



## **By-law No. 188 / 2016**

**Being a By-law of the Town of Bentley, in the Province of Alberta to establish a Municipal Development Plan.**

**WHEREAS**, The Municipal Government Act, RSA, 2000, Chapter M.26 and amendments thereto, authorizes the Council of a Municipality to prepare and adopt a municipal development plan to address such issues as future land use and development, the provision of municipal services and facilities, social development, culture, heritage, community and recreational services and facilities, ecological sensitivities, emergency management, transportation systems and municipal infrastructure and other matters to provide a community vision, framework of goals, objectives and policies to guide the future growth and development of the Town of Bentley,

**AND WHEREAS**, Council of the Town of Bentley deems it expedient to establish a Municipal Development Plan to secure the future and current goals of the Town of Bentley, while ensuring that development takes place in an orderly and sustainable manner, balancing the environmental, social, physical and economic needs of the Town in order to enhance the quality of life for the citizens and businesses of Bentley.

**AND WHEREAS**, a Notice of Intention to pass this By-law has been published in the August 30, 2016 and September 6, 2016 issues of the Rimbey Review,

**AND WHEREAS**, a Public Hearing was held September 13<sup>th</sup>, 2016 to allow the general public the opportunity to provide input into said By-law,

**NOW THEREFORE**, the Council of the Town of Bentley, in the Province of Alberta, duly assembled and pursuant to the Municipal Government Act, RSA, 2000, Chapter M.26 and amendments thereto, enacts as follows;

- 1. That Schedule A, attached to and forming part of this By-law is hereby adopted as the "Town of Bentley Municipal Development Plan".**

2. Each provision of this By-law is independent of all other provisions and if any provision of this By-law is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this By-law shall remain valid and enforceable.
- 3 This By-law rescinds By-law 121/2007 and amendments thereto.

This By-law shall come into effect on the date of the final passing thereof.

Read a first time this 16<sup>th</sup> day of August, 2016

Read a second time this 13<sup>th</sup> day of September, 2016

Read a third and final time this 13<sup>th</sup> day of September, 2016

  
Mayor

  
Chief Administrative Officer

# Bentley Municipal Development Plan

Bylaw 188/2016



Bentley's 100<sup>th</sup>  
Anniversary

1915 - 2015



8.1	Objectives .....	28
8.2	Policies .....	29
Section 9:	RECREATION AND OPEN SPACE.....	31
9.1	Objectives .....	31
9.2	Policies .....	32
Section 10:	CULTURE AND HERITAGE .....	34
10.1	Objectives .....	34
10.2	Policies .....	35
Section 11:	ECOLOGICAL SENSITIVITIES .....	36
11.1	Objectives .....	36
11.2	Policies .....	37
Section 12:	RESIDENTIAL DEVELOPMENT .....	40
12.1	Objectives .....	40
12.2	Policies .....	41
Section 13:	ECONOMIC DEVELOPMENT .....	45
13.1	Objectives .....	45
13.2	Policies .....	46
Section 14:	COMMERCIAL DEVELOPMENT.....	47
14.1	Objectives .....	47
14.2	Policies .....	48
Section 15:	INDUSTRIAL DEVELOPMENT.....	50
15.1	Objectives .....	50
15.2	Policies .....	51
Section 16:	EMERGENCY PROTECTION AND MANAGEMENT.....	53
16.1	Objectives .....	53
16.2	Policies .....	54
Section 17:	TRANSPORTATION .....	55
17.1	Objectives .....	55
17.2	Policies .....	56
Section 18:	MUNICIPAL INFRASTRUCTURE.....	59



## Section 1: INTRODUCTION AND BACKGROUND

### 1.1 Purpose



This Municipal Development Plan (MDP) is adopted by the Town of Bentley in accordance with Section 632 of the *Municipal Government Act, 2000* to provide a community vision, a framework of goals,

objectives and policies to guide the future growth and development of land within the Town limits.

This Plan is designed to assist decision-makers in securing the future and current goals of Bentley while ensuring that development takes place in an orderly and sustainable manner, balancing the environmental,



social, physical and economic needs of the community in order to enhance the quality of life for the citizens and businesses of Bentley.

This plan celebrates the Town of Bentley's 100<sup>th</sup> Anniversary. While we honour and celebrate our past, we look forward to our future. This Plan will help set a path for Bentley's future growth and development.



### 1.3 Authority and Mandate of the *Municipal Government Act*

---

The MDP is primarily a policy document that can be utilized as a framework within which both public and private sector decision-making can occur in relation to the physical development of the Town. As a policy document it is general in nature and long range in its outlook. The MDP is also required to incorporate applicable provincial land uses policies.

a) The MGA states that a Municipal Development Plan **must address**

- the future land use within the municipality;
- the manner of and the proposals for future development in the municipality;
- the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no inter-municipal development plan with respect to those matters in those municipalities;
- the provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities, and;
- the provision of municipal services and facilities either generally or specifically.

b) The MGA states that a Municipal Development Plan **may address**

- proposals for the financing and programming of municipal infrastructure;
- the co-ordination of municipal programs relating to the physical, social and economic development of the municipality;
- environmental matters within the municipality;
- the financial resources of the municipality;
- the economic development of the municipality; and
- any other matter relating to the physical, social or economic development of the municipality.

