

APPENDIX

A Pre-Application Consultation Summary Report





Pre-Application
Consultation Summary
Report

Seba Hub
Master Site Development Plan

SEPT 2024
File #2024-27

Submitted to:



On behalf of:

Business as a Force for Good

Submitted by:



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1.0 BACKGROUND AND PURPOSE

This report outlines the pre-application consultation for the proposed Master Site Development Plan (MSDP) and associated land use changes to a portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian. *Business as a Force for Good* engaged Clarity Development Advisory to develop an MSDP encompassing four properties located within the Parkland County / Summer Village of Seba Beach Intermunicipal Development Plan (IDP) area. The proposed MSDP also involves redistricting the current school site from Country Residential (CR) to the Highway Commercial (HC) District. The owner's main objective is to revitalize the school site and to establish a community hub, providing greater commercial opportunities for the area. The MSDP also includes outdoor amenities, an environmentally sensitive campground area, and the provision for a future multi-family residential site. Parkland County requires public consultation prior to the submission of the formal MSDP, which involves the submission of a Public Engagement Plan (PEP), two forms of engagement, and an engagement summary.

In accordance, the following consultation events have been undertaken by Clarity Development Advisory. Feedback is documented in this report.

August 8, 2024	Pre-Application Notice Mailout
August 8, 2024	Launch of Public Engagement Webpage
August 13, 2024	Social Media Advertising Outreach
August 15, 2024	Physical On-Site Sign Setup
August 21, 2024	Email Correspondence to Relevant Council Members
August 29, 2024	Public Open House

2.0 CONSULTATION PROCESS

2.1 Pre-Application Notice Mailout

To inform the surrounding community about the proposed project, 278 pre-application notices were mailed between August 8 and August 12, 2024. Parkland County facilitated the mailout to 55 property owners within an 800 m radius of the site, covering properties within Parkland County. To ensure the larger community was informed, this notification area was expanded beyond the standard requirements to include the Summer Village of Seba Beach. A total of 223 additional notices were sent to residents within Seba Beach.

The pre-application notice letter (Appendix A) provided details of the application to affected parties and solicited their comments. The notice provided contact information to enable notified residents to contact the project team directly by email or phone with opinions, concerns, or questions. The letter also included a QR code and URL directing recipients to an online webpage with additional details on the proposal, Frequently Asked Questions, and an online survey form as an additional avenue for residents to respond with comments or questions (Appendix B and C). Additionally, the letter included information on the in-person Open House.

The feedback period formally concluded on September 15, 2025, a period of 38 days. All opinions, concerns, and questions received through this notice are summarized in Section 3.0 of this report and a copy of all verbatim comments received are appended to this report (Appendix F).

2.2 Social Media Advertising Outreach

Email correspondence was sent on August 13, 2024 to the Summer Village of Seba Beach and the Seba Seniors Centre. This correspondence requested their assistance in promoting the Open House event on their respective Facebook pages. The project team provided the Open House advertisement and caption,

which was shared on their social media profiles to increase Seba awareness among residents (Figure 1 and 2).

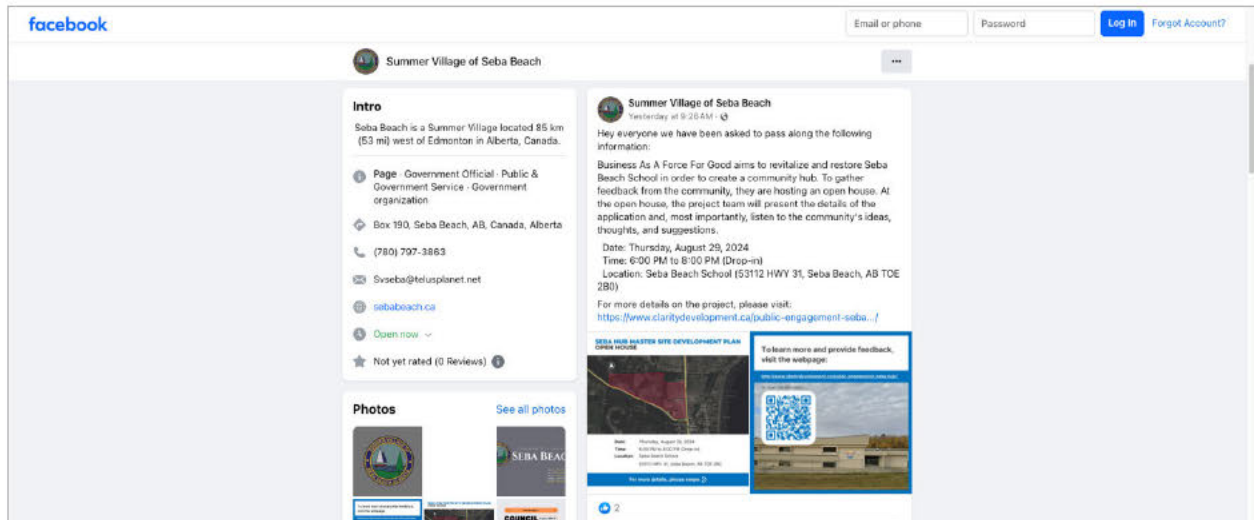


Figure 1: Summer Village of Seba Beach Social Media Post

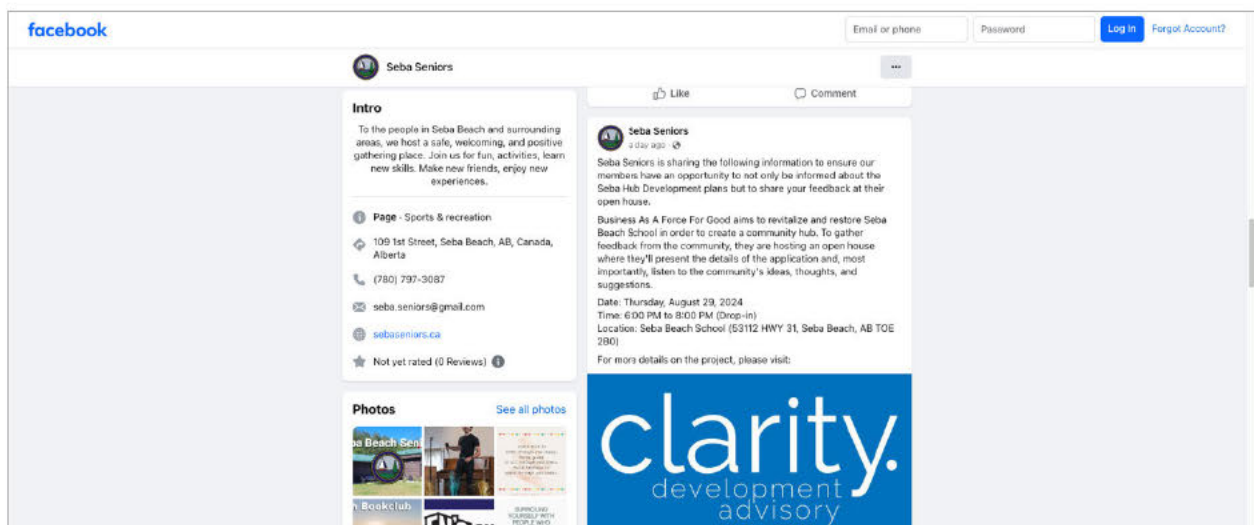


Figure 2: Seba Seniors Social Media Post

2.3 Email Correspondence to Council Members

Email correspondence was sent to relevant council members (see below) on August 21, 2024, providing project information, a link to the project webpage, and details about the open house, inviting them to participate.

Name	Role	Organization
Rick MacPhee	Mayor	Summer Village of Seba Beach
Allan Aubry	Deputy Mayor	
Neil Fleming	Councillor	

2.4 Online Website Engagement

On August 8, 2024, Clarity Development Advisory launched a dedicated webpage featuring project information and a feedback form for community members. To promote the webpage, a physical sign was installed on-site as extra voluntary public engagement on August 15, 2024 (Figure 3). The sign displayed the site along with a website link and QR code, providing a direct link to the project webpage (Appendix D).



Figure 3: Physical On-site Sign

Pre-Application Summary of Engagement and Responses

FEEDBACK SUMMARY	
Date of Pre-Application Notice	August 8, 2024
Deadline for Comments	September 15, 2024
Total number of webpage views	1,583
Online survey form submissions received	14
Emails received	9
Physical feedback form received	21
Phone calls received	1
Total number of submissions received	45

During the 38-day consultation period, the webpage was viewed 1,583 times. 44 responses and 1 phone call stating opinions, concerns, and questions were received by the project team.

A summary of this feedback has been included in the following section of this report, as well as a copy of all verbatim comments received in Appendix F.

2.5 Responses Received by Parkland County

Planning staff at Parkland County also received feedback from Seba Beach residents, which has been shared with the project team and is attached to Appendix F. For security reasons, personal information had been redacted by Parkland County staff.

2.6 In-Person Open House

The in-person Open House took place on August 29, 2024, between 6:00 and 8:00 PM at Seba Beach School, located at 53112 HWY 31, Seba Beach, Alberta.

Approximately 130 members of the public attended the Open House. Participants were asked to review the material, given a comment form, and invited to view fourteen (14) presentation boards (Appendix E) which displayed information including the proposed project, site context and map, and inspiration concept designs of the redevelopment.

