



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 30th 2016 and September 6th 2016 issues of the Rimbey Review,

AND WHEREAS, a Public Hearing was held September 13th, 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 16th day of August, 2016

Read a second time this 13th day of September, 2016

Read a third and final time this 13th day of September, 2016

_____ *Original Signed* _____
Mayor

_____ *Original Signed* _____
Chief Administrative Officer

Bentley Municipal Development Plan

Bylaw 188/2016



Bentley's 100th
Anniversary

1915 - 2015



Table of Contents

Section 1:	INTRODUCTION AND BACKGROUND	5
1.1	Purpose	5
1.2	Bentley: A Brief History	6
1.3	Authority and Mandate of the <i>Municipal Government Act</i>	7
1.4	Regional Context	8
1.5	Plan Area	8
Section 2:	VISION, GOALS, AND GUIDING PRINCIPLES.....	10
2.1	A Vision for Bentley	10
2.2	Goals for the Future of Bentley	11
2.3	Guiding Principles	12
Section 3:	FUTURE LAND USE DESIGNATIONS	14
3.1	Future Land Use.....	14
3.2	Future Land Use Concept Map	14
Section 4:	ADMINISTRATION	15
4.1	Interpretation.....	15
4.2	Definitions	15
4.3	Statutory and Non-Statutory Plan	16
4.4	Monitoring Performance	17
Section 5:	SUSTAINABILITY	18
5.1	Objectives	18
5.2	Policies	19
Section 6:	GENERAL LOCATION AND DEVELOPMENT	21
6.1	Objectives	21
6.2	Policies	22
Section 7:	SOCIAL DEVELOPMENT	25
7.1	Objectives	25
7.2	Policies	26
Section 8:	COMMUNITY SERVICES AND FACILITIES	28

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

18.1	Objectives	59
18.2	Policies	60
Section 19: FUTURE URBAN DEVELOPMENT		64
19.1	Objectives	64
19.2	Policies	65
Section 20: INTERMUNICIPAL COOPERATION		66
20.1	Objectives	66
20.2	Policies	67
Appendix A: Future Land Use Concept Map		70
Appendix B: Infrastructure Capacities.....		71
Appendix C: Bentley 2014 Economic Indicator Report		73



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 100th 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.



1.2 Bentley: A Brief History

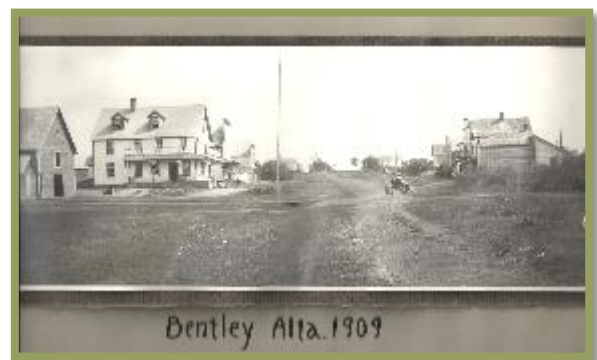
As you travel west from Lacombe, Alberta on Highway 12, skirting the south shore of beautiful Gull Lake, you break over the crest of the height of land into the gateway of the famous Blindman Valley. In the distance you see the Sunset Hills, known by the aboriginals as the Medicine Hills.

Bentley is rich in history. In 1899, Major Wm. B. McPherson, a veteran of the American Civil War, and his sons, filed on land in Township 40, on the present site of Bentley. The conjunction of four of their quarters is now the cross roads of the Town, at 50th Avenue and 50th Street. In 1901, Major McPherson petitioned the federal government for a Post Office. A group of settlers who were operating a sawmill near Gull Lake thought the post office should be located there. Major McPherson prevailed, a site was selected and the name Springdale was suggested. It was discovered that this name was already taken, so it was decided to call it “Bentley” from the name of one of the sawmill operators, George Bentley.

Around the turn of the century, Bentley served conveniently as an overnight stopping place for farmers and freighters traveling between Rimbey and Lacombe. Roads were mere trails and in the summer, usually very wet and muddy. Winter travel was best as they then could use teams and sleighs and make good time with heavier loads.