c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,

(d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,

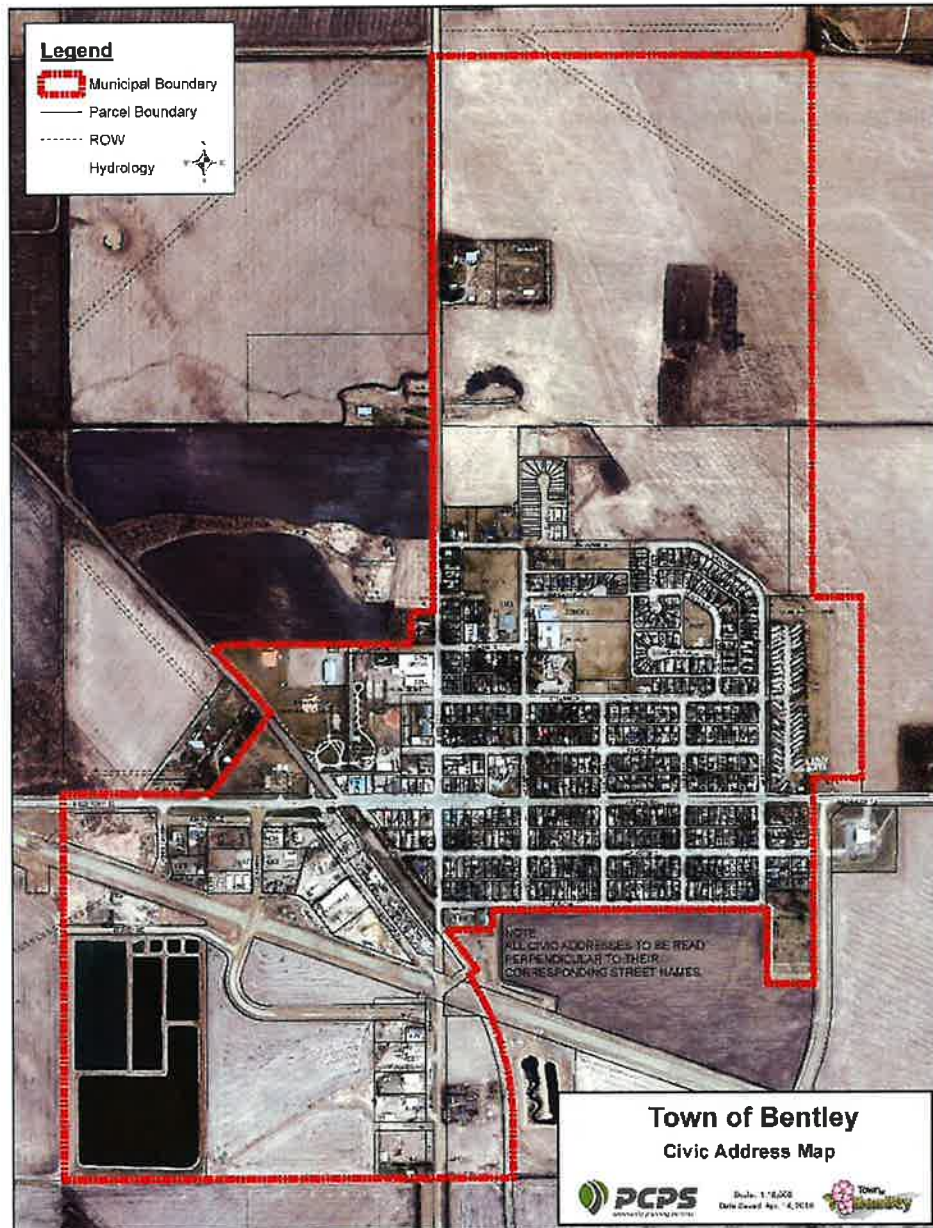
(e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school boards, and

(f) must contain policies respecting the protection of agricultural operations.



The Bentley Municipal Development Plan applies to the area located within the corporate limits of the Town of Bentley which currently occupies approximately 3.78 square kilometres. The Plan Area and corporate limits are outlined on Map 2 entitled “Plan Area Map of Bentley.”

Map 2: Plan Area Map of Bentley



## 2.2 Goals for the Future of Bentley

---



- ✓ Responsible environmental management, socially, culturally and economically sustainable for future generations.
- ✓ A safe, liveable, and socially responsible community with a range of housing options and an attractive urban environment.
- ✓ A strong business district and the development of commercial and industrial areas which meet and service the needs of Bentley and district.
- ✓ The provision of safe, orderly, efficient and reliable transportation, infrastructure and public utilities throughout Bentley.
- ✓ Sustainable community, recreational, institution services and facilities which meet the needs of community and district residents.
- ✓ Public participation and collaborative planning with group agencies, institutions and governments to ensure accountability and transparency.
- ✓ Mutual respect and mutual recognition of the short and long term aspirations of the Town and Lacombe County.



### **CONSULTATION AND DIALOGUE**

Consultation is integral to good development. The Town is committed to providing opportunities for active and meaningful consultation with community groups and agencies. The Town will engage the community in the preparation of plans to guide land use and development, and to communicate with the public as development opportunities are considered.

### **INITIATIVE AND ENTERPRISE**

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development to support individual business decisions which requires negotiating fairly with developers to ensure that the cost of development is appropriately borne by those who benefit. The Town recognizes that opportunities may be missed if infrastructure is not available in a timely manner. Council is committed to ensuring that the local land use decisions support enterprise and initiative.

### **LEARNING AND INNOVATION**

Planning involves a process of learning and analysis. The Town accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovative solutions to planning issues will be carefully considered to provide opportunities for successful and sustainable development that might not have otherwise occurred.

### **INTER-MUNICIPAL COOPERATION**

Planning is a shared responsibility among individuals, municipal and provincial governments. Strong communities embrace the principle of shared responsibility, where citizens and decision makers are responsible for stimulating and sustaining the environment and economy and where individuals and governments are accountable for decisions and actions, in a spirit of partnership and open cooperation.



## Section 4: ADMINISTRATION

### 4.1 Interpretation

---

- .1 The Municipal Development Plan (MDP) provides the means whereby Council, the Municipal Planning Commission and Town Administration can evaluate situations or proposals in the context of a long range plan for Bentley. The MDP is primarily a policy document that is utilized as a framework within which both public and private sector decision-making can occur. As a policy document the MDP is, for the most part, general in nature and long range in its outlook. Therefore the location and size of land uses shown on maps in this Plan are approximate and general and may be subject to interpretation by the Town.