Attendees were also invited to ask questions to the project team members regarding the proposed application and given an opportunity to identify any issues or concerns that they felt had not been addressed. Twenty-one (21) attendees completed the feedback form and submitted it either at the Open House or by mail and email afterwards.



Figure 4: Public Open House



Figure 5: Public Open House

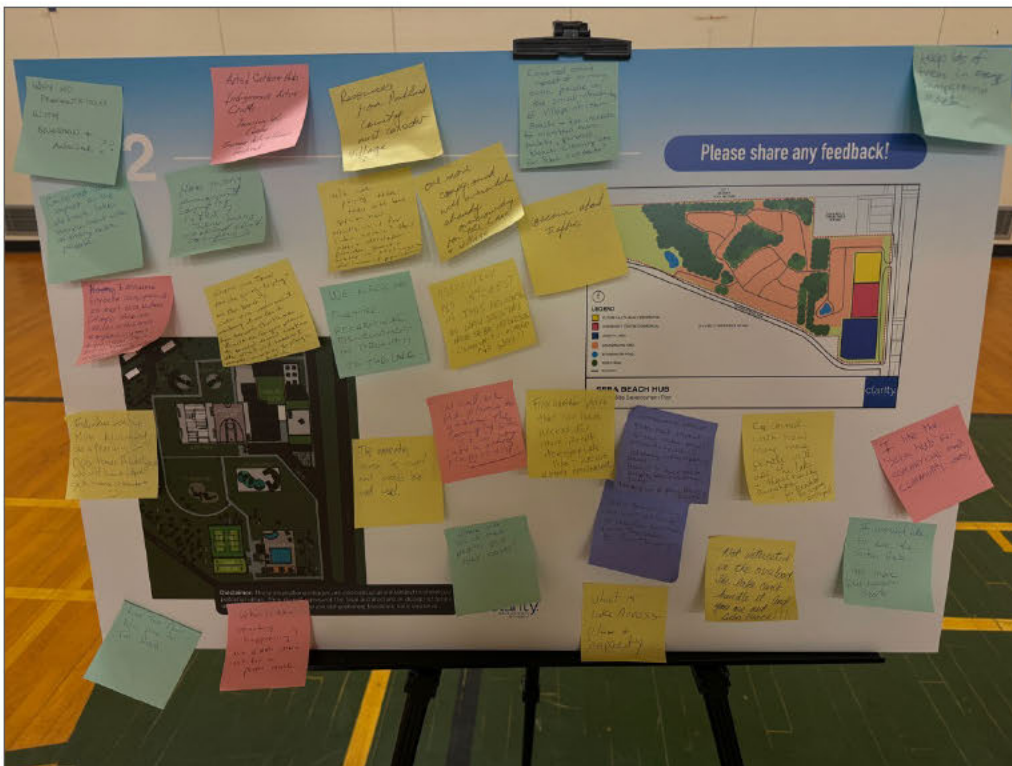


Figure 6: Public Open House

3.0 SUMMARY OF COMMENTS

Below is a summary of all comments received:

Summary of responses to the question “what do you like about the proposal”?

- 1. Outdoor Amenities (Spray Park, Pool, Skatepark):**
 - 6 respondents appreciated the inclusion of amenities like the spray park, pool, and skatepark, noting these features would provide excellent recreational options for children. One respondent mentioned the pool and splash park would be a great alternative given the lake's contamination with blue-green algae, ensuring safe water activities.
- 2. Community Benefits and Enhancements:**
 - 5 respondents highlighted the proposal's potential to benefit the community by fostering a vibrant and engaging environment. They mentioned that these developments would attract more people and businesses to the area, thereby creating a more dynamic and thriving community.
- 3. Multi-family Homes and Use of Existing Buildings:**
 - 3 respondents supported the inclusion of multi-family homes in the proposal, as well as the plan to make use of existing buildings. This approach was seen as a practical use of resources and a means to provide more housing options within the community.
- 4. Environmentally Sensitive and Sustainable Development:**
 - 2 respondents expressed approval for the project's focus on sustainability and the creation of an environmentally sensitive campground site. This was seen as a responsible approach to development that aligns with the community's values.
- 5. Support for Local Businesses and Community Hub:**
 - 2 respondents appreciated that the proposal would support local businesses and serve as a community hub, offering opportunities for growth and development in the area.
- 6. Convenience of Local Amenities:**
 - 2 respondents were pleased that the new amenities would be close to their homes, reducing the need to travel to town for recreational activities and enhancing the overall convenience and appeal of living in the community.

Summary of responses to the question “what do you not like about the proposal”?

- 1. Campground and Multi-family Development:**
 - 5 respondents had reservations about the inclusion of a campground and multi-family housing. They felt these elements might alter the character of the community and could potentially place a higher demand on local resources.
- 2. Environmental Impact:**
 - 4 respondents were concerned about the potential environmental impact of the development, particularly on Lake Wabamun. They expressed a desire to ensure that the lake and surrounding ecosystems are preserved and suggested additional consideration for wetlands and natural areas on the properties.
- 3. Infrastructure and Capacity Considerations:**
 - 4 respondents pointed out that Seba Beach may face challenges in accommodating an increased number of residents and visitors. They mentioned the need to assess the capacity of roads, water, and sewage systems, as well as the availability of services like emergency response.

4. Impact on Community Resources and Services:

- 4 respondents noted that the proposed development might put additional pressure on existing community resources, such as parking and recreational facilities. They suggested that it would be important to plan for these needs to maintain the quality of life for current and future residents.

5. Need for More Transparency and Information:

- 3 respondents felt that more detailed information about the proposal would be helpful. They mentioned wanting more clarity on aspects like land ownership, funding sources, and the broader vision for the project.
- 2 respondents suggested that additional community meetings could help provide clarity and address questions. They felt this would help ensure that community members are well-informed and can provide meaningful feedback.

6. Potential Impact on Local Businesses:

- 2 respondents expressed concern about how new businesses introduced by the proposal could affect existing ones. They wanted to ensure that current local businesses, which have been supporting the community, continue to thrive.

7. Boat Capacity and Lake Use:

- 2 respondents were curious about how the development would accommodate additional demand for lake access and boat docking. They highlighted the need to ensure that there is adequate space and infrastructure for new users.

8. Preservation of Existing Amenities:

- 2 respondents expressed a preference for retaining current amenities like playgrounds and tennis courts. They suggested that these spaces are valuable to the community and should be preserved or enhanced.

9. Overall Concerns About the Proposal:

- 2 respondents expressed general concerns without specifying particular issues. They indicated they would like to see more details before forming a complete opinion.

Summary of responses to the question “do you have any other comments or questions for the project team”?**1. Rezoning and Application Process:**

- 1 respondent inquired about the timeline for submitting a rezoning application and wanted more clarity on the project's development stages.

2. Environmental and Safety Concerns:

- 3 respondents had questions regarding the environmental impact, such as how increased usage would affect the lake, potential contamination from dangerous goods, and how septic and run-off would be managed to protect the water quality.
- 2 respondents expressed concerns about traffic safety, suggesting that the project consider adding a crosswalk and sidewalk along Highway 31 to improve safety for pedestrians.

3. Infrastructure and Community Resources:

- 2 respondents raised concerns about the strain on Seba Beach's infrastructure, such as roads, bridges, and community resources. They asked who would be responsible for funding and maintaining these, especially with increased traffic and visitors.

4. Usage of Amenities and Access:

- 2 respondents had questions about who would be able to use the proposed amenities, such as the pool and playground, and whether these would be available to all residents or just campers. They also inquired about any potential costs associated with accessing these amenities.

5. Noise and Traffic Concerns:

- 2 respondents mentioned concerns about potential noise and traffic impacts from the development. They asked the team to consider how these aspects would be managed to minimize disruptions to the community.

6. Support for the Proposal:

- 2 respondents expressed positive sentiments, wishing the team luck and expressing hope that the development would bring growth and revitalization to Seba Beach. They emphasized the importance of maintaining a welcoming atmosphere for all, including seasonal residents.

7. Business and Employment Opportunities:

- 2 respondents were interested in learning more about potential business opportunities and job creation within the development. One respondent specifically mentioned their experience in early childhood education and expressed interest in contributing to a proposed daycare.

8. Concerns About Community Impact:

- 3 respondents felt that the development could negatively impact the community if not carefully planned. They suggested maintaining transparency about the project scope and ensuring that existing community businesses and resources are not adversely affected.

9. Desire for More Information and Engagement:

- 2 respondents expressed a desire for more detailed information and opportunities for public engagement, such as a question-and-answer session or additional meetings to address community concerns and provide updates.

10. General Comments:

- 2 respondents shared general comments without specific concerns, mentioning that they were pleased to see development and revitalization efforts but wanted to ensure that the changes would be beneficial for the entire community.

Specific Requests and Suggestions:

- 2 respondents made specific suggestions regarding the pool and campground facilities. They recommended features like lane swimming, a dedicated kids' swim/play area, and the addition of a roof over the pool to make it usable in various weather conditions.
- 1 respondent recommended focusing on fewer, high-quality amenities rather than spreading resources across many smaller projects. They suggested that a more targeted approach could create standout features that benefit the community.

