



BENTLEY-LACOMBE COUNTY JOINT DEVELOPMENT INITIATIVE

Welcome to the Bentley-Lacombe County Joint Development Initiative Project Page!

The Town of Bentley and Lacombe County are working together to encourage commercial and industrial growth opportunities in Section 23-40-1-W5M, southeast of Bentley's existing boundary. The Project is called the "Bentley-Lacombe County Joint Development Initiative." It builds on past collaboration between the Town and County in planning for land use patterns and economic development.

The Project aims to prepare lands for future development by addressing several key questions around expectations and opportunities. It seeks to provide critical information needed by potential investors who may be interested in establishing a business in Central Alberta and specifically the area near Bentley. This includes:

- Detailed plans for the types of land use that may be possible;
- Patterns of land use and future road connections; and
- Opportunities to access to municipal water and wastewater services.

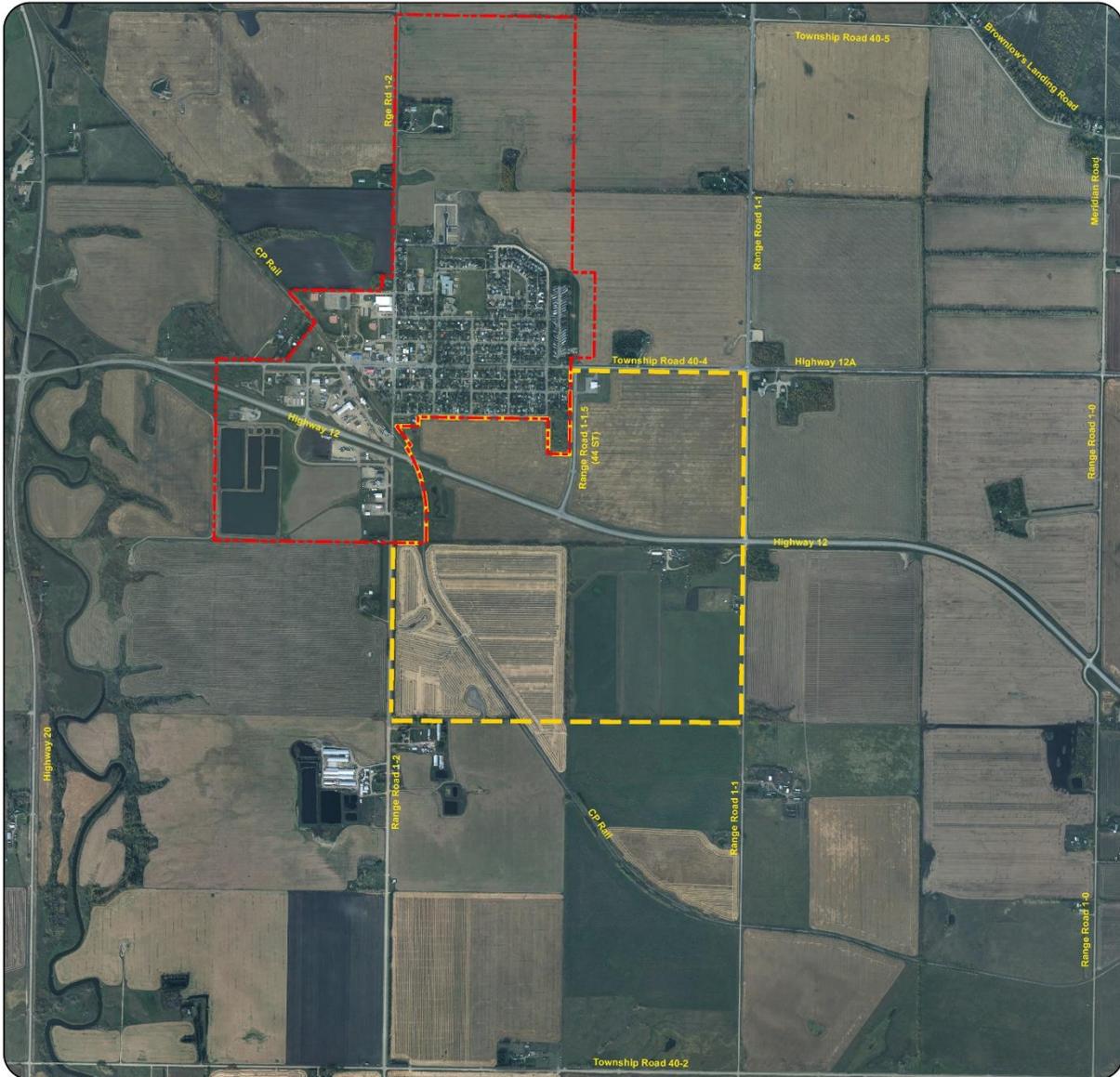
The Project also involves adjusting the Town boundaries to add commercial and industrial lands to the Town and cost and revenue sharing arrangements between the Town and County.