The first public school was opened in 1902, with 12 pupils, in a log building. The district was established as Oxford School District

No. 687. In 1920, a new two room brick school house was built and the first school was moved down the street to become a mercantile building. The first medical clinic and drug store was opened in 1907. The Lacombe Northwestern Railroad, or affectionately known as the “Peanut Line” arrived in Bentley in 1917, financed to a large degree by local capital. The first railway station and the Alberta Pacific Grain Co. elevator were opened in 1918.



Under the heading of recreation and sports, in addition to various social activities, Bentley was noted for its baseball players, who could always field a good team to take part in league games with nearby towns and villages.

Bentley was granted “Village” status in 1915 and “Town” status in 2000.

As Bentley has grown in size and population, one thing that has never changed is its community spirit. It always has been and continues to be a strong element of living in Bentley.

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,

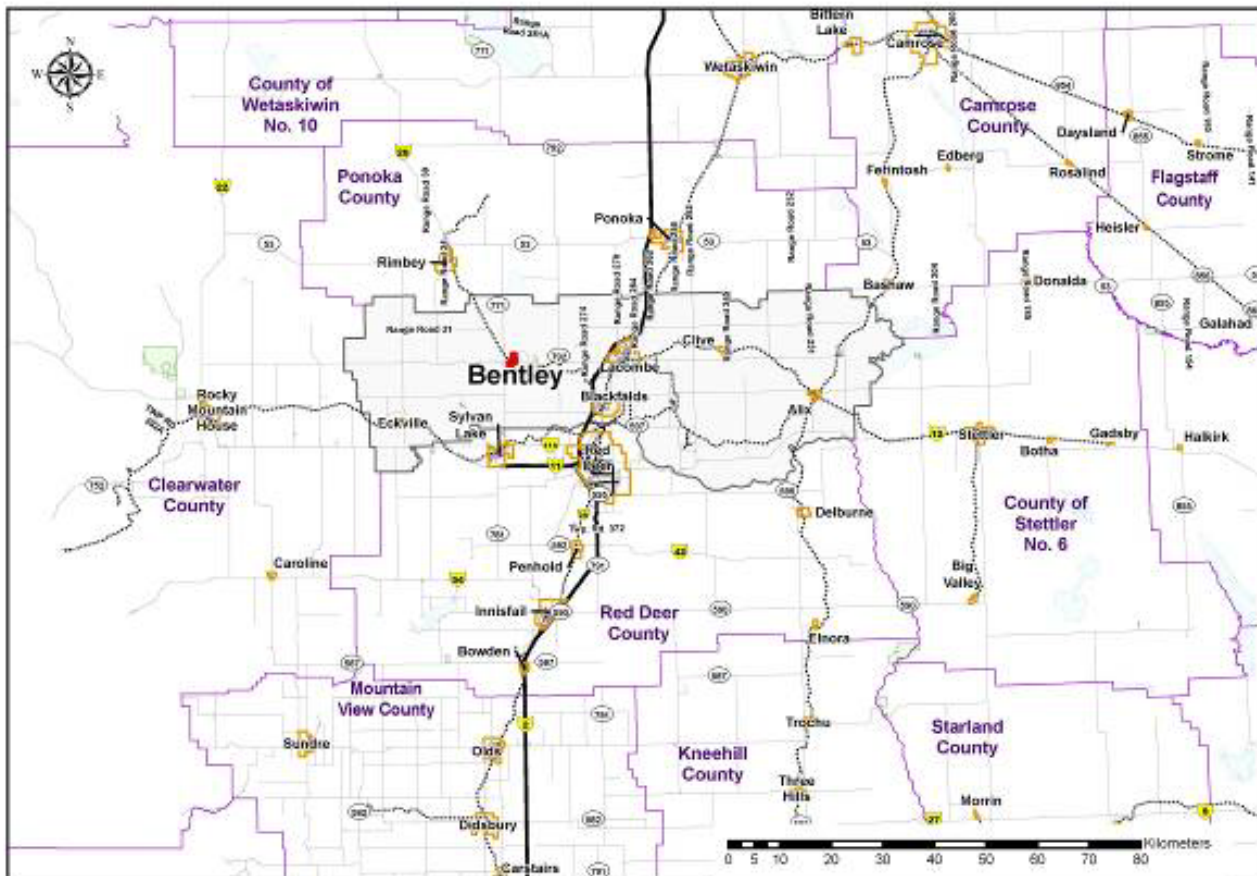
(d) must contain policies compatible with the subdivision and development regulations to provide guidance on the type and location of land uses adjacent to sour gas facilities,

(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.

