and collaborative in the future.

## Why is this IDP required?

The Government of Alberta mandates that municipalities with a shared border must complete an IDP. Under Section 631 of the *Modernized Municipal Government Act (MMGA)*, the Summer Village of Seba Beach and Parkland County have agreed to create an IDP. When it is complete the IDP will become part of the hierarchy of plans shown to the right.



Figure 1: Hierarchy of Plans



## What is an Intermunicipal Collaboration Framework (ICF)?

Similar to an Intermunicipal Development Plan (IDP), municipalities that share a common boundary must create an Intermunicipal Collaboration Framework (ICF). ICF's are intended to:

- ➔ Facilitate cooperation between neighbouring municipalities;
- ➔ Provide integrated, coordinated, and efficient municipal services; and
- ➔ Allocate municipal resources efficiently to benefit Summer Village of Seba Beach and Parkland County residents.

## Why is this ICF required?

The Government of Alberta mandates that municipalities with a shared border complete an ICF. Under Part 17.2 of the *Modernized Municipal Government Act (MMGA)*, the Summer Village of Seba Beach and Parkland County have agreed to create an ICF.

## How are IDP's and ICF's different?

**IDP's** focus on:

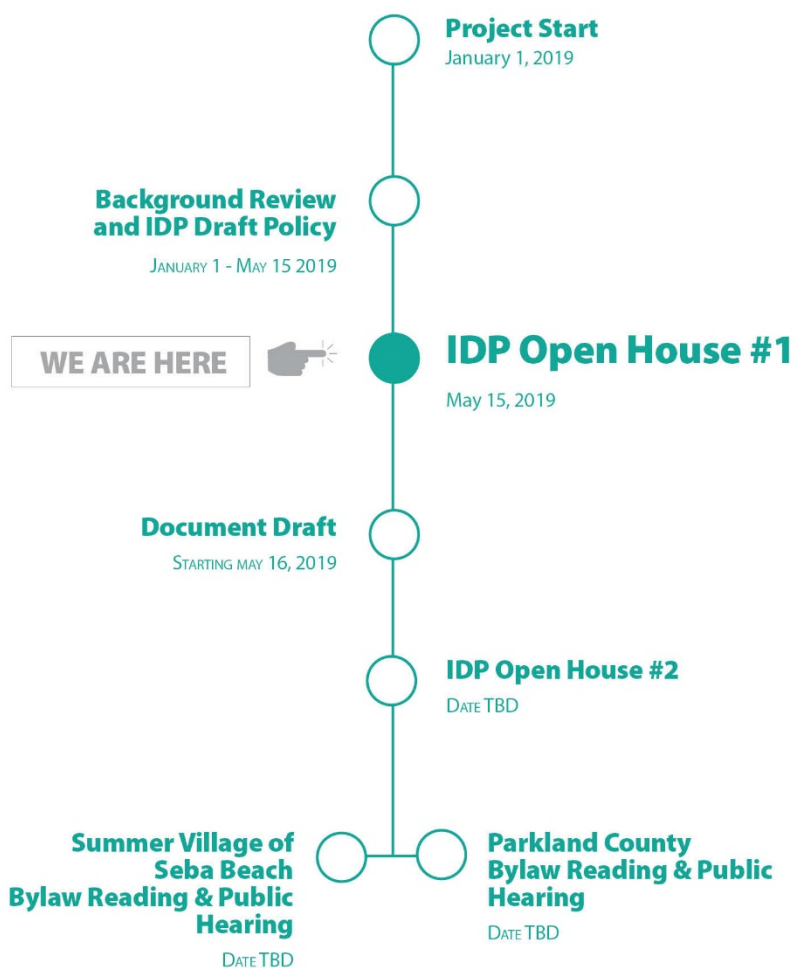
- ➔ Land use
- ➔ Transportation
- ➔ Infrastructure

**ICF's** focus on:

- ➔ Sharing **services** to make the best use of financial resources and to **avoid** the **duplication** of efforts.



## Project Timeline



Summer Village of Seba Beach & Parkland County | IDP & ICF



## IDP Goal

The goal of the IDP is to have a **co-operative** approach to planning along the border of Parkland County and the Summer Village of Seba Beach. The plan addresses land use, infrastructure, environment, economic/social development, and intermunicipal initiatives.



## IDP Objectives

The IDP has 5 objectives that help guide the Summer Village of Seba Beach and Parkland County towards achieving the IDP's goal. The objectives are:

1. Collaboration
2. Environmental conservation
3. Harmonize future land use, infrastructure, and transportation
4. Diversify local economy and community services
5. Meet the requirements of the *Municipal Government Act (MGA)*






## Draft IDP Highlights

### SECTION 4: PLAN AREA

The Plan Area extends around the Summer Village's corporate boundary and covers approximately 313 ha (773 ac) of land.

When determining the Plan Area a number of factors have been considered:

-  Current and planned land uses;
-  The rail line to the north; and
-  Existing quarter section boundaries.



### YOUR FEEDBACK

Do you have any **comments** about the proposed **Plan Area**?



## Draft IDP Highlights

### SECTION 5: LAND USE

This section of the IDP establishes the future land uses that are to occur within the Plan Area. The policies provide direction to both municipalities to help ensure that decisions on land use are coordinated, while still maintaining the autonomy of each municipality.

The policies in this section acknowledge that:



Residential uses are generally supported within the Plan Area and new residential development will be required to consider lake health, conservation/preservation of sensitive natural areas and to consider opportunities to enhance public access to the lake;



Parkland County's residents have a right to farm and that agricultural uses adjacent to the Plan Area and the Summer Village may result in additional light, noise, dust, and/or traffic;



The creation of new, or expansion of existing Confined Feeding Operations (CFO's) will be prohibited within the Plan Area;



Historical Resources exist within the Plan Area and that any new subdivision or development application in the plan area will be referred to Alberta Culture and Tourism; and

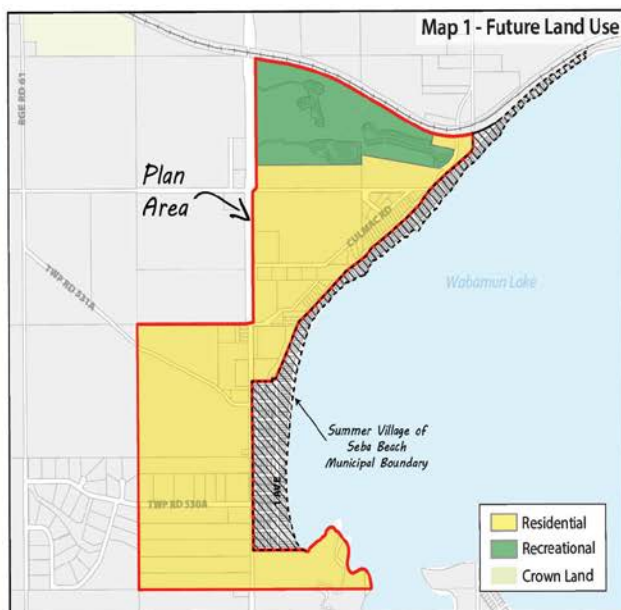


The IDP Plan Area in no way constitutes a future expansion boundary for the Summer Village.

### YOUR FEEDBACK

Do you have any comments on **development** in or around the Plan Area?

Are the proposed future land uses **appropriate** for the Plan Area?



## Draft IDP Highlights

### SECTION 6: COORDINATION OF INTERMUNICIPAL INITIATIVES

This section recognizes that the Summer Village and surrounding rural area are one community. Each municipality shall consider opportunities that support a high quality of life for both Parkland County and Summer Village residents. These opportunities may include:



Collaboration on economic or social development opportunities;



Supporting and strengthening education and awareness regarding lake health, recreation activities and responsible use of municipal facilities;



Responsible development of land related to Tourism and Recreation that consider a number of factors such as:

- Integration with surrounding land uses;
- Appropriate infrastructure;
- Lake access & watershed health; and
- Mitigation of any potential off site impacts.

### YOUR FEEDBACK

How well does this section address land uses related to **tourism**? Are there **other factors** to consider?

Do you have any comments or **suggestions** about coordinating intermunicipal initiatives?



## Draft IDP Highlights

### SECTION 7: TRANSPORTATION AND INFRASTRUCTURE

Parkland County and the Summer Village of Seba Beach recognize the importance of safe, coordinated and efficient infrastructure networks. Policies in this section of the IDP ensure that infrastructure constructed for future development is well coordinated. The policies include:



The requirement to refer for proposed changes to the transportation network (within the Plan Area) to the Summer Village, and where applicable, Alberta Transportation to review and comment;



Parkland County and the Summer Village of Seba Beach shall ensure that any new or expanding development(s) provide servicing to the satisfaction of the governing municipality;



Each municipality is responsible for the maintenance and construction of their own transportation infrastructure, however both municipalities may enter into a cost sharing agreement on infrastructure that benefits both jurisdictions;



Both municipalities shall refer any new development application within close proximity of a rail line to CN Railway for comment and encourage the development to address appropriate safety measures such as setbacks, security fencing and berms; and



Roads and linkages within the Plan Area shall be constructed to Parkland County engineering standards;



Multi-parcel and/or non-residential development within the Plan Area shall address storm water management and drainage planning in accordance with Provincial regulations and Parkland County standards.

### YOUR FEEDBACK

Do you have any comments on future **transportation** in the Plan Area?