4.0 NEXT STEPS

This report includes the results of Pre-Application Consultation for the proposed Master Site Development Plan (MSDP) and associated land use changes to a portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian. It summarizes results from the pre-application notification mailout, online website engagement, and in-person open house. With the completion of pre-

application consultation, an MSDP application including these results will be submitted to Parkland County for review before the approval process begins.

APPENDIX A: PRE-APPLICATION NOTICE



August 12, 2024

RE: Proposed Master Site Development Plan Application for a Portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian

Please note: We obtained the addresses of nearby property owners from the Summer Village of Seba Beach administration team.

Dear Neighbour,

We are writing to inform you about an upcoming application to develop a Master Site Development Plan (MSDP) in Seba Beach, and to give you the opportunity to ask questions and provide feedback.

• Proposal •

The application proposes to create a comprehensive Master Site Development Plan encompassing four properties within the Parkland County/Summer Village of Seba Beach Intermunicipal Development Plan (IDP) area (*see Figure 1*). The primary objective is to revitalize the vacant Seba Beach School site by establishing a vibrant community hub with commercial opportunities. The plan also includes the addition of outdoor amenities, an environmentally sensitive campground site, and the provision of future multi-family residential (*see Figure 2*). This master plan provides a framework for future land use, subdivision, and sustainable growth which aligns with the community's vision and goals.

• Associated Land Use Changes •

To facilitate the creation of the MSDP, corresponding amendments will be required:

- The [Parkland County/Summer Village of Seba Beach IDP](#) will require mapping and text updates to allow for commercial opportunities.
- The [Parkland County Land Use Bylaw 2017-18](#) identifies Land Use Districts for parcels in Parkland County. This proposal requires updates to the Land Use Bylaw Map and reflect the redistricting of the school site from Country Residential (CR) to the Highway Commercial (HC) District.
- A [Change of Use](#) for two (2) parcels is being proposed to allow for the discretionary use of *Tourist Campground, Destination* and *Tourist Campground, Enroute* uses.

As we are currently in the pre-application phase and the project is still in its early stages, it is important to recognize that the necessary planning processes and land use changes are still developing. These will be finalized based on community feedback and ongoing discussions with Parkland County.



We Build On Ideas.

www.claritydevelopment.ca

p • 780.453.8344
e • info@claritydevelopment.ca

Suite 354, Birks Building
10113 - 104 Street NW
Edmonton AB T5J 1A1



• **For Additional Information** •

Additionally, we have created a webpage with more information about the project including responses to frequently asked questions. As this project is still in its early stages, there will be further opportunities for discussion and to gather your feedback as the proposal takes shape.

<http://www.claritydevelopment.ca/public-engagement-seba-hub/>

• **Ways to Provide Feedback** •

As you are a nearby landowner, we value your feedback and are committed to providing solutions that contribute positively to the Seba Beach community.

• **(1) In-Person Open House** •

In addition to this notice, our project team is hosting an in-person open house for attendees to learn more about the project and ask the project team questions. There will be opportunities to offer feedback during the session.

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

• **(2) Online Comment Form** •



We have also created an online comment form for you to provide further feedback by scanning the QR code or by accessing the URL below.

<https://forms.gle/aSvCZELdx4jvHsc19>

If you have any comments, questions, or require any additional information about the process, **please either contact us directly using the information below OR fill out the comment form by September 15, 2024.** We will document any opinions or concerns expressed, which will then be submitted as part of the application to Parkland County.

Sincerely,
Clarity Development Advisory

A handwritten signature in blue ink, appearing to read "Dave Onishenko".

Dave Onishenko | Principal
p: 780-453-8304
e: dave@claritydevelopment.ca



Figure 1: *Site Location*

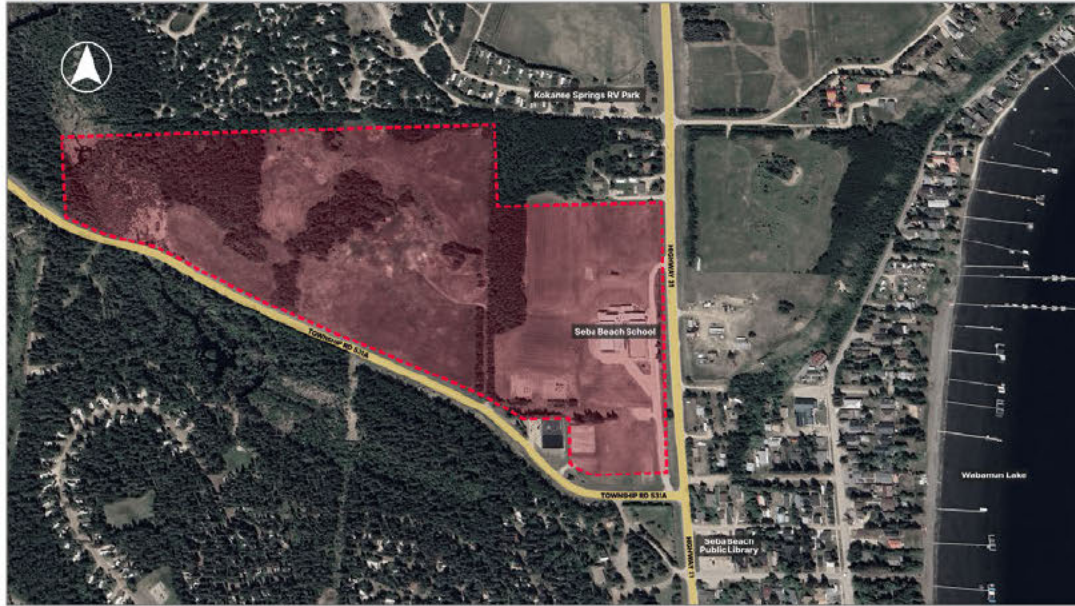
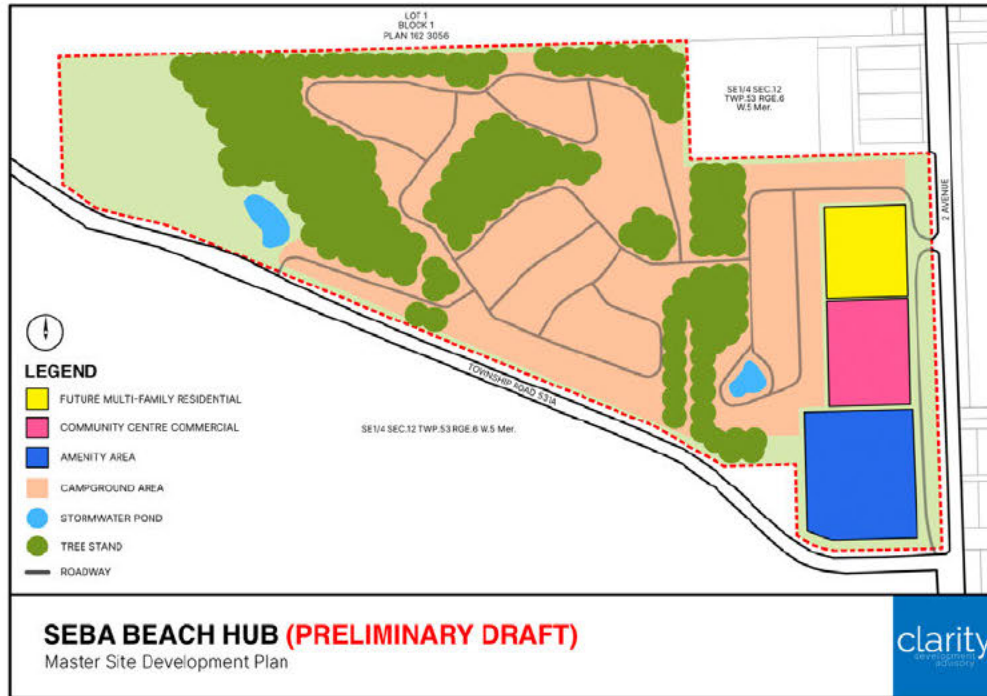





Figure 2: MSDP Map – Preliminary Draft



APPENDIX B: PRE-APPLICATION WEBPAGE


Services Projects About Contact

Seba Hub MSDP

Public Engagement Opportunity

Welcome!

We are pleased to welcome you to this virtual public engagement opportunity.


This webpage provides residents, businesses, and property owners with information about an upcoming application to create a Master Site Development Plan in Parkland County.

We would be grateful if you would review the information provided. If you wish to provide feedback, please complete the form at the bottom of this page.

Project Introduction

What's happening?

Located in Parkland County, this project aims to revitalize and restore the Seba Beach School site into a community recreation center and collaborative venue. The core objective is to create a meaningful development that will promote positive growth and vitality for future generations.



Seba Beach School
Built in 1952, the school, located along Highway 31, closed down in 2020 and has remained vacant since.

We will be submitting an application to create a comprehensive Master Site Development Plan encompassing four properties to Parkland County that would enable the revitalization of the vacant Seba Beach School and establish a vibrant community hub.

The proposal also includes the addition of outdoor amenities, an environmentally sensitive campground site, and the provision for a future multi-family residential site. This master plan provides a framework for future land use, subdivision, and sustainable growth, aligned with the community's vision and goals.

Where?

The site is located at the northwest corner of the Highway 31 and Township Road 531A intersection.

