

Topic: Bylaw 2026-17 Commercial Amendment Bylaw

Introduction:

Administration has received an application to amend the Parkland County and Summer Village of Seba Beach Intermunicipal Development Plan-Bylaw 2019-09 (IDP). The application includes a text and map amendment to support commercial uses within the Plan Area boundary. The text and map amendment is proposing a change of use for a portion of SE- 12-53-6-5 from R- Residential to C- Commercial.

Administration is in support of this application because it:

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

Administration recommends the following:

1. That Bylaw 2026-17 receive first reading.
2. That Bylaw 2026-17 receive second reading.
3. That Bylaw 2026-17 be presented at this meeting for third reading.
4. That Bylaw 2026-17 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 R- Residential to C - Commercial District. The letter of intent identified the purpose of this amendment to primarily focus of the revitalization of the vacant Seba Beach school site by establishing a vibrant community hub with commercial opportunities.

The proposed amendment to the IDP would allow for commercial uses to be considered within the Plan Area with a specific land use change for lands located within SE- 12-53-6-5 from residential to commercial to facilitate future opportunities for the school site. The proposed amendment does include a list of prohibited uses which is a direct response to concerns identified by the Summer Village of Seba Beach through circulation. These prohibited uses include:

1. Vehicle Services, Maintenance and Sales, Light
2. Vehicle Services, Maintenance, and Sales, Heavy
3. Crematorium
4. Data Processing Facility
5. Industrial, Major

Site Context

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

Surrounding land uses within 800 metres of the site include the Summer Village of Seba Beach, campgrounds including Kokane Springs RV Resort to the north, Shadybrook Parkridge RV Resort to the south, in addition to existing residential and agricultural. The lands are located within the Plan Area of the IDP however, HWY 31 provides road barrier for a portion of land between the proposed development and the Summer Village of Seba Beach.

Parkland County’s 2013 Current Wetland Inventory did not capture any wetlands on the parcel. No Environmentally Significant Areas (ESA’s) have been identified on the site; a local ESA (Seba Beach/Junior Forest Ranger ESA) can be found southwest of the proposed area. The proposed development is identified to be located in the greater Wabamun Watershed however, it is not identified to be within the Wabamun Lake floodplain. No concerns identified.

Analysis:

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

Land Use Analysis

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

1. Municipal Development Plan Policy Analysis

The subject site is located along Highway 31 north of TWP 531a. The lands are within the Rural Agricultural Area located on the MDP's Development Concept Map and fall within the Wabamun County Plan Area.

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

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

2. Land Use Bylaw Analysis

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

The parcel subject to the redistricting is located along a major highway corridor and is therefore suitable for the application of this land use district, as it is supported by the purpose of the district, and the policies related to Highway Corridor Development in the MDP. Commercial services which do not suit this area have been prohibited based on discussions which occurred through the Intermunicipal Development Plan Committee referenced under “Legislative Circulation period Conducted by Administration” section below.

Internal Administrative Circulation

Administration conducted an internal review of the proposed amendments and technical report submissions. The application was circulated to Agriculture and 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 IDP policy and the Municipal Government Act, Administration circulated the proposed amendments to internal stakeholders, relevant agencies, and adjacent municipalities. The formal comment period was between April 20, 2025, and May 21, 2025.

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 concerns.
Brazeau County	No concerns or comment.
Seba Beach	Concerns, non support identified in Attachment 1- Seba Beach Letter
Pembina Pipelines	No concerns
Alberta Transportation and Economic Corridors	ATEC has not identified any concerns regarding the land use amendment

IDP Process for non support

On May 21, 2025, Parkland County received a letter from the Summer Village of Seba Beach vocalizing their concerns on the proposed amendment brought forward. As the IDP is a joint document between Parkland County and the Summer Village of Seba Beach, an IDP Committee consisting of the CAO and members of Council from each municipality was initiated. Initial concerns were raised on a variety of topics including, transportation, stormwater, the commercial use itself and the greater developable area surrounding the lands. As the amendment is specific to land use in the IDP, focus was required to be on land use with opportunities in the future to discuss on the additional identified greater concerns. The proposed amendment before Council today was supported by the IDP Committee via email on March 5, 2026.

Public Consultation

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

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

Developer – Led Engagement (Open House)

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

Alternatives:

1. Council may direct Administration to complete amendments to Bylaw 2026-17.
2. Council may defeat Bylaw 2026-17 at second or third reading.

Conclusion/Summary:

Administration finds the proposed amendment to be aligned with the Municipal Development Plan and recommends that Council support Bylaw 2026-17 for Second and Third Reading on April 27, 2026.

AUTHOR: Natasha De Sandi

Department: Planning and Development Services

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