### YOUR FEEDBACK

Do you have any comments related to future **infrastructure**?



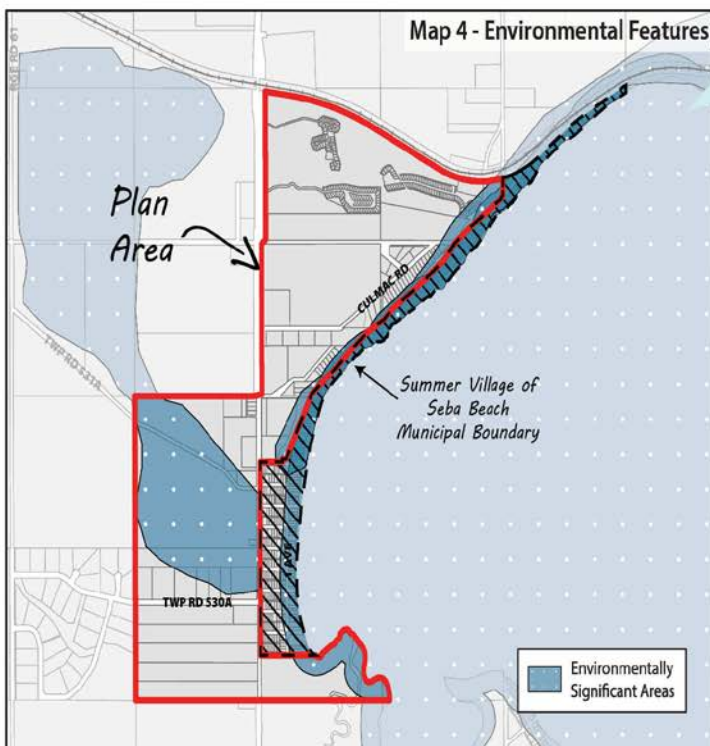


## Draft IDP Highlights

### SECTION 8: ENVIRONMENT

Parkland County and the Summer Village understand that the natural environment is not constrained by municipal boundaries. They will work collaboratively to identify hazards and ensure the health of natural features in and around the Plan Area. Policies in this section include:

-  The dedication, classification and use of Environmental Reserve, Municipal Reserve and Conservation Reserve to maintain healthy ecosystems;
-  Collaborating to establish wildlife corridors and trail networks for passive recreational activities and to connect the Summer Village to lands within the Plan Area;
-  Supporting environmental stewardship and collaborating on any proposals that may impact the health of the regional ecosystem, watersheds, wetlands, and Environmentally Significant Areas within the Summer Village and the Plan Area;
-  Establishing appropriate management practices and development setbacks from waterbodies, watercourses, slopes and other sensitive natural areas based on the recommendations of a qualified professional representing an applicant/developer; and
-  Participation by both municipalities in regional watershed alliance groups will be encouraged, and information and recommendations may be considered where appropriate;
-  Requirements for a geotechnical assessment at subdivision stage, or prior to development permit issuance where unstable terrain or steep slopes (>15%) may be present.



### YOUR FEEDBACK

Do these policies  
**adequately**  
**address** the  
environmental features  
of the Plan Area?




Do you have any  
comments about  
environmental  
**preservation/**  
**conservation**  
in or around the Plan  
Area?



## Draft IDP Highlights

### SECTION 9: IMPLEMENTATION AND ADMINISTRATION

This section outlines the steps each municipality will take to ensure open communication between both administrations and include:

-  Adoption of IDP by Bylaws by both Parkland County and the Summer Village of Seba Beach in accordance with the Municipal Government Act;
-  Review the IDP every five (5) years following adoption by both municipalities; and
-  Establish an Intermunicipal Development Plan Committee (IDPC) to review and discuss changes to the Bylaw where required.

### SECTION 10: DISPUTE RESOLUTION

This section outlines the process for dispute resolution to ensure that conflicts are resolved fairly and in good faith. The process is outlined in the graphic below and shall be used to ensure a timely resolution if disputes happen between the County and Summer Village.



## How did we do?

Please take a few minutes to **complete our comment sheet and help us to improve our public engagement!**

If you have any questions or comments regarding the document, or if you would like additional information, please contact:

**Parkland County:**

OR

**Summer Village of Seba Beach:**

**Martin Frigo;** Manager, Long Range Planning

**Phone:** (780) 968-8888

**Email:** Martin.Frigo@parklandcounty.com

**Sue Evans;** Chief Administrative Officer


**Phone:** (780) 797-3863

**Email:** svseba@telusplanet.net


## Open House 2: July 17, 2019

# FREQUENTLY ASKED QUESTIONS


### WHAT IS THE PURPOSE OF AN INTERMUNICIPAL DEVELOPMENT PLAN (IDP)?

 An IDP ensures that long-term growth along a shared municipal boundary is coordinated, and provides assurance to residents that live within the Plan Area of future development goals.


### IS THERE ALREADY AN IDP IN PLACE?

 Currently there is no IDP in place between the Summer Village of Seba Beach and Parkland County.


### WHY IS THIS PLAN BEING DEVELOPED?

 The completion of the IDP is a new requirement under the Government of Alberta that requires all Alberta municipalities that share a common boundary to adopt an IDP with municipal neighbours prior to 2020.


### WHAT IS THE PURPOSE OF AN INTERMUNICIPAL COLLABORATION FRAMEWORK (ICF)?

 An ICF is a tool used to facilitate cooperation between neighbouring municipalities to ensure municipal services are provided to residents in an efficient and cost-effective manner. For example, an ICF could include services such as fire response or bylaw enforcement.


### IS THIS PLAN RELATED TO A SPECIFIC DEVELOPMENT?

 The IDP has **not** been triggered by a specific development. An IDP is a long range plan that describes how lands along the municipal boundary will be developed in the future. **It does not propose any specific development project.**

### WILL THE IDP REDISTRIBUTE MY LAND?

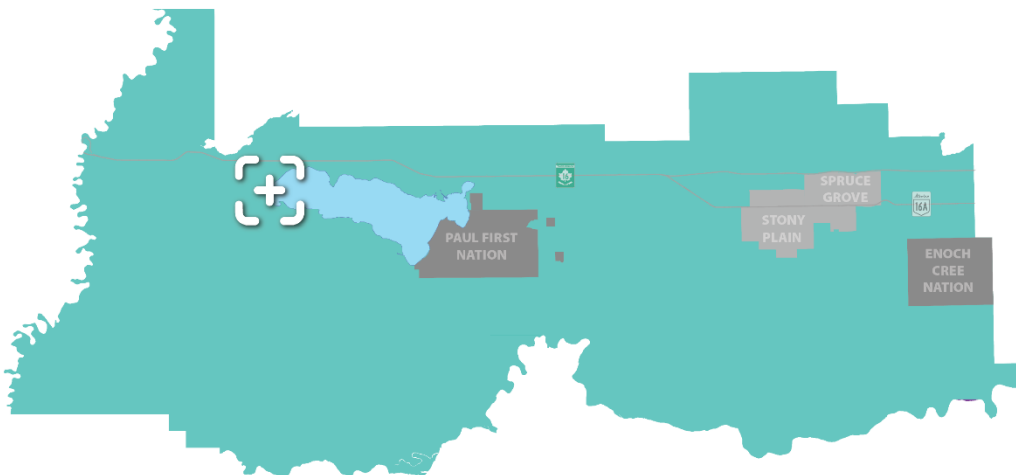
 No, your land's existing land use district is not affected by the IDP.

### IS THE SUMMER VILLAGE OF SEBA BEACH ANNEXING PARKLAND COUNTY LANDS?

 No, the Plan Area is not a future urban expansion boundary for the Summer Village of Seba Beach.



# WELCOME TO OUR OPEN HOUSE



The Summer Village of Seba Beach and Parkland County are working together to create an **Intermunicipal Development Plan (IDP)** and **Intermunicipal Collaboration Framework (ICF)**.

At today's Open House you will find:

1. General information about IDPs and ICFs;
2. Highlights from the draft IDP between Parkland County and the Summer Village of Seba Beach;
3. Copies of the draft IDP and ICF documents for your review; and
4. Summer Village of Seba Beach and Parkland County staff to answer any questions you may have.

**We want you to tell us how we can improve the IDP!**



Summer Village of Seba Beach & Parkland County | IDP & ICF



## What is an Intermunicipal Development Plan (IDP)?

- ➔ A high-level policy plan prepared by two (or more) municipalities that share a common border.
- ➔ It ensures that future development and land use policy is coordinated between municipalities.
- ➔ It reduces the possibility of conflict between municipalities.
- ➔ It ensures that relationships remain strong, transparent and collaborative in the future.

## Why is this IDP required?

The Government of Alberta mandates that municipalities with a shared border must complete an IDP. Under Section 631 of the Municipal Government Act (MGA), the Summer Village of Seba Beach and Parkland County have agreed to create an IDP. When it is completed the IDP will become part of the hierarchy of plans shown in Figure 1.



Figure 1: Hierarchy of Plans



## What is an Intermunicipal Collaboration Framework (ICF)?

Similar to an Intermunicipal Development Plan (IDP), municipalities that share a common boundary must create an Intermunicipal Collaboration Framework (ICF). ICFs are intended to:

- ➡ Facilitate cooperation between neighbouring municipalities;
- ➡ Provide integrated, coordinated and efficient municipal services; and
- ➡ Allocate municipal resources efficiently to benefit residents of both the Summer Village of Seba Beach and Parkland County.