Notable sites in the vicinity include the Kokanee Springs RV Park, Shadybrook RV Resort, and Seba Beach Public Library.

Click on the images to expand.




Figure 1: Site Location

What is Being Proposed?

This proposal aims to revitalize the Seba Beach School by repurposing the existing building into a vibrant community hub. This prime location, which currently lacks sufficient commercial options, will be transformed to offer retail, recreational, and wellness spaces. The restoration is designed to provide essential day-to-day amenities and services for the community throughout the year.

The school site is currently classified as Country Residential (CR). The property will require a redistricting application to Parkland County to support this commercial redevelopment project.

Included in the master plan is the creation of an outdoor amenity area, destination and enroute campsites, and future multi-family residential.

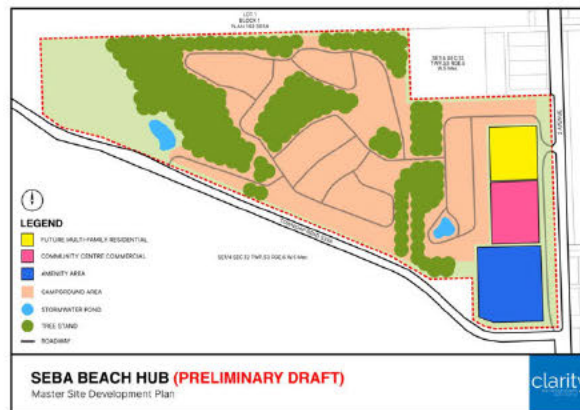


Figure 3: Preliminary Design Concept.

Associated Land Use Changes

To facilitate the creation of the MSDP, corresponding amendments will be required:

- The [Parkland County/Summer Village of Seba Beach IDP](#) will require mapping and text updates to allow for commercial opportunities.
- The [Parkland County Land Use Bylaw 2017-18](#) identifies Land Use Districts for parcels in Parkland County. This proposal requires updates to the Land Use Bylaw Map and reflect the redistricting of the school site from Country Residential (CR) to the Highway Commercial (HC) District.
 - For more information on the Highway Commercial District, please click [here](#).
- A [Change of Use](#) for two parcels is being proposed to allow for the discretionary use of *Tourist Campground, Destination and Tourist Campground, Enroute* uses.

As we are currently in the pre-application phase and the project is still in its early stages, it is important to recognize that the necessary planning processes and land use changes are still developing. These will be refined based on community feedback and ongoing discussions with Parkland County.

Frequently Asked Questions (FAQ)

What is being proposed? ^

This application proposes to create a comprehensive Master Site Development Plan (MSDP) encompassing four properties within the Parkland County/Summer Village of Seba Beach Intermunicipal Development Plan (IDP) area. The primary objective is to revitalize the vacant Seba Beach School and establish a vibrant community hub with commercial opportunities. The plan also includes the addition of outdoor amenities, an environmentally sensitive campground site, and the provision for a future multi-family residential site. This master plan provides a framework for future land use, subdivision, and sustainable growth, aligned with the community's vision and goals.

Who is involved in this development? ^

Business As A Force For Good is the landowner and is the proponent behind the project.

Clarity Development Advisory is an urban planning consultant, coordinating the MSDP, and redistricting on behalf of *Business As A Force For Good*.

What is a Master Site Development Plan? ^

A Master Site Development Plan (MSDP) is required to guide the phased development of one titled property. It is an overall design proposal of how a large property will look when development and construction is complete and is applicable to most Major Development applications. A MSDP is approved by the Director of Planning and Development Services.

What is the Parkland County/Summer Village of Seba Beach Intermunicipal Development Plan? ^

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 and the Summer Village of Seba Beach, under the direction of Section 631 of the Municipal Government Act (MGA), have agreed to jointly engage in an IDP. This plan includes policies on land use, environment, and infrastructure for the area.

What type of commercial businesses will be allowed? ^

This proposal involves redistricting the school site from Country Residential (CR) to the Highway Commercial (HC) District.

This may include uses such as Convenience Retail Services, Cultural Facilities, Day Care Services, Personal and Health Care Services, and Professional, Business, Financial and Office Support Services, and more.

What properties are being redistricted? ^

A Portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian will be redistricted to allow for commercial uses on the school site

Comments & Questions?

Thank you for reviewing this proposal!

Our feedback form is now closed and a summary of all public input will be included in the application submission to Parkland County. If you have any other feedback or questions, please reach us at projects@claritydevelopment.ca.

Pre-Application Open House

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

APPENDIX C: ONLINE FEEDBACK FORM

Seba Beach Hub - Comment Form

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

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

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

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

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

Proposed Master Site Development Plan

SEBA BEACH HUB (PRELIMINARY DRAFT)
Master Site Development Plan

What do you like about the proposal?

Your answer _____

What do you not like about the proposal?

Your answer _____

Do you have suggestions to improve the proposal?

Your answer _____

Do you have any questions for the project team?

Note: Please input your name and contact information below so that the project team can reach out to you.

Your answer _____

Contact Information
Please note that providing contact information is optional. However, if you have submitted any questions that you would like the project team to respond to, please provide your name and method of contacting you.

Name

Your answer _____

Email

Your answer _____

Phone Number

Your answer _____

[Get link](#)

APPENDIX D: PRE-APPLICATION PHYSICAL SIGN

MASTER SITE DEVELOPMENT PLAN & REDISTRICTING PROPOSAL



We'd love to hear from you!



To learn more and provide feedback, visit:
www.claritydevelopment.ca/public-engagement-seba-hub/

contact us:
projects@claritydevelopment.ca



APPENDIX E: OPEN HOUSE POSTERS

1

WELCOME *Seba Hub MSDP*

Welcome to tonight's Pre-Application Open House regarding the proposed Master Site Development Plan (MSDP) and associated land use changes within Parkland County.

Please review the material and ask us questions. Comment forms are available for feedback.