- .2 Subject to Council's approval, minor variations from the policies of the MDP will not require an amendment to the MDP. More substantive deviations will require an amendment to the MDP and any other affected plan.

### 4.2 Definitions

---

- .1 The definitions contained in the Municipality's Land Use Bylaw shall apply to this Municipal Development Plan.
- .2 The MDP contains "shall", "will", "should", and "may" policies, which are interpreted as follows
  - "Shall" and "will" policies must be complied with;
  - "Should" policies mean compliance in principle, but are subject to the discretion of the applicable authority on a case by case basis; and

## 4.4 Monitoring Performance

---

### *Review*



The Municipal Development Plan is a document intended to guide decision making over the long term. It is not a static document that commits the Municipality to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives, and policies as to their relevancies.

The Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Municipality and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Town.

### *Amendment*

On occasion land uses or developments may be proposed that do not conform to the Municipal Development Plan. The Plan can be amended in accordance with *The Municipal Government Act, 2000*, to allow the new development to proceed. The Town Council or the general public may initiate an amendment to this Plan. Where an amendment is initiated by the general public the Town will require the submission of such background information as is considered necessary to support the amendment prior to commencement of the bylaw amendment process. Amendment of the MDP will follow the appropriate procedures as outlined in the *Municipal Government Act*.

However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Municipality shall be examined. Any changes to this Plan, any Area Structure or Redevelopment Plans or the Land Use Bylaw shall be in the interest of the future development of the community as a whole. Through periodic review and amendment the Plan should serve as an effective guide for Town Council to make decisions on future development in their Municipality as a whole.

## 5.2 Policies

---

- 1 The Town shall coordinate civic programs, policies and operations to promote sustainability which encourages the consideration of social, economic and environmental factors.
- 2 The Town of Bentley will foster integrated decision-making on all issues to ensure that environmental, economic and social equity are addressed for current and future residents.
- 3 Development proposals will be considered based upon the following sustainability criteria:
  - (a) social and cultural benefits;
  - (b) economic development opportunities;
  - (c) governance and community ownership;
  - (d) cost effectiveness relative to the provision of services;
  - (e) integration with natural surroundings and adjacent land uses; and
  - (f) other criteria which support a sustainable community.
- 4 The Town will encourage development, operational and maintenance practices that contribute to the conservation and enhancement of the environment. The Town will encourage community organizations to promote community energy efficiency and alternatives in awareness of the community's carbon footprint.
- 5 The Town of Bentley will advocate for provincial partnerships and technical assistance to deliver community services and programs for sustainable community development.
- 6 The Town shall encourage the planning, design and construction of energy efficient design features for sites, buildings and neighbourhoods.
- 7 Development and subdivision plans that offer design features such as alternative energy sources, water conservation, waste reduction, innovation in health or



## Section 6: GENERAL LOCATION AND DEVELOPMENT

### Introduction

The policies outlined in this section address issues which may arise throughout Bentley.



### 6.1 Objectives

---

1. **To adhere** to good land use and community development planning principles.
2. **To dialogue** with adjacent landowners and the County to meet the demand for developable land.
3. **To promote** orderly and responsible growth in Bentley.
4. **To minimize** the operational and maintenance cost of municipal services and infrastructure.
5. **To manage** the cost of new growth and development through the use of long term and annual budgeting.



- .7 The Town will ensure that municipal resources are utilized to the best potential through the careful rationalization and prioritization of expenditures. Land development and subdivision shall be contiguous to existing developed areas wherever possible.
- .8 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater and other pollution and nuisances.
- .9 Subdivision and development within 100 metres of an oil or gas well or within 1500 metres of a sour gas facility shall only be permitted in accordance with the Provincial Subdivision and Development Regulation.
- .10 This MDP will require compliance with the Alberta Building Code to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards.
- .11 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks and other relevant standards shall be administered through the Land Use Bylaw.
- .12 Prior to considering any major subdivision of land or development project, the Town may require the developer to prepare an Area Structure Plan (ASP) in accordance with the provisions of the *Municipal Government Act*. The Town may also require any additional studies, testing, planning, environmental or engineering considerations and approvals that may be required to determine the suitability of the subject lands for subdivision and/or development and the potential benefits to the community at large.
- .13 In managing growth the Town of Bentley shall ensure that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities nor contradict the Town's long-term asset management plans. Each proposed subdivision and development proposal shall be reviewed for compliance with the long-term growth and infrastructure servicing strategies.



## Section 7: SOCIAL DEVELOPMENT

### Introduction

The Town of Bentley recognizes the importance of ensuring that social needs are addressed. The Town, in partnership with the Province, manages the Family & Community Support Services (FCSS) Program designed to identify and respond to early intervention and prevention initiatives which have the potential to enhance the lives of citizens. Collaborating with residents, volunteers, community organizations, service providers, various stakeholders, government agencies and potential funders in an advocacy role are key to improving the quality of life for Bentley and district residents.

### 7.1 Objectives

---



- . 1 **To plan** for a safe and healthy community.
- . 2 **To encourage** community amenities and activities be free from physical barriers.
- . 3 **To support** the endeavours of volunteer organizations.
- . 4 **To encourage** social services and community led initiatives that improve individual and family wellness and overall quality of life in Bentley.
- . 5 **To collaborate** with Family & Community Support Services (FCSS) and stakeholders from government, private and voluntary organizations offering social programs.

- . 8 The Town shall adopt locally appropriate policies and guidelines for property tax exemptions for buildings owned or leased by non-profit organizations to provide social, cultural or recreational services and programs for public benefit.