## Why is this ICF required?

The Government of Alberta mandates that municipalities with a shared border complete an ICF. Under Part 17.2 of the Municipal Government Act (MGA), the Summer Village of Seba Beach and Parkland County have agreed to create an ICF.

## How are IDPs and ICFs different?

**IDPs** focus on:

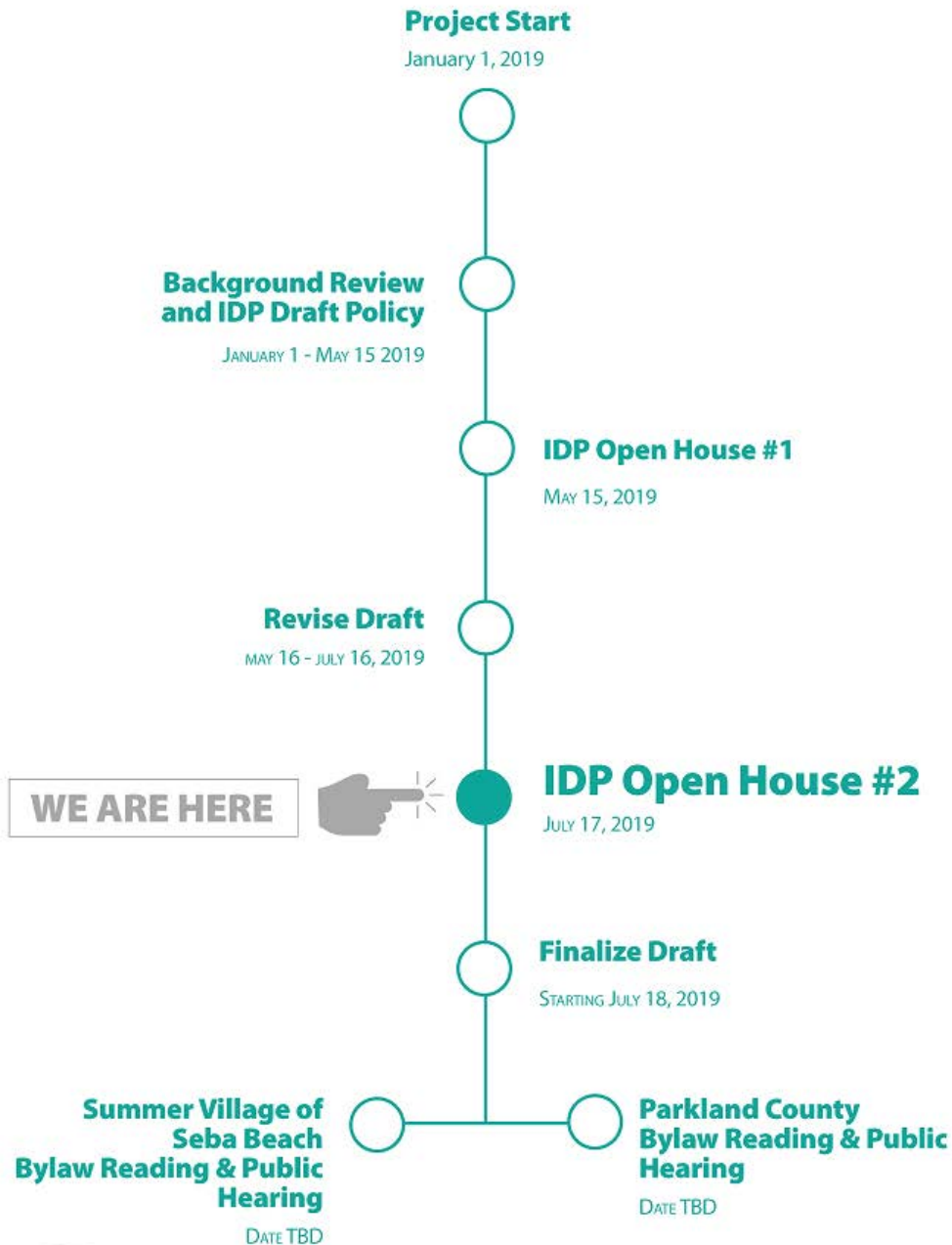
- ➡ Land use
- ➡ Transportation
- ➡ Infrastructure

**ICFs** focus on:

- ➡ Sharing **services** to make the best use of resources and to **avoid** the **duplication** of efforts and services.



## Project Timeline



Summer Village of Seba Beach & Parkland County | IDP & ICF

## OPEN HOUSE #2

### WHAT IS THE PURPOSE OF OPEN HOUSE #2?



The second open house is intended to present revisions made to the draft IDP, get feedback on the proposed changes and give residents another opportunity to provide input on the draft IDP.

### WHAT HAPPENED AT OPEN HOUSE #1?



On May 15, 2019, initial drafts of the IDP and ICF were presented in the same drop in format as tonight's open house;



Residents viewed information on poster boards including an explanation of what IDPs and ICFs are, why they are required and draft policy highlights;



Staff from the County and the Summer Village were on hand to answer questions; and



Attendees were encouraged to write on post-it notes any recommendations about the IDP and place them on the poster boards.

### SO WHAT'S CHANGED?



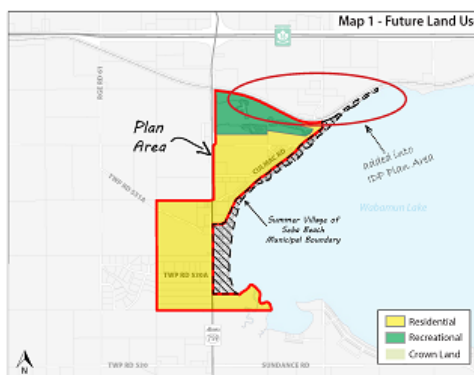
The Plan Area was extended to include lands adjacent the CN rail line along the northeast border of the Summer Village of Seba Beach (see Map 1 Future Land Use);



Policy added that requires additional planning and consultation for any multi-parcel development in the Plan Area resulting in more than four (4) lots per quarter section; and



Policy added that clarifies the types of residential development that may occur in the Recreational land use area, and that future development or expansion in this area will have to adhere to federal, provincial and municipal regulations.



ORIGINAL Map 1: Future Land Use presented at open house #1

### NEXT STEPS?



Finalize the draft IDP;



Notification to the public, landowners and stakeholders to review and comment on the final draft;



Public hearing and final opportunity to comment on the IDP and ICF; and



Final adoption of the IDP and ICF as bylaws.



Summer Village of Seba Beach & Parkland County | IDP & ICF

## IDP Goal

The goal of the IDP is to have a **cooperative** approach to planning along the border of Parkland County and the Summer Village of Seba Beach. The plan addresses land use, infrastructure, environment, economic/social development and intermunicipal initiatives.



## IDP Objectives

The IDP has 5 objectives that help guide the Summer Village of Seba Beach and Parkland County towards achieving the IDP's goal. The objectives are:

1. Collaboration;
2. Environmental conservation and preservation;
3. Harmonize future land use, infrastructure and transportation;
4. Diversify local economy and community services; and
5. Meet the requirements of the Municipal Government Act (MGA).

## Draft IDP Highlights

### SECTION 4: PLAN AREA

The Plan Area extends around the Summer Village's corporate boundary and covers approximately 396 ha (980 ac) of land.

When determining the Plan Area a number of factors were considered:

-  Current and planned land uses;
-  The CN rail line;
-  Quarter section line boundaries; and
-  Existing parcel boundaries.



### YOUR FEEDBACK

Do you have any **comments** about the proposed **Plan Area**?



## Draft IDP Highlights

### SECTION 5: LAND USE

This section of the IDP establishes the future land uses that are to occur within the Plan Area. The policies provide direction to both municipalities to ensure that decisions on land use are coordinated, while still maintaining the autonomy of each municipality.

The policies in this section acknowledge that:

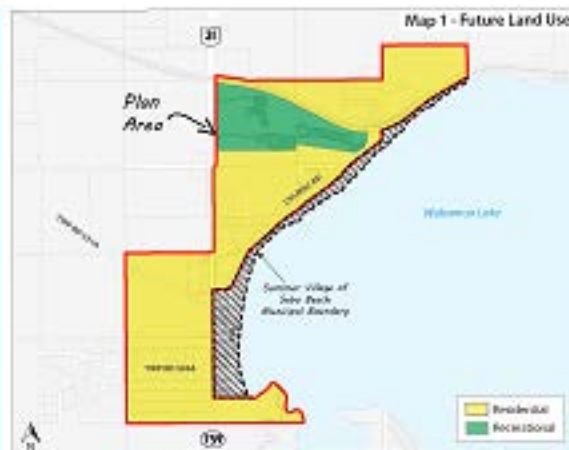
-  Residential uses are generally supported in the Plan Area. New residential development will be required to consider lake health, conservation/preservation of sensitive natural areas and to consider opportunities to enhance public access to the lake.
-  Parkland County's residents have a right to farm and that agricultural uses in and adjacent to the Plan Area and Summer Village may result in additional light, noise, dust and/or traffic.
-  The creation of new, or expansion of existing Confined Feeding Operations (CFOs) will be prohibited in the Plan Area.
-  Historical resources exist in and around the Plan Area. Any new subdivision or development application in the Plan Area and Summer Village will be screened to Alberta Culture; and
-  The IDP Plan Area in no way constitutes a future expansion boundary for the Summer Village.