Where are we in the process?

```
graph LR; A[Pre-Application] --> B[Application Submission]; B --> C[County Reviews Application]; C --> D[Revisions]; D --> E[County Council Hearing (Redistricting)]; D --> F[County Administration Final Review (MSDP)];
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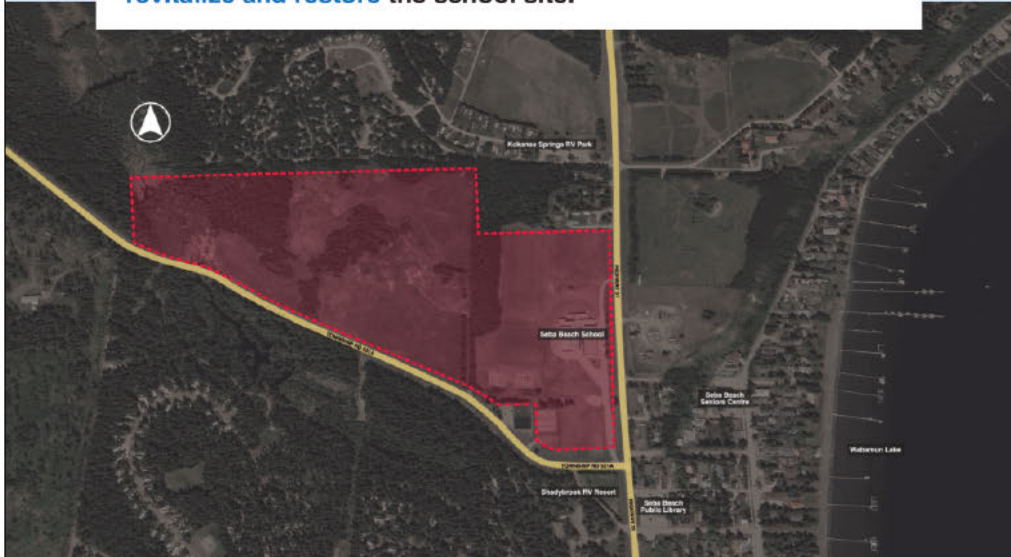
clarity

2

EXISTING SITE AND CONTEXT

Seba Hub MSDP

Business As A Force For Good is the landowner and wishes to **revitalize and restore** the school site.



Portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian

- + The site is located at the northwest corner of the Highway 31 and Township Road 531A intersection.
- + Notable sites in the vicinity include the Kokanee Springs RV Park, Shadybrook RV Resort, and Seba Beach Public Library.
- + Plans Applicable to the Area:
 - + Parkland County/Summer Village of Seba Beach Intermunicipal Development Plan (IDP)
 - + Wabamun Area Vision Plan (2022)

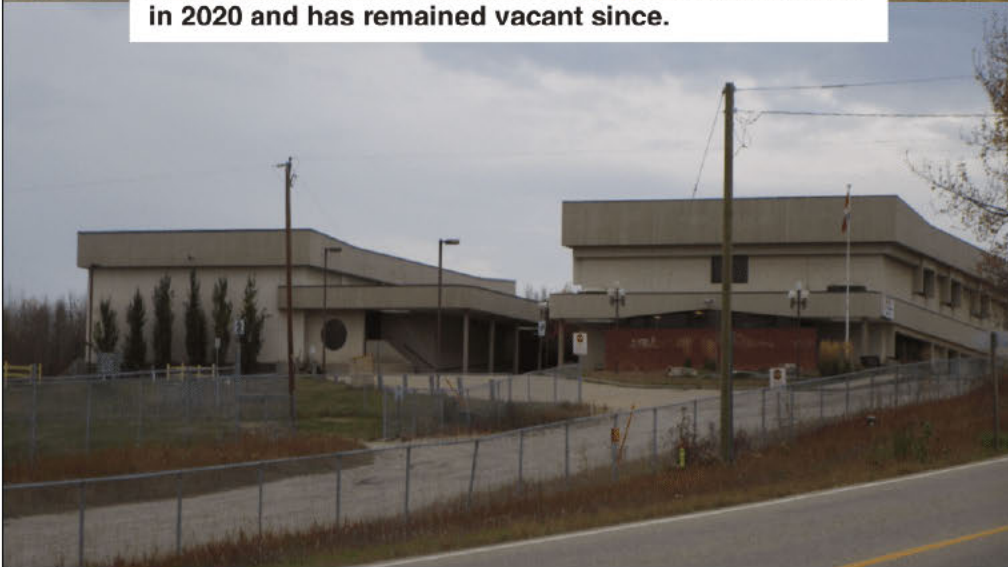
3

EXISTING SITE AND CONTEXT

Seba Hub MSDP



Seba Beach School was built in 1953 but closed down in 2020 and has remained vacant since.



clarity
development
advisory

4

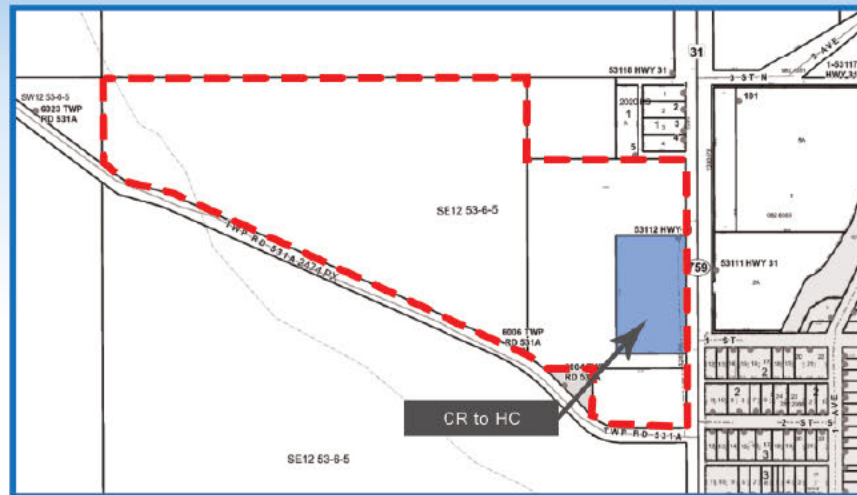
PROJECT INFO

Seba Hub MSDP**What is being proposed?**

- + Creation of a [Master Site Development Plan \(MSDP\)](#) encompassing four properties.
- + Enables the revitalization of Seba Beach School and establishes a vibrant community hub.
- + The restoration is designed to provide essential day-to-day amenities and services for the community throughout the year.
- + Addition of outdoor amenities, an environmentally sensitive campground site, and potential for a future multi-family residential development.

5

PROJECT INFO

Seba Hub MSDP**Associated Land Use Changes**

To facilitate the creation of the MSDP, corresponding amendments will be required:

- + The [Parkland County/Summer Village of Seba Beach IDP](#) will require mapping and text updates to allow for commercial opportunities.
- + The [Parkland County Land Use Bylaw 2017-18](#) identifies Land Use Districts for parcels in Parkland County. This proposal requires updates to the Land Use Bylaw Map and reflects the redistricting of the school site from Country Residential (CR) to the Highway Commercial (HC) District.
- + A [Change of Use](#) for two parcels is being proposed to allow for the discretionary use of *Tourist Campground, Destination and Tourist Campground, Enroute uses*.

6

PROJECT INFO

Seba Hub MSDP



Technical Studies:

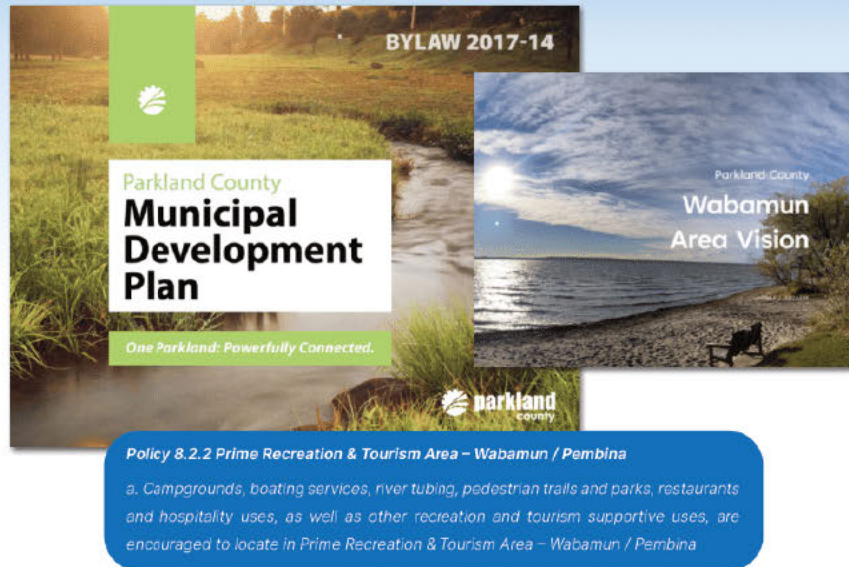
We are also currently conducting technical studies to ensure that this project is supported by sound planning, engineering, and environmental practices. These studies include:

- + Biophysical Impact Assessment
- + Geotechnical Assessment
- + Traffic Impact Assessment
- + Aquifer Testing



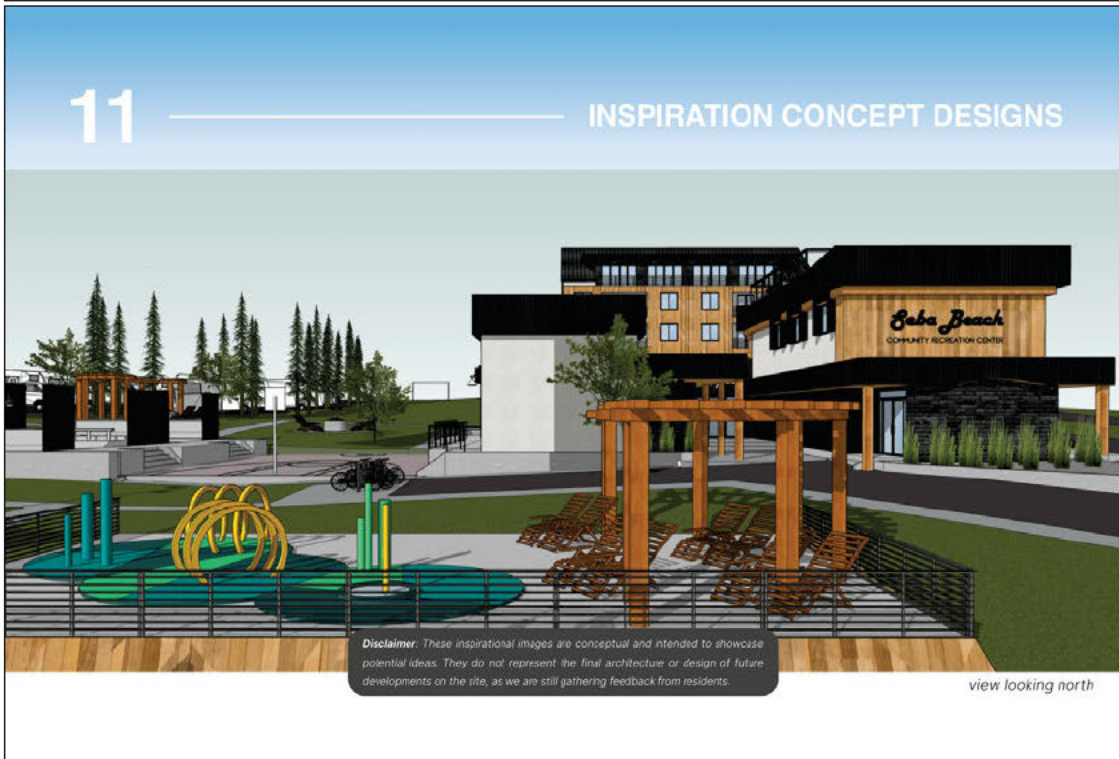
7

CONFORMANCE WITH POLICY

Seba Hub MSDP

- + Parkland County's [Municipal Development Plan \(MDP\)](#) considers this area as ideal for recreation and tourism. It supports the development of campgrounds and other recreational and tourism-related uses, including the proposed campground and amenities area in our project.
- + The [Wabamun Area Vision Plan](#) outlines a 50-year growth plan for the Wabamun Lake area, with a Focus Area on Seba Beach / West Shore. It highlights plans for expanding residential development along Highway 31 and redeveloping the Seba Beach school into a multi-use community facility. These recommendations align with and support our proposal.





12

Please share any feedback!



Disclaimer: These inspirational images are conceptual and intended to showcase potential ideas. They do not represent the final architecture or design of future developments on the site, so we are still gathering feedback from residents.



13

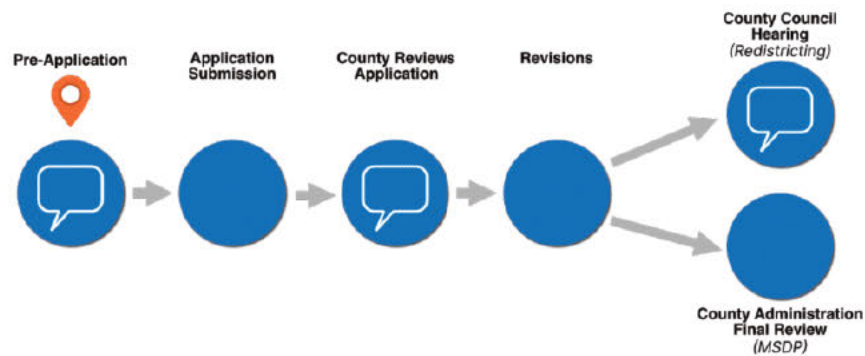
NEXT STEPS

Seba Hub MSDP

Your input is crucial in helping us craft a proposal that reflects the needs, expectations, and goals of the community. This allows us to fine-tune the details and address any concerns, ensuring that the proposal is robust and ready for submission.

Next Steps:

- + Client review with *Business Is A Force for Good* focusing on integrating initial feedback and addressing outstanding concerns.
- + Incorporating insights and making final adjustments to the application prior to submission to Parkland County.





THANK YOU FOR ATTENDING

Please fill out a [comment form](#). When completed, place in the comment box or take the comment form home and mail or email your comments to Clarity Development Advisory by [September 15, 2024](#).

Contact Information:

Email Address:
projects@claritydevelopment.ca

Mailing Address:
Clarity Development Advisory
#354, 10113 - 104 ST NW
Edmonton, AB T5J 1A1

APPENDIX F: RESPONSES & COMMENTS (VERBATIM)

To: Mr. Latimer
From: Residents of Philips Road/Parkland County residential district
Purpose: To address specific concerns regarding new construction of a proposed RV camping wedding venue business within their neighborhood.

The following questions concern our neighborhood's wellbeing:

Introduction of **Camping Sites** into the neighborhood:

1. Where will the road entrance be?
 - Concern: The campground will produce an increase in traffic and potential blocked roadways.
2. How many sites will there be?
3. Parking: will that be on your property as there will be multiple vehicles?
 - Concern: There are safety considerations as there are many children and pets at play. There is also pedestrian traffic that would be impacted by vehicle fumes and gravel dust.
4. How will noise levels be mitigated as this is a residential neighborhood. Will there be a time limit/"quite time" requirements? How will this be enforced?
 - Concerns:
 - i. The majority of the residents in the community moved to this location away from city noise for a quiet lifestyle.
5. How many campfires are planned? What fire risk mitigation strategies will be put in place?
 - Concern: this will pose a higher fire hazard and produce more smoke for the area.
6. Will there be infrastructure for facilities or temporary wash cars for campers?

Introduction of a **Wedding Venue** into the neighborhood:

1. What is the extent of the wedding venue? Is the intention to host ceremonies, receptions, overnight accommodations, including a chapel/other extended religious services?
2. What is the estimated frequency of hosting weddings?
3. How will noise levels be mitigated?
 - Concerns:
 - i. A wedding venue would involve music, audio equipment and loud socializing during late hours.
 - ii. How will noise curfews (if any) be enforced?
 - iii. Again, this is predominantly a community of individuals specifically for a quiet environment.
4. Will the wedding venue be used for photo/video shoots?
 - Concern: Will drones be used? How will they be contained within the property? How will this be enforced?
5. Will there be a Chapel on site? Would this be for use of wedding guests or is there a possibility it will be used on Sundays as a regular gathering place for Pastoral services?
6. What facilities will be brought in for guests: wash cars, food vendors, etc.

Date: September 8, 2024

To: Development Authority for Parkland County and Summer Village of Seba Beach

From: A majority of residents of Philips Road/Parkland County(2nd Ave) residential district along the roadway of 53117 HWY 31.

RE: Development and/or Work on Adjacent Land to 53117 Hwy 31-Philips Road(across from the Old School)

Our community would like to advise both Parkland Development Authority and Summer Village of Seba Beach to our concerns regarding a development taking place on land accessed from our residential road. (10153117 Hwy 31)

A large portion of the residents of the above community have come together seeking information as to the activities being carried out on adjacent land to our community located across from the old Seba School. We have since met with the owner/developer Mr. Latimer asking for the details of his development plans. The meeting was quite informal, as Mr. Latimer was open to our questions and allowed us to voice our concerns to his proposed glamping RV/wedding venue business.

We provided him with specific questions and had further discussions regarding many potential negative impacts this type of business would bring to our quiet cottage community. It is concerning that construction work is moving at a swift pace without much transparency as we wonder if permits are required.

Our group of residents agreed to taking minutes of the meeting and would like to officially present the Parkland Development Authority and Village of Seba Beach with our concerns and said minutes. Please take into account our concerns with Mr. Latimer's development plan and our community's vision of a quiet country retreat as work progresses and/or permits are applied.