### **Community Engagement and Ownership**

- . 9 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.
- . 10 The Town will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and forums allowing public participation in community issues.
- . 11 The Town may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.
- . 12 The Town shall endorse community initiated projects and events that enhance the sense of community and increase the number of community events, activities, festivals, fairs and local sporting and cultural events.

## 8.2 Policies

---

- .1 Community Service lands include institutional, public services, recreational, health, cultural or educational uses including the development of structures, buildings and landscaped areas. Appendix A: “Future Land Use Concept” indicates areas designated for Community (Public Use) Service development.
- .2 Community Service uses in Bentley shall be compatible with adjacent uses and ensure a high level of visual and aesthetic quality. Community Service, institutional and educational uses may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit.
- .3 The Town will strive to recognize and respond to the needs of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine community needs and the best methods to provide and maintain needed community facilities and programs.
- .4 The Town shall maintain Town owned community facilities and amenities based on appropriate annual budgets.
- .5 The Town shall work with Family & Community Support Services (FCSS) and the provincial and federal governments in the provision of essential community services for Bentley and district residents. The Town shall work with and advocate, as necessary, to ensure adequate funding and services are available.
- .6 The Town shall ensure that fees for civic facility use are set to maximize the general public’s accessibility, with due consideration for generating revenues to address the operating and maintenance costs of the facilities. The Town encourages and supports the development of joint-use facilities.
- .7 The Town supports join-use agreements with other municipalities to make effective use of existing and future facilities in the Town and district. Business and industry, the public, private and not-for-profit sectors will be encouraged to form



## Section 9: RECREATION AND OPEN SPACE

### Introduction

The Recreation and Open Spaces Master Plan, 2008 promotes a range of passive and active leisure and recreational opportunities. The Downtown Streetscape Plan, 2013, includes the upgrade of the Bentley Memorial Park and playground. Bentley's recreational facilities include the arena sports complex, athletic fields for softball and soccer, several playgrounds, open spaces, Morrisroe Recreation Camping Area and a walking/bicycle trail between Bentley and Gull Lake.



### 9.1 Objectives

1. **To provide** natural open space areas which enhance the community's appearance.
2. **To identify** the future open space and recreation needs of the community.
3. **To consider** development impacts on existing or planned recreational areas.
4. **To encourage** the continued use of Morrisroe Recreation Area.
5. **To ensure** recreational facilities are accessible to all residents.



- . 8 The use of Municipal Reserve dedication for recreation shall be encouraged including the consolidation of reserve lands into larger parks and the provision of trail linkages around the Town when possible. New subdivisions must include walkway easements or Municipal Reserve linkages to existing development.
- . 9 Local playgrounds shall be centrally located and safely sited within residential neighbourhoods as part of the Municipal Reserve dedication requirement.
- . 10 The Town may establish landscape design standards for municipal reserve buffers along major roads, green spaces, walkways, bicycle paths and other public spaces. The Downtown Streetscape Plan shall serve as a benchmark for major street landscaping.
- . 11 In new residential subdivisions the provision and development of buffer strips, walkways, pathways and utility rights-of-way will be encouraged to separate incompatible land uses and, if possible, to keep important natural and nature-like areas generally intact.
- . 12 The Town requires that all new developments submit a landscaping plan identifying the type of vegetation to be planted. Existing trees and vegetation shall be retained where possible and incorporated into site planning.
- . 13 The Town supports the preservation of natural areas and natural vegetation in open spaces. A variety of native trees, shrubs and vegetation shall be encouraged to minimize maintenance and water use. The Town encourages the planting of shelterbelts and windbreaks (snow catch) on municipal lands and on privately owned properties.
- . 14 A safe network of sidewalks and pedestrian/bicycle trails between parks, recreational, community and institutional uses within the community shall be identified. The Town shall encourage trail user participation when planning trail design and maintenance programs.

## 10.2 Policies

---

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Bentley.
- .2 At the request of owners and in accordance with the *Historical Resources Act*, significant historic sites and architectural features shall be designated and recognized as heritage properties. The Town will ensure the appropriate use and treatment of properties designated through the *Act*.
- .3 Existing heritage resources should be protected from incompatible or potentially incompatible land uses which may negatively impact their integrity or operation.
- .4 The Town will encourage owners to conserve buildings and sites with heritage merit. Research and the collection of historical information of heritage buildings shall be continued.
- .5 The Bentley Museum Society will be supported by the community in their efforts to acquire, conserve, study, exhibit regional historical and cultural objects and artifacts and to educate/outreach to promote Bentley's regional culture and heritage history.
- .6 The Town will continue partnering with Lacombe County for assistance in support of cultural facilities to ensure access to quality facilities and programs for the benefit of Town and district residents and visitors.
- .7 Recognition, through signage or place naming, will be encouraged throughout Bentley to honour significant citizen and corporate contributions. Sport, agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces.

## 11.2 Policies

---

### Ecological Sensitivity

- .1 The Town recognizes the effects of climate change are a shared responsibility and will work with municipal partners, conservation agencies, residents and businesses to establish strategies to mitigate and adapt to climate change.
- .2 Future developments shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive ecological areas shall be identified and protected where human activities may potentially stress the environment.
- .3 The Town will identify significant natural features, hazardous lands, and other lands and features for conservation. Where feasible, these areas are to be preserved and integrated into the open space system for public use and/or environmental protection for public safety. Consideration shall be given to the drainage effects of development in ecologically sensitive areas.
- .4 Developers shall be required to prove the suitability of the land being proposed for development on the basis of environmental studies (Minimum Level 1 Environmental Study) and soils reports prepared by accredited professionals. Developers shall be required undertake Environmental Impact Assessments (EIA) when new subdivisions or multi-parcel developments are proposed.
- .5 The Town shall encourage the remediation of contaminated sites to a level that protects the human health and environmental health of the surrounding properties and greater community.
- .6 The Town will require a development proponent to provide documentation that a property, suspected as having some form of contamination, is clean or has been cleaned-up. This documentation is to be provided prior to undertaking any development of a suspected contaminated property. Where documentation is not available, the Town will require the proponent to undertake an analysis to determine the possible nature and extent of any contamination in accordance with Albert Environment and Sustainable Resource Development Regulations.