### YOUR FEEDBACK

Do you have any comments on **development** in or around the Plan Area?

Are the proposed future land uses **appropriate** for the Plan Area?

have  
your  
say



## Draft IDP Highlights

### SECTION 6: COORDINATION OF INTERMUNICIPAL INITIATIVES

This section recognizes that the Summer Village and surrounding rural area are one community. Each municipality shall consider opportunities that support a high quality of life for both Parkland County and Summer Village residents. These opportunities may include:

-  Collaboration on economic or social development opportunities;
-  Supporting and strengthening education and awareness regarding lake health, recreation activities, responsible use of municipal facilities and services; and
-  Responsible development of land related to tourism and recreation that consider a number of factors such as:
  - Integration with surrounding land uses;
  - Appropriate infrastructure;
  - Lake access & watershed health; and
  - Mitigation of any potential off-site impacts.

### YOUR FEEDBACK

How well does this section address land uses related to **tourism and recreation**?  
Are there **other factors** to consider?

Do you have any comments or **suggestions** about coordinating intermunicipal initiatives?








## Draft IDP Highlights

### SECTION 7: TRANSPORTATION AND INFRASTRUCTURE

Parkland County and the Summer Village of Seba Beach recognize the importance of safe, coordinated and efficient infrastructure. Policies in this section of the IDP ensure that infrastructure constructed for future development is coordinated. Policy highlights include:

-  The requirement to refer proposed changes to the transportation network (in the Plan Area) to the Summer Village, and where applicable, Alberta Transportation for review and comment.
-  Each municipality is responsible for the maintenance and construction of their own transportation infrastructure, however both municipalities may enter into a cost sharing agreement on infrastructure that benefits both jurisdictions.
-  Roads and linkages in the Plan Area shall be constructed to Parkland County engineering standards.
-  Parkland County and the Summer Village of Seba Beach shall ensure that any new or expanding development(s) provide servicing to the satisfaction of the governing municipality.
-  Both municipalities shall refer any new development application in close proximity of a rail line to CN Railway for comment and encourage the development to include appropriate safety measures such as setbacks, security fencing and berms, and.
-  Multi-parcel and/or non-residential development in the Plan Area shall address storm water management and drainage planning in accordance with Provincial regulations and Parkland County standards.

### YOUR FEEDBACK

Do you have any comments on future **transportation** in the Plan Area?

**have  
your  
say**



### YOUR FEEDBACK

Do you have any comments related to future **infrastructure**?

**have  
your  
say**

## Draft IDP Highlights

### SECTION 8: ENVIRONMENT

Parkland County and the Summer Village understand that the natural environment is not constrained by municipal boundaries. They will work collaboratively to identify hazards and ensure the health of natural features in and around the Plan Area. Policy highlights in this section include:

-  The dedication, classification and use of Environmental Reserve, Municipal Reserve and Conservation Reserve to maintain healthy ecosystems;
-  Supporting environmental stewardship and collaboration on any proposals that may impact the health of the regional ecosystem, watersheds, wetlands and Environmentally Significant Areas in the Summer Village and the Plan Area;
-  Participation by both municipalities in regional watershed alliance groups will be encouraged, and information and recommendations may be considered where appropriate;
-  Collaborating to establish wildlife corridors and trail networks for passive recreational activities and to connect the Summer Village to lands in the Plan Area;
-  Establishing appropriate management practices and development setbacks from waterbodies, watercourses, slopes and other sensitive natural areas based on the recommendations of a qualified professional representing an applicant/developer; and
-  Requirements for a geotechnical assessment at subdivision stage, or prior to development permit issuance where unstable terrain or steep slopes (>15%) may be present.



### YOUR FEEDBACK

Do these policies adequately address the **environmental features** of the Plan Area?

Do you have any comments about environmental **preservation/conservation** in or around the Plan Area?



## Draft IDP Highlights

### SECTION 9: IMPLEMENTATION AND ADMINISTRATION

This section outlines the steps each municipality will take to ensure open communication between both administrations and include:

- ✦ Adoption of the IDP by bylaws by Parkland County and the Summer Village of Seba Beach in accordance with the Municipal Government Act;
- ✦ Review the IDP every five (5) years following adoption by both municipalities; and
- ✦ Establish an Intermunicipal Development Plan Committee (IDPC) to review and discuss changes to the IDP where required.

### SECTION 10: DISPUTE RESOLUTION

This section outlines the process for dispute resolution to ensure that conflicts are resolved fairly and in good faith. The process is outlined in the graphic below and shall be used to ensure a timely resolution if disputes happen between the County and Summer Village.



## How did we do?

Please take a few minutes to **complete our comment sheet and help us to improve our public engagement!**

If you have any questions or comments regarding the document, or if you would like additional information, please contact:

**Parkland County:** **Martin Frigo;** Manager, Long Range Planning  
**Phone:** (780) 968-9888  
**Email:** Martin.Frigo@parklandcounty.com

OR

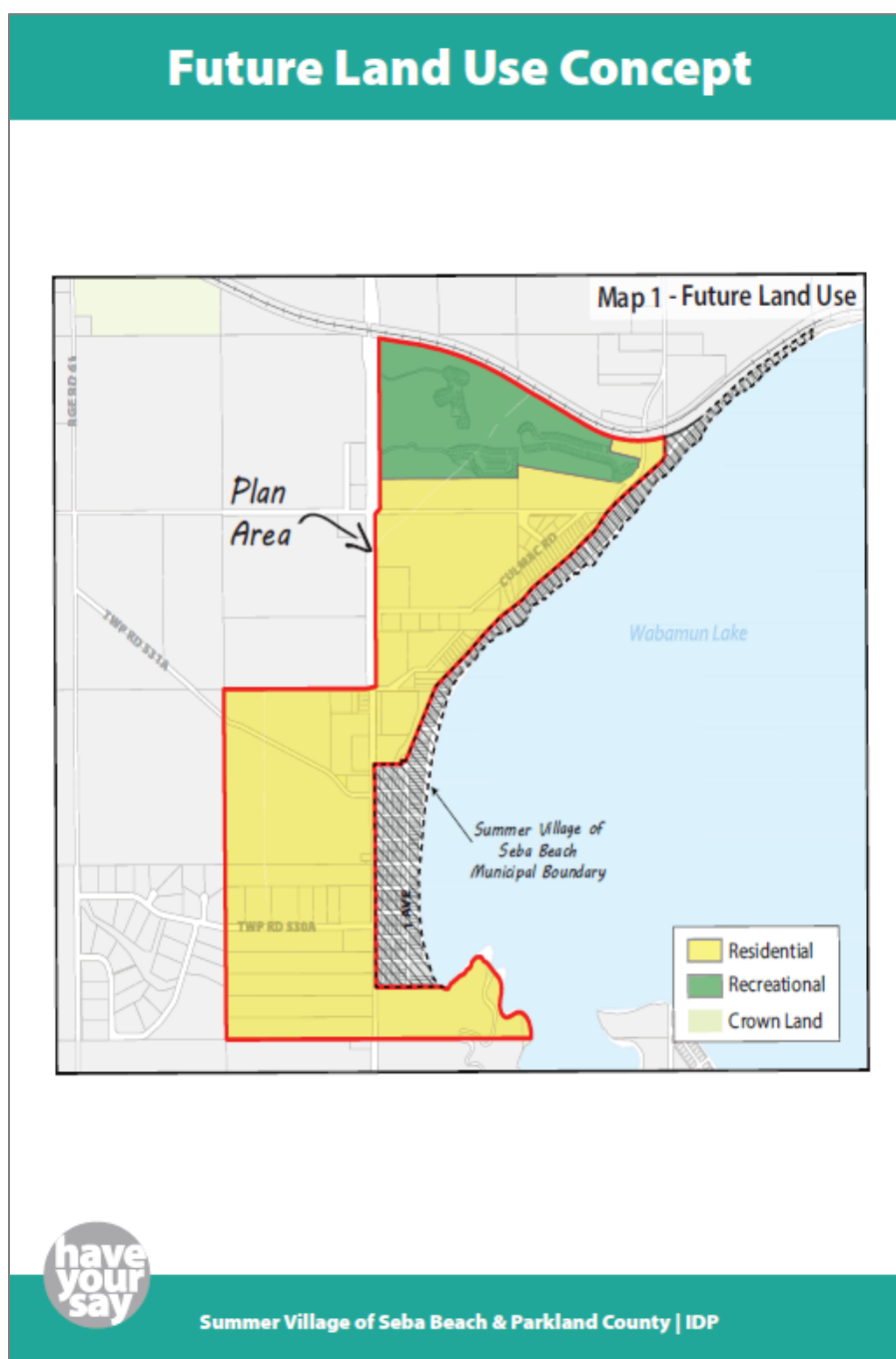
**Summer Village of Seba Beach:** **Sue Evans;** Chief Administrative Officer  
**Phone:** (780) 797-3863  
**Email:** svseba@telusplanet.net