Attached are:

- Specific concerns regarding a new construction and/or site development of a proposed RV camping/wedding venue business
- Meeting minutes from Aug. 25, 2024 between 14 residents and Mr. Tim Latimer.

To allay our concerns we wish to be informed that all is as per applicable codes and by-laws, as development of this property continues. To this end, who in your organization(s) would be the contact person in case we have queries and/or concerns?

We are sending this to both Parkland County and Village of Seba Beach as we understand both these entities share Intermunicipal Development Plan (IDP) which encompasses the area referred to in this letter.

Thank you for your attention in the matter as this is a very important matter for our community and neighborhood.

██████████

██████████
██████████

Meeting Minutes

August 25, 2024 – 1:00pm – 2:30pm

Residents of 53117 Hwy 31 (Philips Road)/Parkland Country residential district

Attendees:

[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

Absent: [REDACTED]

Purpose:

- To address specific concerns regarding a new proposed development of a glamping RV/wedding venue business within our neighborhood.
- The meeting took place with Tim Latimer and the above individuals that are part of the residential district. It took place on the land in question: 101-53117 Hwy 31.

Discussion Topics:

- Tim Latimer gave us a history of his purchasing the land in regards to ‘Proposed Master Site Development Plan Application for a portion of Quadrant SE, Section 12, Township 53, Range 6, West of 5th Principal Meridian’.
- Secondly; he discussed the history of purchasing the land in question (approximately 10 acres southeast of HWY 31; 101-53117 HWY31)
- He informed us that at the time of purchase he assumed that he owned the land all the way up to the edge of the hillside
 - This is the reason that he proceeded to cut trees and remove the top soil (plow out root systems) to some areas within a treed area on his land that runs into county land towards the edge of the cliff
 - Due to recent events involving Parkland County, he was instructed to stop the cutting and that there is a strip of county land that he is not allowed to develop.
- Mr. Latimer discussed several business plans that he considered and elaborated on his present plan to create a wedding venue with camping facilities; there were no specific details discussed other than building two geodomes on a floating floor and a small Chapel Arch. He did clarify that he was planning for wedding reception, dinner and evening events to take place across Hwy 31 at the school location.
- The group of residents presented and discussed concerns over his latest proposed camping/wedding development plan. We gave him a hard copy of our concerns and asked him to review them and implement whatever he could. (as attached in the distribution of the present minutes).

	Timestamp	What do you like about the proposal?	What do you not like about the proposal?	Do you have suggestions to improve the proposal?	Do you have any questions for the project team? Note: Please input your name and contact information below so that the project team can reach out to you.	Name	Email	Phone Number
1	8/12/2024 19:37:17	Multi family homes	Campground	No campground	When are you applying for rezoning?	[REDACTED]	[REDACTED]	[REDACTED]
2	8/16/2024 17:08:43				How will any impacts on the lake be assessed? I.e. through increased users, any dangerous goods or chemicals that may go into groundwater and into the lake? How will septic and run-off be managed?	[REDACTED]	[REDACTED]	[REDACTED]
3	8/16/2024 17:13:10		It is not clear who the business owner/landowner is - please include a link and a history of who the landowner is - other business developments etc.			[REDACTED]	[REDACTED]	[REDACTED]
4	8/19/2024 15:30:33	The inclusion of a spray park and leaving the current playground. The pool and skatepark are great options for kids.	At this stage I see no red flags. My only concern would be if another food store went in it would take from Derbys who have done a great job supporting the community already.			[REDACTED]	[REDACTED]	[REDACTED]
5	8/19/2024 22:29:20	Nothing	Everything	We do not need more people coming to pollute the lake and overuse our little village	This is the last thing we need			
6	8/21/2024 14:22:44	I like the tree area, the pond and the community centre	I am adamantly opposed to any multi family and campground areas.	I think more park and green space should replace the multi family and camp area.	I like the idea of making use of the school itself but I am extremely concerned about the traffic and noise from this development. What is your reasoning for this project?	[REDACTED]	[REDACTED]	[REDACTED]
7	8/27/2024 10:14:39	I think it is a wonderful plan for the area. With the lake now contaminated with blue green algae the splash park/pool will be a huge asset to the surrounding communities. The summer Village of Seba Beach could benefit from this and the lakefront lot owners also have somewhere for the children and grandchildren to enjoy safe water activities. I am a lot owner nearby and having the campground for friends and family come and visit will be outstanding as there is no nearby short term campground available.	Nothing	At this time the proposal has pretty much covered everything.	Not at this time. I will be attending the upcoming meeting.			
8	8/30/2024 10:09:28	Make use of an existing building	Taking away a large piece of land, playgrounds, tennis courts.	Less development, more natural green spaces and trees				
9	9/9/2024 10:25:32	This is a great plan! This will benefit all the surrounding communities as well.				[REDACTED]	[REDACTED]	
10	9/10/2024 13:16:11	Not yet enough information to give much of an answer to this question.	There is no mention of how the recreational needs of these new summer residents and campers are going to be accommodated by Seba Beach, which does not have the boat space or infrastructure for added people and gets no financial benefit from this development. This must be addressed before the development goes forward.	Solve problems like boating space and public beach care and maintenance BEFORE adding to them.				
11	9/11/2024 21:37:04	outdoor amenities and environmentally sensitive campground site	multi-family residential site and commercial/retail spaces	Please respect the small town of seba beach				
12	9/12/2024 13:29:16	Nothing	The proposed development poses a major environment risk to the health of the lake and surrounding area. Considering the lake environment is close to a tipping point a development this size will erase all efforts to keep Lake Wabamun healthy. In addition the summer village of Seba Beach would experience negative impact with our current infrastructure and roads leading to increased taxes for Seba Village residents. There is nothing about this proposal that aligns with the vast majority of the Seba Village community.	Stop development				

Timestamp	What do you like about the proposal?	What do you not like about the proposal?	Do you have suggestions to improve the proposal?	Do you have any questions for the project team? <small>Note: Please input your name and contact information below so that the project team can reach out to you.</small>	Name	Email	Phone Number
<p>13</p> <p>9/15/2024 10:54:35</p>		<p>There was no representation from Parkland County or Seba Beach administration.</p>	<p>Propose a crosswalk from the West side of Hwy 31 connecting to Seba Beach. Propose a sidewalk from Kokanee RV Springs on the West side of Hwy 31 down to the village and have it meet up with the proposed crosswalk. Propose changing the highway speed limit from 50km/hr to 30km/hr.</p>	<p>Please see the feedback below for the proposed development at Seba Beach school.</p> <p>Questions for the development: Is this for long term or short term campers?</p> <p>With the pool and amenities, are these available to campers only or Seba Beach residents at no charge? If there are charges, what are the costs?</p> <p>What amenities are being proposed?</p> <p>Will the current Nolan Memorial school playground be removed for the development? If so, what becomes of the playground? Can it and will it be relocated to another area? If it is relocated, will Seba residents be able to continue use the playground at no charge?</p> <p>Is the NE entrance/exit necessary? NE proposed entrance to the development is not a safe entrance/exit as it is a blind spot for drivers turning north and does not allow for highway traffic to have enough time to adjust to truck/trailers getting onto the highway. There are already several existing residential driveways north of this entrance/exit in addition to the Kokanee Springs RV entrance.