- . 14 Municipal Reserve parcels may be used to provide green spaces, buffers, school sites, parks and recreation facilities, and linear parks and pathways, as identified on Appendix A: “Future Land Use Concept”. Other Municipal Reserve parcels not shown on Appendix A may be identified in outline plans and/or as part of the subdivision approval process.
- . 15 Upon subdivision, the subdivision authority shall require the provision of up to ten percent (10%) of the land to be subdivided as Municipal Reserve in accordance with the provisions of the *Municipal Government Act*. Municipal Reserve parcels shall be located so as to allow for convenient access by the public and shall not consist of ecologically sensitive lands.
- . 16 When dedication of Municipal Reserve is required for subdivision, the Town may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development.
- . 17 Upon subdivision, the subdivision authority may require that undevelopable lands are dedicated as Environmental Reserve parcels or Environmental Reserve easements in accordance with the provisions of the *Municipal Government Act*.
- . 18 Environmental Reserve parcels and Environmental Reserve easements shall remain undeveloped in their natural state. At its discretion, the Town may develop Environmental Reserve parcels for uses that are consistent with the *Municipal Government Act* and other applicable Acts.

## 12.2 Policies

---

- .1 The Town shall ensure that residential land is available to accommodate future population growth. Future residential development areas are indicated on Appendix A: “Future Land Use Concept.”
- .2 The Town encourages the provision of a variety of housing styles, types of ownership, choice of lot sizes, affordability and alternative options along the entire housing continuum in Bentley, including need for rental accommodation.
- .3 The Town will encourage a diversity of housing and subdivisions in new residential areas, will facilitate infill development, by allowing for higher density residential developments. Modular homes are welcomed and treated as a type of Single Family residential dwelling.
- .4 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkages to community facilities, efficient servicing, and adherence to appropriate development standards. Residential areas shall be buffered from highways, railways, industrial and commercial areas.
- .5 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.
- .6 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to other areas of the community.
- .7 In areas where land is re-developed or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment while maintaining compatibility with existing development.



- (a) when there are special site characteristics or design features that reasonably accommodate larger sites characteristic of the neighbourhood and surrounding land uses.
- (b) except for apartments, densities on multiple unit dwelling sites should not exceed 30 units per net hectare (12 units per acre).

### **Multiple-Unit and Multi-Parcel Residential**

- . 16 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-Unit housing types range from duplexes to fourplexes, townhouses and apartment blocks.
- . 17 Prior to re-designation and subdivision for major new residential development, the Town may require the developer to prepare or assume the costs for the preparation of an Area Structure Plan (ASP) or Outline Plan acceptable to the Town, which among other criteria, should indicate:
  - (a) the number and size of parcels being created;
  - (b) compatibility with adjacent residential dwellings;
  - (c) other medium density buildings are present in the vicinity;
  - (d) internal vehicle and pedestrian circulation;
  - (e) municipal servicing requirements, including the impact on external roads;
  - (f) addressing legitimate concerns of adjacent landowners;
  - (g) the provision of municipal and/or environmental reserve;
  - (h) future major roads and access to an arterial road and potential traffic impact on adjacent development;
  - (i) availability of space on site to meet parking requirements;
  - (j) storm water drainage systems and improvements;
  - (k) access to institutional, recreational and community facilities, and open space;
  - (l) areas requiring protection through buffering or other means;
  - (m) ecological sensitivities and constraints;
  - (n) phasing of development;
  - (o) studies and reports from professional engineers and planners, as required.



## Section 13: ECONOMIC DEVELOPMENT

### Introduction

The Town supports economic development recognizing that development is dependent on the provision of municipal services together with a thriving business centre, the availability of housing and recreation facilities. Attracting and retaining commercial and industrial businesses to diversify the economic base will be necessary for the residents of the Town and district.



### 13.1 Objectives

---

- .1 **To cooperate** with senior levels of government, the Central Alberta Economic Partnership (CAEP) and business organizations to promote Bentley as a regional centre.
- .2 **To market** the strategic opportunities for development that highway connections provide in the greater region.
- .3 **To recognize** that entrepreneurs are integral for the provision of many services within the Community.
- .4 **To support** existing and future community facility development to attract residents, commerce and other opportunities to Bentley.



## Section 14: COMMERCIAL DEVELOPMENT

### Introduction

The Town is home to a variety of commercial businesses and services that serve the region. The Town will ensure that the downtown core remains the centre and heart of the community. The realignment of Highway 12 to the south side of Bentley will allow the Town to implement new plans and ideas for the Town Centre without the restrictions imposed by the major highway. The Downtown Streetscape Plan, 2013, sets out the future redevelopment and revitalization opportunities for Main Street.



### 14.1 Objectives

---

- .1 **To support** existing businesses and uses and welcome new commercial development to the community including home occupations.
- .2 **To promote** a functional and commercially attractive Town Centre business area.
- .3 **To ensure** there is sufficient commercial land available for a variety of commercial development.
- .4 **To increase** and diversify the long term commercial tax base in Bentley.

- . 8 Adequate buffering shall be provided between commercial development and adjacent residential neighbourhoods in order to minimize potential impacts.
- . 9 In commercial areas, upon subdivision, it is the Town's preference that the dedication of Municipal Reserves be in the form of cash-in-lieu of land. The exception is in cases where commercial uses border non-commercial uses where it may be desirable to provide Municipal Reserve land to provide buffering, or other mitigative alternatives.