## **Appendix D: Open House 1 & 2 Future Land Use Map**

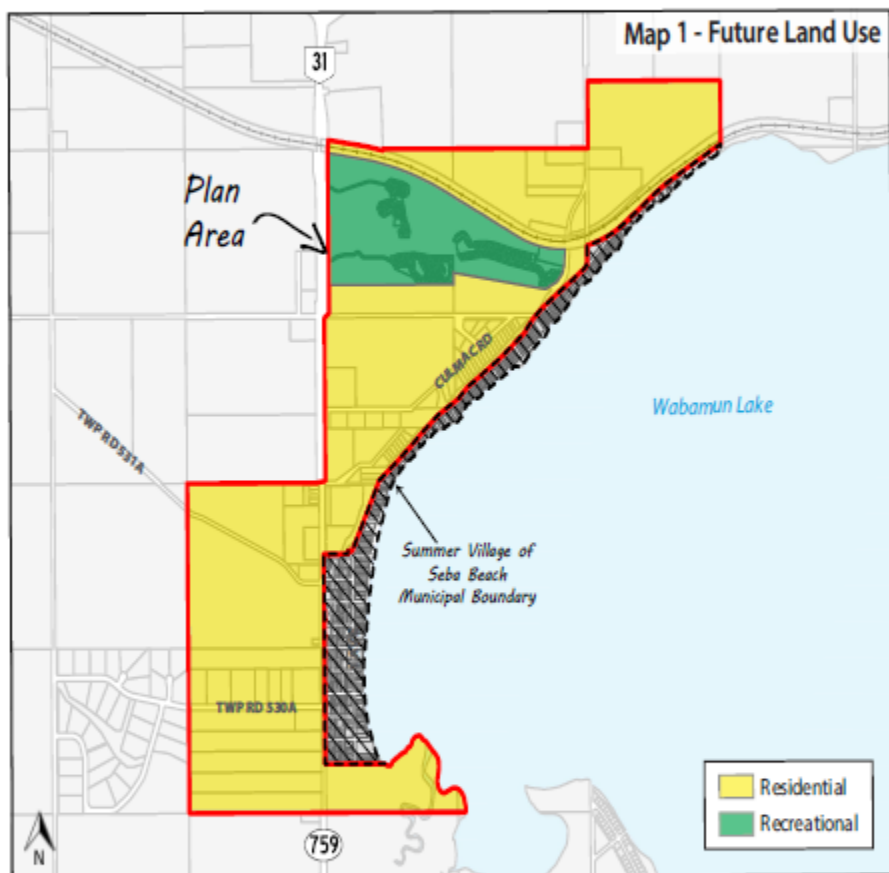
**Disclaimer:** Appendix D represents information shared with the public at the Parkland County & Village of Seba Beach IDP open house and is not a final copy for approval.