</p> <p>During the development process will there be Seba Beach residential liasons for the development of the Seba Beach School?</p> <p>Questions for Parkland County and the Village of Seba Beach:</p> <p>This development will put a strain on the current infrastructure and resources available at the village. Ex. Roads, beach, playground useage, bathrooms, porta poties (useage and cost for emptying and renting), multiple bridge wear and tear, etc. Which municipality will pay for the strain on our resources without a tax increase to Seba Beach residents?</p> <p>This development will increase road traffic in Seba Beach. Parking on market and event days is already at maximum capacity and without any additional parking lots available, where will people from the proposed development park?</p> <p>What plan is in place with the Village of Seba Beach to maintain our roads and bridges with additional vehicles driving in the village?</p> <p>Will Parkland County contribute a portion of the tax revenue Parkland County receives in this development, as well as Kokanee Springs RV and Shadybrook RV to have Parkland residents enjoying the beach, recreation areas, infrastructure, etc of Seba Beach?</p> <p>Can it be proposed that Parkland County contributes funding towards Seba Beach?</p> <p>Should this development move forward, who will be paying for the increased infrastructure and resources use in the village of Seba Beach?</p> <p>Safety concerns along Highway 31 include: no sidewalk for residents walking along the highway, no crosswalk for residents to cross from the proposed development (in addition to those residents at Kokanee Springs RV and Shadybrook RV) safely into the village, large gravel trucks and passing traffic do not abide by the 50km/hr speed limit and the control of this speed limit is also a concern.</p> <p>Propose a crosswalk from the West side of Hwy 31 connecting to Seba Beach. Propose a sidewalk from Kokanee RV Springs on the West side of Hwy 31 down to the village and have it meet up with the proposed crosswalk. Propose changing the highway speed limit from 50km/hr to 30km/hr.</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>

Timestamp	What do you like about the proposal?	What do you not like about the proposal?	Do you have suggestions to improve the proposal?	Do you have any questions for the project team? <small>Note: Please input your name and contact information below so that the project team can reach out to you.</small>	Name	Email	Phone Number
14 9/17/2024 23:22:24	More things to do in town! The skatepark is much needed. It will be in constant use, keeping kids busy and out of trouble.	Two tennis courts can entertain a maximum of eight adults at a time (if playing doubles). Basketball courts don't seem to get much use these days. Swimming pools can be expensive to maintain. Is this required when there's a lake close by? Plan smart and focus your efforts on less "things", but of higher quality. World-class parks attract visitors and dollars.	Please consider a larger investment in the skate park where kids and adults with scooters, bicycles and skateboards can stay busy all day long. Ramps and obstacles from beginner to intermediate to expert help them progress and stay entertained longer. Skate parks are a massive investment in today's youth. Please include shade and surrounding seating in the plan.	I wish you the best of luck!	[REDACTED]	[REDACTED]	[REDACTED]

	Timestamp	Question	Name	Email
1	August 19, 2024 at 12:47:04 PM MDT	What is gping to happen to kokanee and shady brook in all of this?	[REDACTED]	[REDACTED]
2	Mon, Aug 19, 2024, 10:54 p.m.	I am one of the members from Sunshine Bay Yacht Club and would appreciate a shareable link to the public engagement that we can share on our Facebook page. I wish you success in your endeavours and using the Village at Pigeon as a successful example.	[REDACTED]	[REDACTED]
3	August 20, 2024 at 9:02:44 PM MDT	Is the 'school for rent' suitable for a family reunion of about 60 people? This would include RV units, campers & tents. Are there kitchen facilities in the school? Would it be possible to have a bonfire? We're looking at a weekend in July, 2025.	[REDACTED]	[REDACTED]
4	Thursday, August 22, 2024 12:15:21 PM	Hey Tim, Looks like your doing some neat and exciting things at the School grounds. I am not sure if I can attend the day of the open house as we have men's night on Thursday evenings. If there is another day that works, let me know as I am willing to provide a positive feedback form to support your application package. If you would like to have a chat with me, I am available. Thanks	[REDACTED]	[REDACTED]
5	Tue, Aug 27, 2024 at 10:01 AM	Hello, We are planning on attending the open house at 6:00 pm on Thursday at the seba beach school. Will there be a presentation? If so, might you know what time that might occur? Thank you,	[REDACTED]	[REDACTED]
6	Fri, Aug 30, 2024 at 10:28 AM	Hi There, I missed the public engagement last night for the Seba Beach Hub but I hope it went well!! I wanted to introduce myself and pass along some information to whomever is incharge of this exciting development! Parkcraft along with GLV Construction has completed many Playgrounds, Spray Parks, Skate Parks, Shelters and all things parks. If there is anything I can help with or additional information I can provide, please let me know! I will pop over in the next week or so and drop off a catalogue as well here is the link to our playground supplier Playcraft Catalogue. https://parkcraft.ca/ https://glvt.ca/ I understand this is just in the initial stages and that it will have to go through the whole tender process but wanted to introduce myself and offer any help I can while you are working your way through this project. Thanks again and Happy Friday !	[REDACTED]	[REDACTED]
7	Fri, Aug 30, 2024 at 5:32 PM	Who is the final approver of this project ? Is it the County of Parkland??? Thank you	[REDACTED]	[REDACTED]
8	Tue, Sep 3, 2024 at 9:15 AM	1. Range Rd. 60 or Hwy 31 is not designed to handle the existing traffic through the Village, let alone adding more traffic from these developments. 2. More campgrounds will add more pressure to the beaches and lake which are obviously overloaded now. 3. As neighbors we would prefer more permanent or long term resident use rather than overnight or weekend use because of the partying and excessive late night noise.	[REDACTED]	[REDACTED]
9	Tue, Sep 3, 2024 at 12:08 PM	Hi, is there an email notification list or anything? Some way of getting automatic project updates? Thanks, Duncan Purvis	[REDACTED]	[REDACTED]

	Name	Address	Phone	Email address	I have reviewed the proposed project and am in support. Please tell us what you like about the proposed MSDP and redistricting proposal.	I have the following comments or concerns related to the proposed MSDP and redistricting proposal.	If you have any additional suggestions, opinions, comments or feedback regarding the proposal, please let your thoughts here.
1	[REDACTED]	Seba Beach	[REDACTED]	[REDACTED]	It is a shame that there isn't a presentation and an opportunity for all present to hear Q & A and that a business this good isn't present. For shame	n/a	n/a
2	n/a	n/a	n/a	n/a	Seems to be a very dynamic plan. Very intriguing. I especially like the emphasis on community and on sustainability. I also like that it's part of a concept for the entire area.	n/a	I hope that the development will be accessible to everyone in the area. Seba Beach can be rather unwelcoming to those in the seasonal resorts.
3	[REDACTED]	Stony Plain	[REDACTED]	[REDACTED]	I love the idea of having new local amenities close to Seba instead of having to drive to town when I am at my lakesite	The idea to have use of the school in this fashion is a much better way to allow the community to grow but not grow too much still be a small but active fresh community not a dongy place	Revitaliation is great for a community as small as Seba it will bring more money into the town
4	[REDACTED]	Edmonton	[REDACTED]	[REDACTED]	Great idea. Thank you for your efforts	n/a	n/a
5	[REDACTED]	Seba Beach AB	[REDACTED]	[REDACTED]	The area does not support families now and overtime they will not return. These are people wanting to be here and with more amenities it will be vibrant. The lake access and protection will be the main fight. Our area needs some progression & an area for visitors to be welcome.	n/a	Please get this done & improve the visibility of this region for your and old in the area.
6	n/a	n/a	[REDACTED]	n/a	Not in support	There is no mention where the funding will come from. There is no idea how the community will benefit. You do realize we have no police or fire dept for quite some time, The gravel trucks speed on this highway & numerous accidents. This is a pie in the sky idea, really no benefit to the local population who live here 24/7 - 365 days	A facility for seniors from the county of Parkland is a bigger benefit to everyone. Do not take the livelihood of our few businesses away