## 15.2 Policies

---

- 1 Industrial activities shall include the development of structures, buildings and landscaped areas. Appendix A: “Future Land Use Concept” indicates areas designated for Industrial development.
- 2 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of industrial activities. Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- 3 The Town shall promote Bentley’s locational advantage when pursuing industrial expansion in areas of agricultural related activities, light industrial manufacturing, material transportation, heavy equipment, and support service activities.
- 4 Industrial development shall be encouraged to locate on lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations.
- 5 Industrial uses shall integrate access and egress with Highway 12 through the use of service road systems or controlled access points approved by Alberta Transportation.
- 6 Care shall be taken in the placement and approval of industrial uses that normally create significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and does not impact adjacent land uses.
- 7 Industrial uses which are likely to be unsightly due to the nature of the industrial operations (i.e. exterior storage or similar types of buildings or structures) should generally be discouraged from locating at community entrances. If such uses are proposed in these areas, special landscape buffers, berms, fencing or other mitigative measures shall be provided to screen these industrial uses.





## Section 16: EMERGENCY PROTECTION AND MANAGEMENT

### Introduction

The Town of Bentley is committed to ensuring the safety and well-being of its residents. The Bentley District Fire Department (BDF) is a volunteer department jointly owned and operated by the Town and Lacombe County. The Town is a member of the Lacombe Regional Emergency Management Partnership with ten other municipalities to provide emergency management planning and response on a local and regional basis. The Town contracts Lacombe County for the provisions of Peace Officer services in addition to the RCMP policing services from the Sylvan Lake Detachment. Bentley has a medical clinic two days per week located at the Bentley Extended Care facility. Ambulance services are provided by Alberta Health Services with ambulances based in Lacombe, Sylvan Lake, Eckville and Red Deer.



### 16.1 Objectives

---

1. **To ensure** that Emergency Response Plans are current and reflect changes in land uses or activities.
2. **To build** partnerships with community groups, social, safety and protective agencies.
3. **To work** with the surrounding municipalities in providing the required emergency service infrastructure on a regional delivery basis.
4. **To coordinate** Emergency Response planning with Lacombe County
5. **To recognize** and show appreciation for local protective service volunteers.



## Section 17: TRANSPORTATION

### Introduction

Bentley is served by Highway 12 and 20 and the Canadian Pacific Railway. Access roads into Town are monitored by the Lacombe County Urban-Municipal Road Maintenance Agreement. The realignment of Highway 12 will divert truck traffic to the south side of the Town. The Bentley Community Van Society offers transportation services through a variety of day trips to Red Deer and local communities. Walking trails have been built between the Town and Gull Lake adjacent to Highway 12.



- . 1 **To ensure** transportation infrastructure permits safe, efficient and convenient vehicle and pedestrian circulation throughout Bentley.
- . 2 **To provide** access and internal roads to serve the existing and future needs of the Town.
- . 3 **To consider** environmental interests when planning, constructing and maintaining road systems.
- . 4 **To ensure** that future land use and development is compatible with existing and planned transportation infrastructure, including Canadian Pacific (CP) rail-lines and Highway 12.

### 17.1 Objectives

---

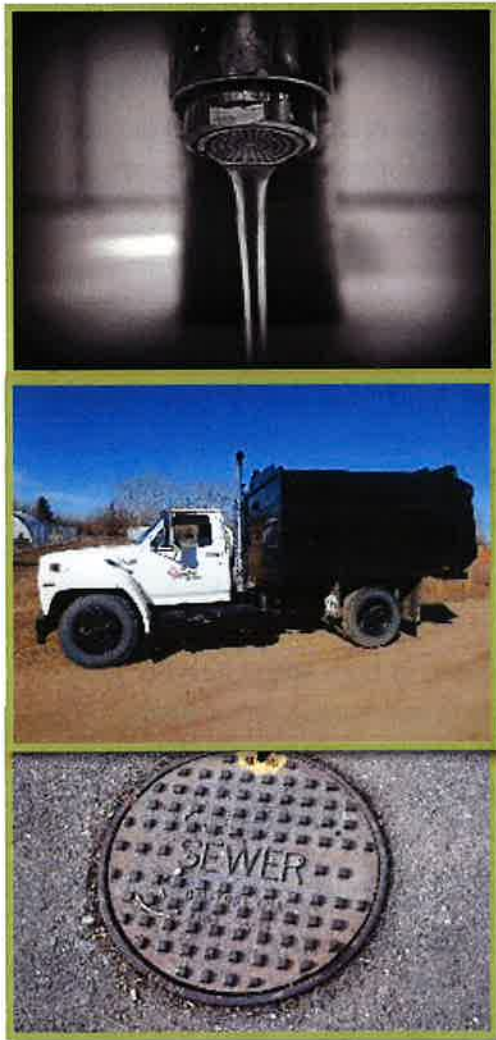
- (d) sidewalk design including the provision of access for wheelchairs and other non-motorized transport modes;
  - (e) intersection design; and
  - (f) road classification.
- 
- . 8 Care shall be taken in the location and approval of transportation infrastructure that normally creates significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Noise attenuation devices and visual screens, other land uses, development regulations (i.e. lot depth), or landscaped buffer strips shall be required to be installed by developers between new residential development and highways, rail-lines and/or arterial roads.
  - . 9 The Town requires that Area Structure Plans (ASP) establish road types and major road alignment. New roads will be planned and constructed with regards to proposed land uses and the provision of suitable access.
  - . 10 New subdivisions will be required to enter into a subdivision servicing agreement and/or development levy. All roads and sidewalks or trail construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted Area Structure Plan.
  - . 11 The Town will collaborate with Alberta Transportation on the planning, construction or alteration of plans for future interchanges/intersections to address access requirements and to minimize any negative effects on Town residents and businesses.
  - . 12 Signed truck and dangerous goods routes shall continue to be identified and monitored in order to minimize truck traffic intrusion into residential areas.
  - . 13 Property for road rights-of-way will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property through building setbacks and subdivision design.