**Open House 1: May 15, 2019**



**Open House 2: July 17, 2019**

## Future Land Use Concept

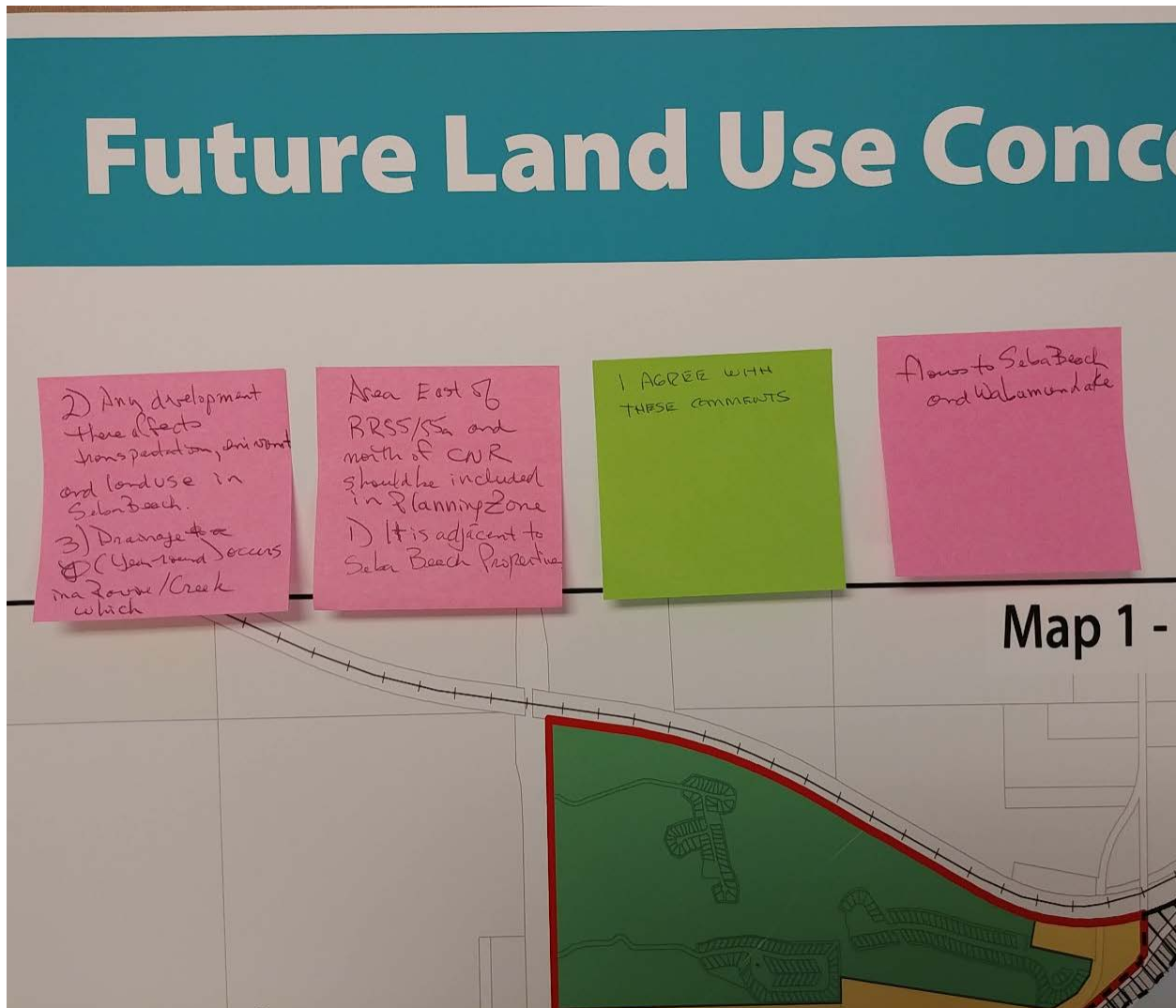


Summer Village of Seba Beach & Parkland County | IDP



## **Appendix E: Open House 1 & 2 Post-it Note Comments**

**Open House 1: May 15, 2019**

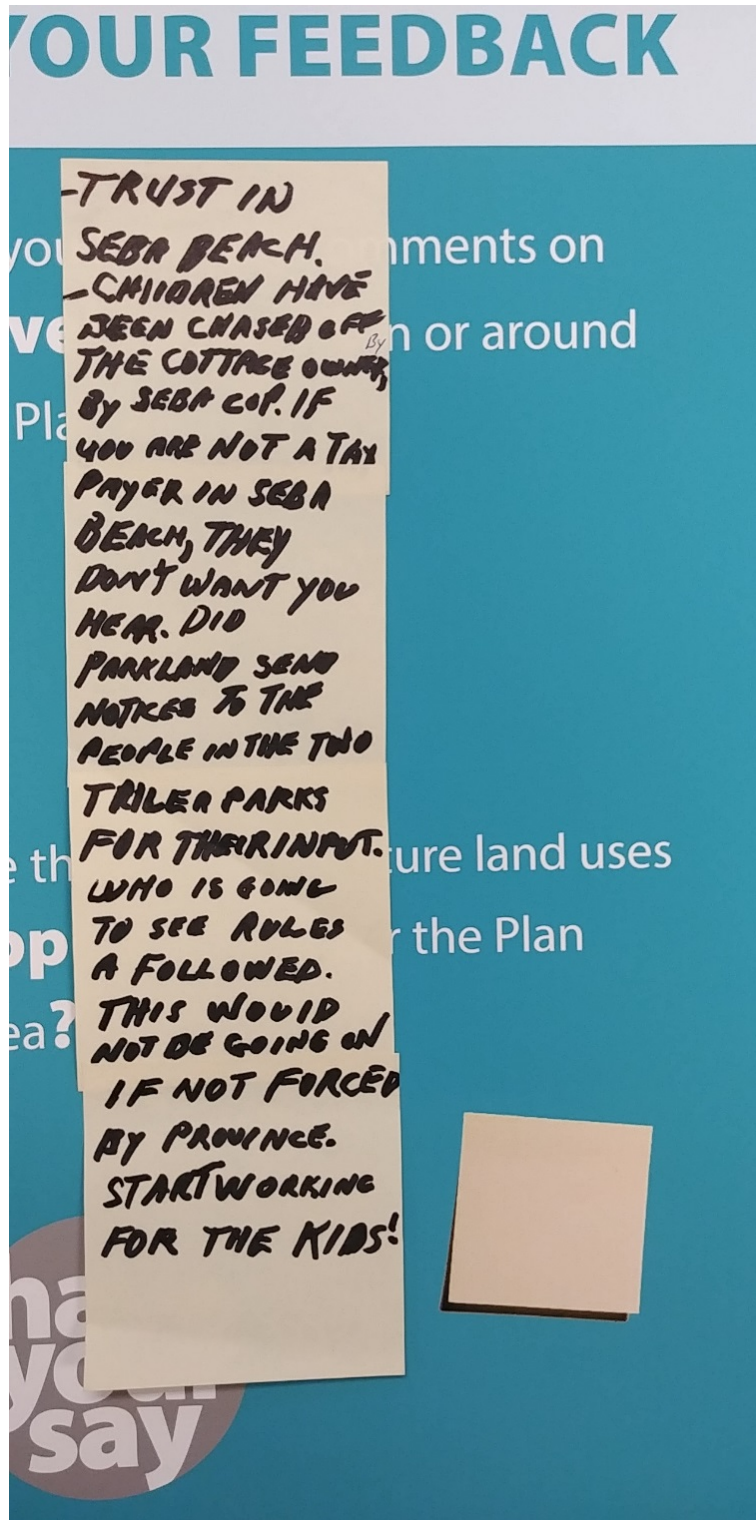


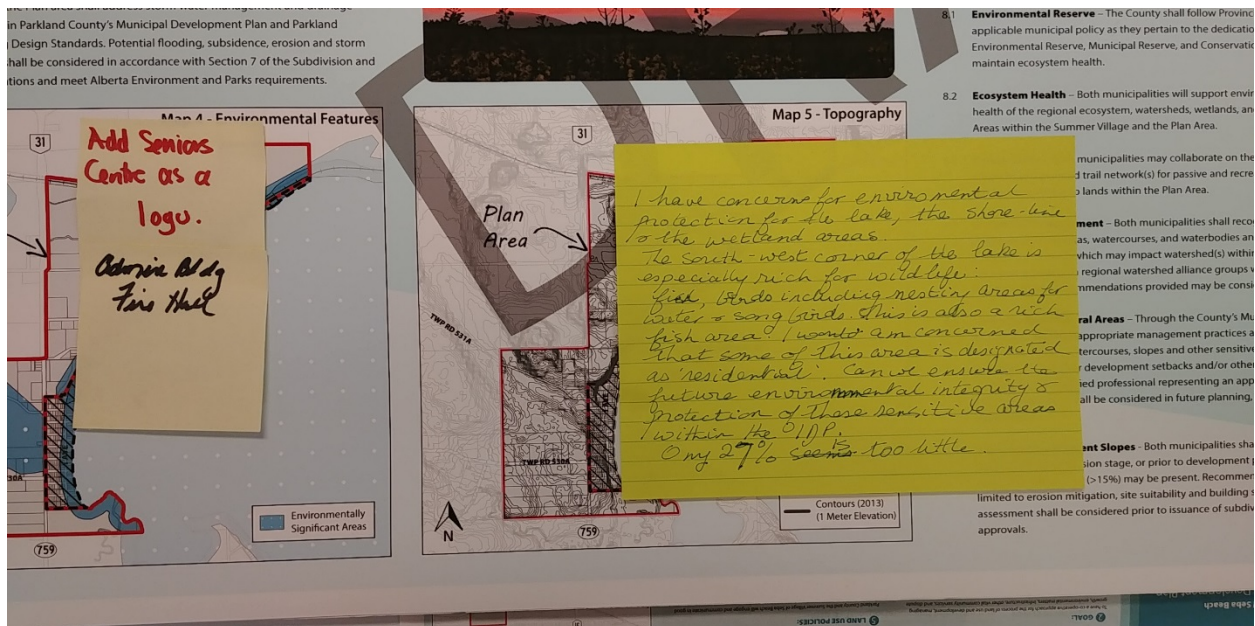
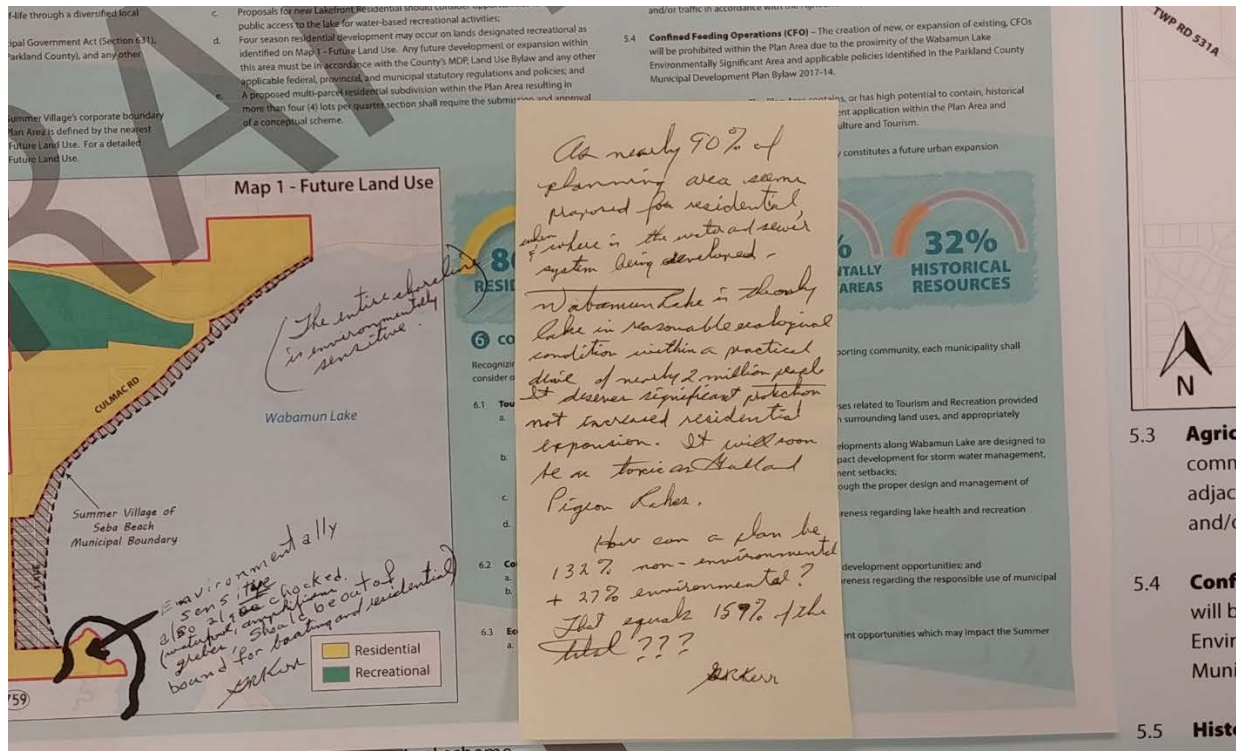
# municipal

THE INCREASING  
DEVELOPMENT OF THE  
SHADYBROOK CAMPGROUND  
CONTINUES TO PUT PRESSURE  
ON THE SV OF SEBA BEACH,  
IT'S INFRASTRUCTURE AS  
WELL AS ADDITIONAL  
PRESSURE ON ACCESS TO  
THE LAKE.



## Open House 2: July 17, 2019







# Appendix F: Intermunicipal Development Plan as Presented at Open House 1 & 2

**Disclaimer:** Appendix E represents information shared with the public at the Parkland County & Village of Seba Beach IDP open house and is not a final copy of the IDP for approval.

**Open House 1: May 15, 2019**



# Open House 2: July 17, 2019

## Parkland County/ Summer Village of Seba Beach Intermunicipal Development Plan DRAFT Bylaw 2019-09



**1 INTRODUCTION:**

An Intermunicipal Development Plan (IDP) is a statutory document prepared with two or more municipalities that share a common border, and where at least one member is not a part of a growth management region. An IDP ensures future development and land use policy is coordinated between municipalities.

Parkland County (the "County") and the Summer Village of Seba Beach (the "Summer Village"), under the direction of Section 637 of the Municipal Government Act (MGA), have agreed to prepare an IDP. The IDP has been developed to reduce potential conflicts between municipalities and to ensure the relationship remains strong, transparent, and collaborative in the future.



**2 GOALS:**

To have a co-operative approach for the process of land use and development, managing growth, environmental matters, infrastructure, other vital community services, and dispute resolution along the border of Parkland County and the Summer Village of Seba Beach. The Plan shall contain:

- a. Policies for:**
  - Land Use
  - Transportation
  - Environment
  - Infrastructure
  - Community Services
  - Dispute Resolution
  - Regulating Powers
- b. Policies for administration and implementation which includes:**
  - EDP Processes
  - Review Processes
  - Regulatory Processes
  - Dispute Resolution
  - Regulating Powers

**3 OBJECTIVES:**

- To establish in good faith a method for collaboration between both municipalities on land use matters, including a dispute resolution process.
- To identify and conserve environmental features, recreation and open space.
- To harmonize and confirm future land use, infrastructure, transportation, and development within the Plan Area.
- To coordinate opportunities for increased quality-of-life through a diversified local economy and quality community services.
- To meet the requirements established in the Municipal Government Act (MGA) and the Intermunicipal Development Act (IDPA) and any other applicable legislation.

**4 PLAN AREA:**

The Plan Area extends to the west, north and south from the Summer Village corporate boundary and incorporates approximately 20% of the "Plan Area" as defined by the nearest quarter section line and/or parallel line as depicted on Map 1: Future Land Use. For a detailed review of the Plan Area and future land use, refer to Map 1: Future Land Use.



**5 LAND USE POLICIES:**

Parkland County and the Summer Village of Seba Beach will engage and communicate in good faith on land matters within the Plan Area. Any dispute shall be addressed through Section 10 of this Plan. Each municipality will maintain their autonomy within their current boundaries.