	Name	Address	Phone	Email address	I have reviewed the proposed project and am in support. Please tell us what you like about the proposed MSDP and redistricting proposal.	I have the following comments or concerns related to the proposed MSDP and redistricting proposal.	If you have any additional suggestions, opinions, comments or feedback regarding the proposal, please let your thoughts here.
7	[REDACTED]	[REDACTED] Gainford	[REDACTED]	[REDACTED]	Community hub Businesses Camp ground Walking trails	parking safety crossing the highway	variety of businesses I would like to learn more about the day care. I am an experienced ECE and have opened 9 daycares. Please have someone call me.
8	[REDACTED]	[REDACTED] Silver Sands	[REDACTED]	[REDACTED]	Protect my investment I bought in hopes the town would grow with the times it a dying town otherwise	That the older people that are a lot of them will stop the needed growth that needs to happen	Would love for a crosswalk to be built
9	[REDACTED]	[REDACTED] Edmonton AB	[REDACTED]	[REDACTED]	I think that this is a win for the community. It adequately promotes healthy community building in a responsible manner. All displays are clear and well thought out. I grew up in this community and I think people have a motivation to be here. It will open more opportunities for people to enjoy where I grew up enjoying at the lake	No concerns	No concerns
10	n/a	n/a	n/a	n/a	n/a	Concerns about already increased taxes + less services. Impact on infrastructure, water, sewage, lake impact, crime, etc. Parking issues. Nothing positive in this proposal for lake owners unless developer provides water. Sewage for us like at Piston Lake	Not in favor unless developer offers us water & sewage. Where is the presentation & public Q&A? Did not plan to drive out for a poster wall.
11	n/a	n/a	n/a	n/a	I believe as a young adult with many "summer" friends that it would benefit the lake experience that much more. I enjoy seeing people having fun. I think this space can be viewed as very positive. The community needs this touch of sparkle to regain the fun place it used to be.	I would like for their to be something else in the community for young kids to do, this seems to be the best step.	Washrooms? How many job opportunities will their be with this. Who will monitor this place daily.

	Name	Address	Phone	Email address	I have reviewed the proposed project and am in support. Please tell us what you like about the proposed MSDP and redistricting proposal.	I have the following comments or concerns related to the proposed MSDP and redistricting proposal.	If you have any additional suggestions, opinions, comments or feedback regarding the proposal, please let your thoughts here.
12	n/a	n/a	n/a	n/a	Not in support	Summer village of Seba Beah does NOT have the infrastructure to support more people. We don't have running water or ways\ to get rid of human waste. Our roads will NOT with stand the added autos on it. The tax payers of Seba will be paying for all the extra people & will get NOTHING but grief from the added people.	Why was there NOT a question and answer session? I read all that was here on the mailer, waste of my time. There is not the required parking as these people drive to the bech with their lake toys. This is already a problem. The lake is not doing well now, adding more people will not help. I would like to know just what Seba would get out of this on the position side.
13	Anon: Parkland County Resident	n/a	n/a	n/a	Need another evening so people can have their questions & concerns answered.	I think most people want to see a mtg to discuss the development.	I am hoping for business in the Hub. I am in favor of a small campground but concerned with the population that is growing that will want to access the water. Seba Beach has no consideration in trying to enhance a larger Beach sadly! For the growing population.
14	n/a	n/a	n/a	n/a	n/a	Elevate protection of the water - protect the wetlands on the property/ensure natural setting remains intact on the riparian areas of the creek (s) flowing across property enroute to the lake!!	n/a
15	n/a	n/a	n/a	n/a	Use of the school is great	I am concerned that Seba Beach doesn't have the capacity to support additional boats where would they dock? Folks can't get spots now.	n/a
16	n/a	n/a	n/a	n/a	n/a	Hmm - lots of questions Why just a poster walk tonight Concerns - water, sewage etc.	n/a
17	[REDACTED]	[REDACTED] Edm	[REDACTED]	[REDACTED]	The outdoor pool make use of the school create business	Raise the proce of the yearly camping in the community - remember these Glampers mnake purchases that keep the community alive	We love that you are bringing life into Seba - There are so many rumors going around at KoKanne RV Park and we hope you will keep us in the loop. We love the staff here and feell they are a blessing in our ? We would like a power gate and our water stinks

	Name	Address	Phone	Email address	I have reviewed the proposed project and am in support. Please tell us what you like about the proposed MSDP and redistricting proposal.	I have the following comments or concerns related to the proposed MSDP and redistricting proposal.	If you have any additional suggestions, opinions, comments or feedback regarding the proposal, please let your thoughts here.
18	[REDACTED]	[REDACTED] Seba	n/a	[REDACTED]	n/a	Generally speaking, there was very little answers to my questions posed at the open house. We have major concerns regarding the large increase of campground residents on the small infrastructure of the village of Sebe Beach ie. Road access, beach access, sanitary facilities. There was no answers regarding the number of campsites or multifamily residential suites. Lake Wabamun is showing signs of stress due to the existing increased use of the lake and associated runoff from land use.	This increased development will add more stress and potentially damage the lake for everyone.
19	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	We feel that the MSDP and redistricting will bring more life to Seba Beach and to the surrounding businesses and communities. The proposed multi development if geared to 55 to 65+ people, this would allow people to remain in their communities. The proposed pool is fantastic, but it needs to have lane swim & kids swim/play area. A roof over the pool would even be better.	The Seba Hub is going to be a fun place to go. If there are many businesses there it will attract many people. Could be things like a spa(massage, hair, nails, pedicure, reflexology), games room - pool tables, arcade games, a community pub, hold & cater events, weddings,. The school could use updating so its not so "classroom" like.	We are long term Kokanee Spring campers. They had a fantastic camp manager named Jason (the office would know his last name). He ran a tight ship, know what he was doing however the current owner was "having a day" & next we knew, Jason was gone. He could run the park very well & it would be great to see him back. The office staff & restaurant (Kelly & Ken) are great. We've had our fair share of not so good restaurant owners & poor quality food. The Kokanee office staff need to be recognized for all that is expected of them.

	Name	Address	Phone	Email address	I have reviewed the proposed project and am in support. Please tell us what you like about the proposed MSDP and redistricting proposal.	I have the following comments or concerns related to the proposed MSDP and redistricting proposal.	If you have any additional suggestions, opinions, comments or feedback regarding the proposal, please let your thoughts here.
20	n/a	n/a	n/a	n/a	n/a	<p>Clarity Team was ill-informed; couldn't answer basic questions like how many RV/camp spots are proposed.</p> <p>Has been no concern or research on impact on lake health</p> <p>There is obviously a much bigger plan. ex. purchase of Kokanee etc. info is being withheld</p> <p>Claim is that residents of this development will have minimal impact on Seba Village. If people are buying into a lake community they expect to use the lake.</p> <p>Where will residents move their boats?</p>	<p>Lake is at a tipping point, cannot tolerate greater population and demand. Has anyone researched impact development will have on lake. Be open and upfront! What is total scope of plan as it is more than Seba Hub!</p>
21	[REDACTED]	[REDACTED] Edmonton, AB [REDACTED]	[REDACTED]	[REDACTED]	<p>We have looked at the proposed project and are looking forward watching it develop</p>	<p>As we are not permanent residents the project doesn't impact us the same way as others.</p> <p>We are seasonal campers at Kokanee Springs.</p>	<p>An electronic gate would be beneficial to campers and staff at our campground resort</p>