## Section 18: MUNICIPAL INFRASTRUCTURE

### Introduction

Infrastructure services include the provision of water, sanitary sewerage, storm water drainage, solid waste collection and disposal and utilities such as electricity, natural gas and communication services. The Town is a member of the Lacombe Regional Waste Services Commission. These infrastructure serves are the cornerstone of sustainability and are the strategic elements for managed growth and development. As the Town grows and service expectations increase, the Town will strive to meet the challenges.



### 18.1 Objectives

---

1. **To take** a proactive approach in infrastructure planning in order to direct investment and conserve financial resources.
2. **To ensure** effective municipal services are supplied economically and safely to a standard equal for all residents of Bentley.
3. **To maintain,** preserve and enhance the Town's tangible capital assets by encouraging a continuous process of upgrading and project prioritizing.
4. **To promote** phasing and contiguous development to ensure efficient and economically feasible extension of infrastructure services.

- . 7 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements must meet the requirements of the Tangible Capital Assets Plan.
- . 8 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- . 9 The Town shall develop and maintain their Tangible Capital Assets Plan to ensure affordability and sustainability in the long-term to:
  - (a) provide baseline information to measure performance;
  - (b) improve efficiency and effectiveness;
  - (c) rank relevant and up- to-date inventory;
  - (d) analyze the system's condition and capacity; and
  - (e) budget service life for long term replacement.
- . 10 The progress of the Tangible Capital Assets Plan shall be monitored by Council as it is the working document for the short and long term and as such has a schedule, budget and deliverables which provide greater transparency for the Public Works priorities and directions.

#### **Infrastructure Standards, Servicing Agreements**

- . 11 All development, except industrial, shall have access to full infrastructure services including potable water, sanitary sewage collection, storm water drainage, street lighting, paved roadways, solid waste collection and public utilities (electricity, natural gas and communication). Industrial development may be initially exempt from the provision of some infrastructure services at the discretion of the Town, but will be required to contribute to the cost of construction and maintenance of the infrastructure services at the time services become available. (Deferred Servicing Agreement)
- . 12 The Town shall ensure that all capital works installed by the Town or a private developer under a Development/Servicing agreement with the Town comply with

- . 19 Planning for water provision and waste water services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.
- . 20 As the Town of Bentley is located in an area that has limited topographical relief, all multi-parcel or large scale (ie residential) proposed developments are required to prepare and implement a site-specific storm water management plan. The cost to prepare the plan shall be borne by the developer and shall include, but not be limited to providing the following:
  - (a) identification of flood hazard lands;
  - (b) determination of the capacity of exiting off-site storm drainage facilities;
  - (c) identification of environmental issues related to the management of the storm water;
  - (d) establishment of design criteria for minor and major storm drainage system components including controlled release rates;
  - (e) provision for limiting erosion and sediment; and
  - (f) cost estimates related to maintenance and operation where appropriate.

### **Solid Waste Management**

- . 21 The Town shall pursue a comprehensive waste management plan to continue the regionalization of Solid Waste Management and waste disposal alternatives. The Town will continue the current level of service in household and commercial waste collection and disposal.
- . 22 The Town of Bentley shall continue to cooperate with organizations, agencies, the Lacombe County, adjacent Municipalities in providing and enhancing effective waste management and environmental protection. The Town will support the Lacombe Regional Waste Services Commission's research and initiative on recycling and new waste-to-energy technology.

## 19.2 Policies

---

- 1 Future urban development areas may include:
  - (a) lands which are capable of a full range of utilities, but for which no overall Area Structure Plan has been approved for the general area; or
  - (b) lands which are not readily capable of being serviced with a full range of utilities and for which no concept plans have been approved.
- 2 In areas where higher density/intensity development is not practical or desirable at this time, land areas shall remain in large acreages in order to facilitate future land assembly and development proposals.
- 3 Development and land use patterns which are adjacent or in proximity to the Town that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- 4 The MDP supports the continuation of current agricultural activities within the Town boundaries. In order to facilitate an orderly and economical land use conversion, the Land Use Bylaw regulations on these lands shall take into consideration the following criteria:
  - (a) lands presently in agriculture use shall be retained for such use in the interim period;
  - (b) agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazard;
  - (c) the interim development of these lands shall be regulated in such a manner so as to facilitate conversion to urban use; and
  - (d) capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development.

## 20.2 Policies

---

- .1 Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing community services shall be encouraged.
- .2 The Town promotes open communication with other interested parties including local industry, landowners, the Province, adjacent municipalities, transportation and utility companies and provincial authorities which provide services in the district.
- .3 The Town will cooperate in a joint planning, development and operating framework with Lacombe County that addresses the effective cost-efficient coordination of land uses, future growth areas, transportation systems, municipal infrastructure and community services through the policies and intent of the Town of Bentley/Lacombe County Intermunicipal Development Plan.
- .4 The Town shall ensure regular communication and dialogue with Lacombe County with respect to proposed planning initiatives, development and related issues.
- .5 The Town will discourage, wherever possible, development or uses that may have a negative impact on adjacent uses in Lacombe County. The Town of Bentley will refer to Lacombe County for comment, prior to a decision, all:
  - a) proposed statutory plans and plan amendments;
  - b) applications for land use bylaw amendment;
  - c) redesignation and subdivision;
  - d) dedication or disposition of environmental, municipal and/or school reserves;
  - e) public utility lots or road allowances;
  - f) discretionary non-residential development permit applications;
  - g) general planning studies and other major development proposals located adjacent to the Town boundary.
- .6 The Town encourages Lacombe County to consult with the Town prior to a decision in regards to proposed statutory plans, applications for redesignation and subdivision, and development proposals situated within 1.6 kilometres (1 mile) of the Town boundary.