**5.1 Planning Referrals - Parkland County and the Summer Village of Seba Beach:** Both municipalities shall send the following applications within the Plan Area and/or the Summer Village to the adjacent municipality for review:

- A proposed Municipal Development Plan or amendments thereto.
- A proposed and/or future amendments thereto.
- A proposed Area Structure Plan or amendments thereto.
- Any subdivision application within the Plan Area that may create off-site impacts which affect the adjacent municipality's off-site impacts may include noise, odour, or traffic generation or adjacent land use.
- Any discretionary development permit application that may create off-site impacts which affect the adjacent municipality's off-site impacts may include noise, odour, or traffic generation or adjacent land use.

Comments shall be sent back to the receiving municipality within 21 calendar days. Post 21 calendar days, the receiving municipality may consider them as no objection, comment, or concern.

**5.2 Residential:**

- Residential uses are generally supported along lake fronts and riparian areas where the health of the water body and watershed can be maintained.
- Any new residential development within the Plan Area shall address the preservation and promotion of sensitive riparian areas and demonstrate compliance with the applicable provisions and standards of the County's Municipal Development Plan and Land Use Bylaw.
- Proposed new low-density residential development should consider opportunities to enhance public access to the lake or water based recreational activities.
- Four season residential development may occur on lands designated recreational as identified on Map 1: Future Land Use. Any future development or expansion within this area must be in accordance with the County's MDR Land Use Bylaw and any other applicable federal, provincial, and municipal statutory regulations and policies.
- A proposed multi-unit residential development within the Plan Area resulting in more than five (5) units per quarter section shall require the submission and approval of a conceptual scheme.



**5.3 Agriculture:** Agricultural practices are an integral part of Parkland County's economy and community life. Supporting Parkland County residents right to farm, agricultural use adjacent to the Plan Area and the Summer Village may result in additional light, noise, dust, and/or traffic in accordance with the Agricultural Operation Practices Act.

**5.4 Combined Sewerage Operations (CSOs):** The creation of new, or expansion of existing, CSOs will be prohibited within the Plan Area due to the proximity of the Wabamun Lake Intermunicipal Significant Area and applicable policies identified in the Parkland County Municipal Development Plan 2012-14.

**5.5 Historical Resources:** The Plan Area contains, or has high potential to contain, historical resources. Any new subdivision or development application within the Plan Area and Summer Village shall be referred to Alberta Culture and Tourism.

**5.6 Urban Growth:** The IDP Plan Area is not a future urban expansion boundary for the Summer Village.

**86% RESIDENTIAL**

**14% RECREATIONAL**

**27% ENVIRONMENTALLY SIGNIFICANT AREAS**

**32% HISTORICAL RESOURCES**

**6 COORDINATION OF INTERMUNICIPAL INITIATIVES:**

Recognizing the Summer Village and surrounding rural area are diverse, mutually supporting communities, each municipality shall consider opportunities that support a high quality of life for its residents including:

**6.1 Tourism and Recreation**

- Parkland County and the Summer Village of Seba Beach may consider land uses related to Tourism and Recreation provided they have appropriate transportation and utility infrastructure, integrate with surrounding land use, and appropriately integrate any off-site impacts.
- Both municipalities shall ensure that any new Tourism and Recreational Developments along Wabamun Lake are designed to minimize impacts on the local watershed through considerations for low impact development for storm water management, appropriate naturalized landscaping, and adherence to applicable development setbacks.
- Both municipalities will strive to ensure proper lake access management through the proper design and management of subdivisions and development adjacent to water bodies, and
- Both municipalities will strive to support and strengthen education and awareness regarding lake health and recreation activities.

**6.2 Community Programs and Services**

- Both municipalities may choose to collaborate on mutually beneficial social development opportunities and
- Both municipalities will strive to support and strengthen education and awareness regarding the responsibilities of municipal facilities and services within the Plan Area.

**6.3 Economic Development**

- Both municipalities may choose to collaborate on any economic development opportunities which may impact the Summer Village and lands within the Plan Area.

**7 TRANSPORTATION AND INFRASTRUCTURE POLICIES:**

Parkland County and the Summer Village of Seba Beach will work collaboratively to ensure safe, reliable transportation networks and utility infrastructure exist within and through the plan area.

**7.1 Transportation Network Referrals:** Any proposed changes or expansion to the transportation network within the Plan Area shall be referred to the Summer Village for review and comment prior to any changes being initiated.

**7.2 Alberta Transportation:** When applicable, the municipalities shall refer applications to Alberta Transportation. Each municipality will work together with Alberta Transportation to maintain a safe and effective regional transportation network.

**7.3 Transportation Network:** All new and expanding developments proposed within the Plan Area shall ensure that long-term transportation conditions are secured in order to maintain safe, coordinated, and efficient road networks.

**7.4 Cost Sharing:** The County and the Summer Village may enter into a cost sharing agreement on regional infrastructure that benefits both jurisdictions.

**7.5 Development Requirements for Sites with Right-of-Way:** Developers shall construct all roads and bridges within the Plan Area to Parkland County engineering standards.

**7.6 Maintaining Networks:** Each municipality is responsible for the construction and maintenance of their transportation infrastructure.

**7.7 Servicing and Utilities:** Parkland County and the Summer Village of Seba Beach shall ensure that any new or expanding development provides servicing to the satisfaction of the governing municipality.

**7.8 Rail Infrastructure:** Parkland County and the Summer Village of Seba Beach shall encourage appropriate safety measures to be included for proposed developments adjacent to the Plan Area, such as setbacks, barriers, and security fencing. Any development in proximity to rail lines shall comply with the applicable policies and regulations in the County's Municipal Development Plan and Land Use Bylaw.

**7.9 CR Referrals:** Any new development application within close proximity of a rail line shall be referred to CN Railway for comment by the County or Summer Village where applicable.

**7.10 Storm Water Management and Drainage:** Multi-parcel and/or non-residential development within the Plan Area shall address storm water management and drainage planning as outlined in Parkland County's Municipal Development Plan and Parkland County's Engineering Design Standards. Potential flooding, subsidence, erosion and storm water management shall be considered in accordance with Section 7 of the Subdivision and Development Regulations and meet Alberta Environment and Parks requirements.



**8 ENVIRONMENTAL POLICIES:**

Recognizing the Summer Village and surrounding rural area are diverse, mutually supporting communities, each municipality shall consider opportunities that support a high quality of life for its residents including:

**8.1 Environmental Referrals:** The County shall follow provincial regulations and any other applicable municipal policy in their regard to the subdivision, development, and use of environmental features, Municipal Incentives, and Conservation Reserve in an effort to maintain ecosystem health.

**8.2 Exception Health:** Both municipalities will support environmental stewardship and the health of the regional ecosystem, watersheds, wetlands, and environmentally significant areas within the Summer Village and the Plan Area.

**8.3 Connectivity:** Both municipalities will collaborate on the establishment of wildlife corridors and planned road networks for passive and recreational enjoyment connecting the Summer Village to lands within the Plan Area.

**8.4 Wetland Management:** Both municipalities shall recognize the importance of wetlands, riparian areas, watersheds, and waterbodies and will collaborate when reviewing proposals which may impact wetlands within the Plan Area. Participation by both municipalities in regional watershed efforts will be encouraged, and information and recommendations provided may be considered where appropriate.

**8.5 Setbacks from Natural Areas:** Through the County's Municipal Development Plan, Land Use Bylaw, and other appropriate management practices and setbacks from environmentally sensitive, riparian and other sensitive natural areas shall be enforced. Recommendations for development setbacks and/or other mitigation measures shall be required from a qualified professional representing an applicant/developer. Recommendations shall be considered in future planning, subdivision, or development applications.

**8.6 Development Adjacent Wetlands:** Both municipalities shall require a geotechnical assessment of subdivision stage, or prior to development permit issuance where unstable terrain or steep slopes (>10%) may be present. Recommendations including but not limited to erosion mitigation, site stability and building setbacks contained in the assessment shall be considered prior to issuance of subdivision and/or development approvals.




**POINTS OF INTEREST**

- Seba Beach School
- Seba Beach Internet Tower
- Seba Beach Transfer Station
- Campgrounds
- Seba Beach Public Library
- Seba Beach Heritage Museum
- Pinebridge Golf Resort



**9 IMPLEMENTATION AND ADMINISTRATION:**

This Intermunicipal Development Plan is a statutory planning document and will be monitored and reviewed regularly to ensure it remains an effective tool in achieving the identified goals and objectives.

**9.1 Adoption:** The Intermunicipal Development Plan shall be adopted by Council of both Parkland County and the Summer Village of Seba Beach in accordance with the Municipal Government Act.

**9.2 Plan Review and Amendments**

- The Intermunicipal Development Plan shall be reviewed at minimum every five (5) years following adoption by both municipalities, and
- 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 Plan.

**9.3 Intermunicipal Development Planning Committee:** An IDPC shall be comprised of four (4) members. The IDPC shall have an equal number of members from each municipality: two (2) members of Council from each municipality and the Chief Administrative Officer (CAO) from each municipality (policy role). An alternate Council member shall be assigned if any committee member cannot be in attendance.

**10 DISPUTE RESOLUTION:**

If and when required the following process and procedures shall be used to ensure timely resolution of disputes between the County and the Summer Village.