On this page you will find:

- Information about the Project and the plans, studies and materials that have been created; and
- Upcoming opportunities to find out more about the Project, to ask questions and to provide your input.

Location of the Plan Area for the Project

The drawing below shows the lands that are the focus of the Project outlined in the yellow dashed box. It contains lands in Section 23-40-1-W5M that are located in Lacombe County. The area straddles Highway 12 and is bounded by Range Road 1-1 on the east and Range Road 1-2 on the west.



Why is the Project being undertaken?

In 2018, the Town and County adopted the Town of Bentley/Lacombe County Intermunicipal Development Plan (IDP). The IDP coordinates long term land use planning between the Town and County and covers expected land use patterns and future expansion/annexation by the Town. The Plan Area for the Project is identified for a combination of future commercial and industrial uses; some of which is to be developed as part of the Town and some within Lacombe

County. The IDP speaks to preparing for the joint and cooperative development between the Town and County. [\(Click to see a copy of the Town of Bentley/Lacombe County Intermunicipal Development Plan\)](#).

The IDP was followed by the creation of the Town of Bentley and Lacombe County Intermunicipal Collaboration Framework (ICF) in 2021. The ICF is an “umbrella agreement” that sets the stage for various sub-agreements between the Town and County to foster mutually beneficial development and delivery of services. It helps put the ideas of the IDP into action.

The Bentley-Lacombe County Joint Development Initiative builds on the work of both the IDP and the ICF. It seeks to create an overall development concept for the Plan Area that can be used to inform key decisions around:

- Lands that should be added to the Town prior to development or developed in the County;
- Opportunity to extend municipal water and wastewater services to all or parts of the Plan Area;
- Coordination of shared infrastructure such as the road network and storm water drainage systems; and
- Arrangements between the Town and County for the sharing of costs and revenues as development occurs in the Plan Area.

The intent of the Project is to foster economic growth and development opportunities for the Town of Bentley and Lacombe County based on a solid set of plans and agreements.

One of the key outputs of the Project will be an area structure plan (or ASP) for the lands southeast of Bentley within Section 23. An ASP is a policy plan that, once adopted by a municipal council, provides a framework to guide future subdivision and development in the given area.

Opportunities to Participate and Share Your Thoughts

On Wednesday, November 16, 2022, we will be hosting an open house and meeting about the Project. You are welcome to attend and we would like to hear from you!

Your input will help us make key decisions for the next steps of the Project.

The open house will run from 4:00 pm to 8:00 pm. Display boards will be available for viewing and planning staff will be available to answer questions and discuss the Project with you. The timing is flexible and you are welcome to attend when convenient for your personal schedule.

A brief presentation will be given by planning staff at 6:30 pm. This will be followed by an opportunity for questions and discussion.

Where: Bentley Community Hall, 4821 50 Street, Bentley

When: Wednesday, November 16, 2022
4:00 – 8:00 pm for open house and viewing of display boards
6:30 pm for presentation

Materials to Review

Work on the Project to date has created background information and draft concepts relating to land use and how to service the Plan Area (Section 23) with roads, water, wastewater and storm drainage systems.

The *Draft Southeast Bentley Area Structure Plan Background Sections* can be downloaded [here](#). This document summarizes many key factors that influence and shape the planning for the Plan Area (Section 23).

The *Draft Southeast Bentley Area Structure Plan Concept Sections* can be downloaded [here](#). This document provides a drawing and text that describes the various land uses and road connections possible for the Plan Area (Section 23).

A summary of the *Town of Bentley Southeast ASP Servicing Study* can be downloaded [here](#). This document contains the executive summary and highlights of a larger servicing study addressing the ability to service the Plan Area (Section 23) with municipal water, wastewater and storm drainage systems.

A summary of the *Bentley Southeast ASP Transportation Impact Assessment* can be downloaded [here](#). This document is a summary of the study that looks at the road and improvements to five main intersections that will be needed to accommodate commercial and industrial development in the Plan Area (Section 23).

Not able to attend the November 16 Open House or want to discuss the Project?

You are welcome to send in your comments to us. If you wish to discuss your comments or have questions you are welcome to call. Emails and phone calls can be directed to:

Albert Frootman, RPP MCIP, Project Lead, Parkland Community Planning Services
403-343-3394
albert.frootman@pcps.ab.ca

Comments can also be submitted using the attached [form](#).

Deadline for Comments and Next Steps in Process

If you wish to make comments on the Project or the draft materials please send them in **on or before Monday, November 28, 2022.**

After November 28, a summary of all input received will be reviewed and used to create a full Draft Area Structure Plan (ASP) and other supporting documents.

The Draft ASP and other materials will be available for further public review in 2023. Dates for this part of the process have not been set. Further announcements on key dates and updated materials will be posted on this page.