### **Revenue Sharing/Funding Agreements**

- . 13 Inter-Municipal revenue sharing and other agreements to equitably share costs and benefits of future development in a Joint Economic Agreement area shall be encouraged. All tax-sharing arrangements will be negotiated on a fair and equitable basis with respect to the recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.
- . 14 Revenue sharing may be explored where there are significant opportunities to promote and enhance development and growth within the district by working together in a cooperative manner. This could be when any “regional type” business or development is considering locating in the greater district that has the potential to share taxation benefits amongst the Town of Bentley and other Urban Municipalities within the County.

### **Annexation**

- . 15 The Town should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as-needed basis where the annexation area can be serviced with a logical and cost effective extension of existing road and servicing networks.
- . 16 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period.
- . 17 The need for community expansion should be demonstrated, to the satisfaction of the County, that the conversion of rural land for urban expansion in areas adjacent to the Town is timely and will protect existing rural land uses from premature conversion to urban forms of development. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should as much as possible have the support of the current landowners.
- . 18 Where it is necessary to expand the boundaries of the Town, expansion should be well-integrated with the existing community infrastructure and directed away from large acreages of prime farmland and livestock operations. Where growth warrants the expansion onto adjacent agricultural lands, the land requirement of the Town will take precedence over any existing agricultural use of these lands.



## Appendix B: Infrastructure Capacities

### **Water Supply, Treatment & Distribution**

The Town of Bentley is licensed by Alberta Environment to operate its' water supply, treatment and distribution system. The Town receives its water from three (3) wells that are pumped to a water treatment/reservoir plant and distribution is through a series of mainly 150 and 200 mm water lines. Fire hydrants are located in all areas of Town serviced by water. The wells produce a high quality of water and the only treatment the Town is required to undertake is chlorination. The water wells and water treatment & distribution system are monitored daily, chlorine levels tested daily, water testing is undertaken weekly and water analysis is undertaken yearly, all in accordance Alberta Environment potable water regulations and code of practice.

### **Sanitary Sewer System**

The Town of Bentley is licensed by Alberta Environment and operates the sanitary sewer system in accordance with Alberta Environment regulations and code of practice. The system consists of a network of gravity flow sanitary collection pipes that flow from the east to the natural treatment facultative lagoon on the west side and the treated effluent is annually discharged into the Blindman River. The sewage lagoon is designed to accommodate a population of 1,350 residents. The sewage system and lagoon is continually monitored and maintained and upgrades are undertaken as needed.

### **Storm Sewer System**

Storm water runoff is accommodated by surface ditch drainage and an underground system of catch basins and approximately 1400 meters of storm sewer main lines which conveys storm water to a dry pond detention facility, located on the south side of Town. Future plans are to add additional areas of the Town to the storm sewer network. The Summersault Subdivision, located on the North West corner of Bentley will have a dry pond storage facility adjacent to the development. The Town requires all new development to address storm water management as part of the development plan.

### **Solid Waste Disposal**

The Town offers weekly curb side waste collection to the residents and businesses of Bentley. The Lacombe Regional Solid Waste Commission, of which the Town is a member, operates a transfer station on the west side of Bentley. In addition to the waste collection bins, there are recycling bins, an e-waste collection facility and areas for wood products, metal products and tires.



## Appendix C: Bentley 2014 Economic Indicator Report



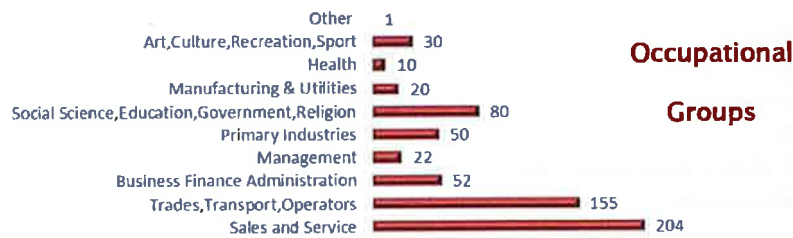
# Bentley Economic Indicators 2014



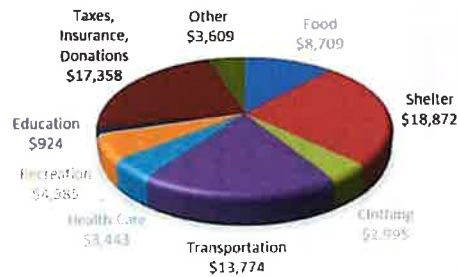
[www.townofbentley.ca](http://www.townofbentley.ca)



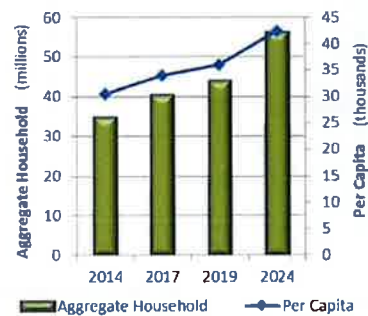
Census Division	8
Census Subdivision	26
Economic Region	Red Deer
Economic Region Code	50
Province Code	48



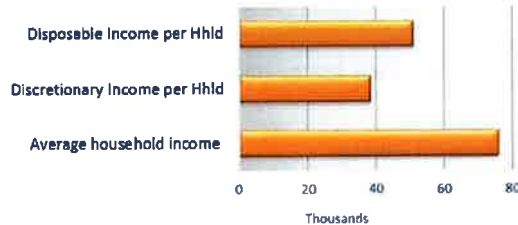
### Average Household Expenditures



### Income Projections



### Average Household Income



### Income – Households Over 100K/yr