- In the event that a dispute is identified, it is required that written notice be given to the adjacent municipality.
- The CAO from each municipality shall meet and attempt to resolve the dispute.
- In case where the CAOs cannot resolve the dispute, an Intermunicipal Development Plan Committee (IDPC) shall be established to review the dispute and attempt to resolve the dispute.
- In the event that a resolution is not achieved within thirty (30) days following the first meeting of the IDPC, the dispute will then be referred to mediation. The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the municipalities.
- The identified dispute must be resolved within (60) months after written notice is given.
- If the dispute has not been resolved within (60) months after the notice is given, the municipality may proceed to appeal the Bylaw and, in accordance with the MGA, the other municipality will have the right to appeal to the Municipal Government Board (MGB).



## **Appendix G: Open House 1 & 2 Exit Surveys**

**Open House 1**  
**(next page)**

## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☒ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☒ Summer Village of Seba Beach website
  - ☒ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: \_\_\_\_\_
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

---



---



---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

---



---



---

**Any questions? Please contact:**  
 Trina Lamanes  
 Planner – Parkland County  
 Office: 780 968 8888 ext. 8795  
 trina.lamanes@parklandcounty.com

Sue Evans  
 Chief Administrative Officer –  
 Summer Village of Seba Beach  
 Office: 780 797 3863  
 svseba@telusplanet.net







## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☒ Business owner
  - ☐ Farmer/rancher
  - ☒ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☒ Other: letter to the editor
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Any questions? Please contact:**  
 Trina Lamanes  
 Planner – Parkland County  
 Office: 780 968 8888 ext. 8795  
[trina.lamanes@parklandcounty.com](mailto:trina.lamanes@parklandcounty.com)

Sue Evans  
 Chief Administrative Officer –  
 Summer Village of Seba Beach  
 Office: 780 797 3863  
[svseba@telusplanet.net](mailto:svseba@telusplanet.net)





## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:  
☒ Parkland County  
☒ Summer Village of Seba Beach
2. I am a (check all that apply):  
☒ Resident  
☒ Landowner  
☐ Business owner  
☐ Farmer/rancher  
☐ Developer  
☐ None of the above
3. How did you hear about this open house?  
☐ Stony Plain Reporter/Spruce Grove Examiner  
☐ Parkland County website  
☐ Summer Village of Seba Beach website  
☐ Facebook  
☐ Twitter  
☐ Word of mouth  
☐ Other: Can't Remember!
4. Was the location and time convenient?  
☒ Yes  
☐ No  
If "No", please provide feedback here.

---

---

---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?  
☒ Open house  
☐ Formal presentation  
☐ Online Survey  
☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

---

---

---

**Any questions? Please contact:**  
Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net



## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☐ Parkland County
  - ☒ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☐ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: Notice in Village Window
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☐ Open house
  - ☒ Formal presentation
  - ☒ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

BETTER Promotion because of the event.

**Any questions? Please contact:**  
Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net



## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:  
☒ Parkland County  
☐ Summer Village of Seba Beach
2. I am a (check all that apply):  
☒ Resident  
☐ Landowner  
☐ Business owner  
☐ Farmer/rancher  
☐ Developer  
☐ None of the above
3. How did you hear about this open house?  
☐ Stony Plain Reporter/Spruce Grove Examiner  
☐ Parkland County website  
☐ Summer Village of Seba Beach website  
☐ Facebook  
☐ Twitter  
☒ Word of mouth  
☐ Other: \_\_\_\_\_
4. Was the location and time convenient?  
☒ Yes  
☐ No  
If "No", please provide feedback here.

---

---

---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?  
☒ Open house  
☐ Formal presentation — *no*  
☐ Online Survey  
☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

---

*Good Job - open house - is good.*

---

**Any questions? Please contact:**  
Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net



## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☐ Parkland County
  - ☒ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☐ Landowner
  - ☒ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☒ Other: Bulletin Board
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

---



---



---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☒ Formal presentation
  - ☒ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

---



---



---

### Any questions? Please contact:

Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net



## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☒ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: \_\_\_\_\_
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☒ Online Survey
  - ☐ Other: \_\_\_\_\_
6. What would make this type of event better? Please provide any feedback here.

**Any questions? Please contact:**

Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net

## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☐ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: letter
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☐ Open house
  - ☒ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

*formal presentation with question periods  
allow each person to hear questions  
and responses he might not have thought  
of himself. opens the possibility to learn more.*

**Any questions? Please contact:**

Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net

*Some concrete examples of specific situations  
that might be handled differently under  
the new IDP.*





## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☐ Parkland County
  - ☒ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☒ Other: COUNCIL MEMBER
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

I BELIEVE THE FORMAT IS FINE, ALBEIT A LITTLE EARLY  
IN THE SEASON FOR A SUMMER VILLAGE. THE NEXT OPEN  
HOUSE SHOULD GENERATE MORE TRAFFIC.

**Any questions? Please contact:**  
Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net





## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☐ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: mail
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

---

---

---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

---

---

---

**Any questions? Please contact:**  
Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net





## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☐ Parkland County
  - ☒ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☒ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☒ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☒ Other: \_\_\_\_\_
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

*Was well done and very informatize*

### Any questions? Please contact:

Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net



## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☐ Parkland County
  - ☒ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☐ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☒ Word of mouth
  - ☐ Other: \_\_\_\_\_
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_
5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☒ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_
6. What would make this type of event better? Please provide any feedback here.

**Any questions? Please contact:**  
 Trina Lamanes  
 Planner – Parkland County  
 Office: 780 968 8888 ext. 8795  
[trina.lamanes@parklandcounty.com](mailto:trina.lamanes@parklandcounty.com)

Sue Evans  
 Chief Administrative Officer –  
 Summer Village of Seba Beach  
 Office: 780 797 3863  
[svseba@telusplanet.net](mailto:svseba@telusplanet.net)



## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: MAIL
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

---



---



---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

THIS WAS VERY WELL PRESENTED, THE INFO BOARDS  
WERE SELF EXPLANATORY. IT WAS GOOD TO HAVE  
THE PERSONAL FEED BACK FROM PARKLAND COUNTY  
REPRESENTATIVES. THANK YOU.

**Any questions? Please contact:**  
 Trina Lamanes  
 Planner – Parkland County  
 Office: 780 968 8888 ext. 8795  
 trina.lamanes@parklandcounty.com

Sue Evans  
 Chief Administrative Officer –  
 Summer Village of Seba Beach  
 Office: 780 797 3863  
 svseba@telusplanet.net

*Sandy Latta*

**Open House 2**  
**(next page)**

## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☐ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: \_\_\_\_\_
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

---



---



---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☐ Open house
  - ☒ Formal presentation
  - ☐ Online Survey
  - ☒ Other: Mail Notice on time and before first meeting

6. What would make this type of event better? Please provide any feedback here.

---



---



---

### Any questions? Please contact:

Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net





## Thank you for sharing your time and knowledge!

Please let us know how we did.

- I am a resident of:
  - ☐ Parkland County
  - ☒ Summer Village of Seba Beach
- I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
- How did you hear about this open house?
  - ☒ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: \_\_\_\_\_
- Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

*I'd like to keep the POSITIVE + give some hope for future developments yet protect our Environment, History & present residents.*

- How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☒ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

- What would make this type of event better? Please provide any feedback here.

*- More identifying markers on the map. More post-it notes on each poster.  
- More info about school, bus services.  
- I like some verbal presentation & I.D. Tags on representatives.  
- I'd like to know more about how services are shared, e.g. Fire*

### Any questions? Please contact:

Trina Lamanes  
Planner - Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer -  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net

*% of Village # Police  
% of County # Bylaw  
Schools/Buses*

*I think our Seba Village needs more land development planning. Why are residences moving into downtown? I think more business should be encouraged.  
Losing the boat launch for residents & public wasn't good.*





## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☒ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☐ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: VOICE NEWSPAPER
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

---



---



---

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☐ Formal presentation
  - ☐ Online Survey
  - ☐ Other: \_\_\_\_\_

6. What would make this type of event better? Please provide any feedback here.

Good Presentation + very helpful  
people to answer questions

---



---

### Any questions? Please contact:

Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net



## Thank you for sharing your time and knowledge!

Please let us know how we did.

1. I am a resident of:
  - ☒ Parkland County
  - ☐ Summer Village of Seba Beach
2. I am a (check all that apply):
  - ☐ Resident
  - ☒ Landowner
  - ☐ Business owner
  - ☐ Farmer/rancher
  - ☐ Developer
  - ☐ None of the above
3. How did you hear about this open house?
  - ☐ Stony Plain Reporter/Spruce Grove Examiner
  - ☒ Parkland County website
  - ☐ Summer Village of Seba Beach website
  - ☐ Facebook
  - ☐ Twitter
  - ☐ Word of mouth
  - ☐ Other: mailed letter
4. Was the location and time convenient?
  - ☒ Yes
  - ☐ No

If "No", please provide feedback here.

5. How would you like to engage with us regarding future Intermunicipal Development Plans?
  - ☒ Open house
  - ☒ Formal presentation
  - ☒ Online Survey
  - ☐ Other:

6. What would make this type of event better? Please provide any feedback here.

Good explanation of presentation

### Any questions? Please contact:

Trina Lamanes  
Planner – Parkland County  
Office: 780 968 8888 ext. 8795  
trina.lamanes@parklandcounty.com

Sue Evans  
Chief Administrative Officer –  
Summer Village of Seba Beach  
Office: 780 797 3863  
svseba@telusplanet.net