1.4 Regional Context

The Town of Bentley is located on Highway 12, approximately 20 km west of Highway QEII. Bentley lies in the beautiful Blindman Valley, 5 km west of the south shore of Gull Lake and 20 km north of Sylvan Lake. A spectacular view greets visitors as they enter the Town from the east and see the famous “Sunset Hills”, in the distance.

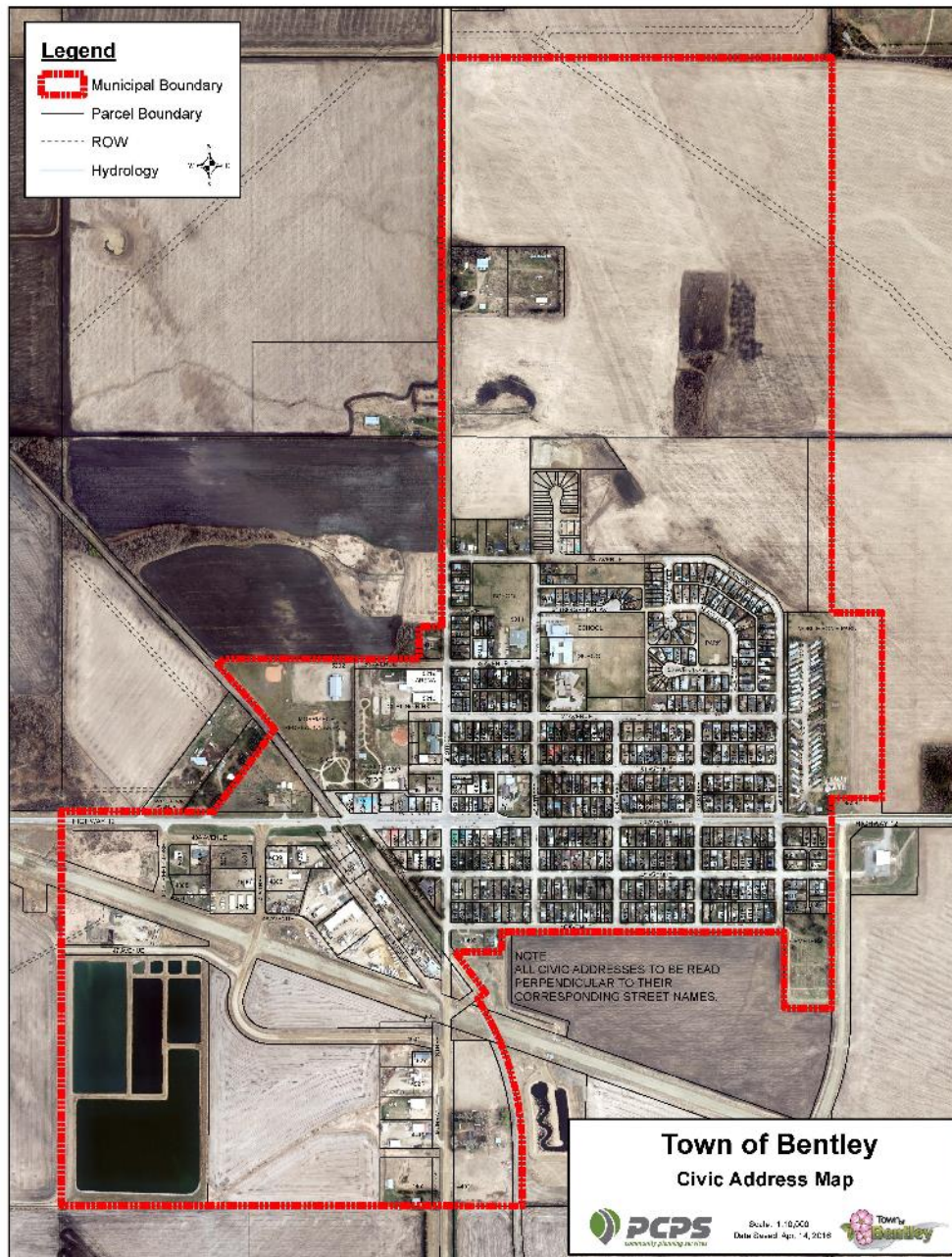


Map 1: Location Map of Bentley, Alberta

1.5 Plan Area

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

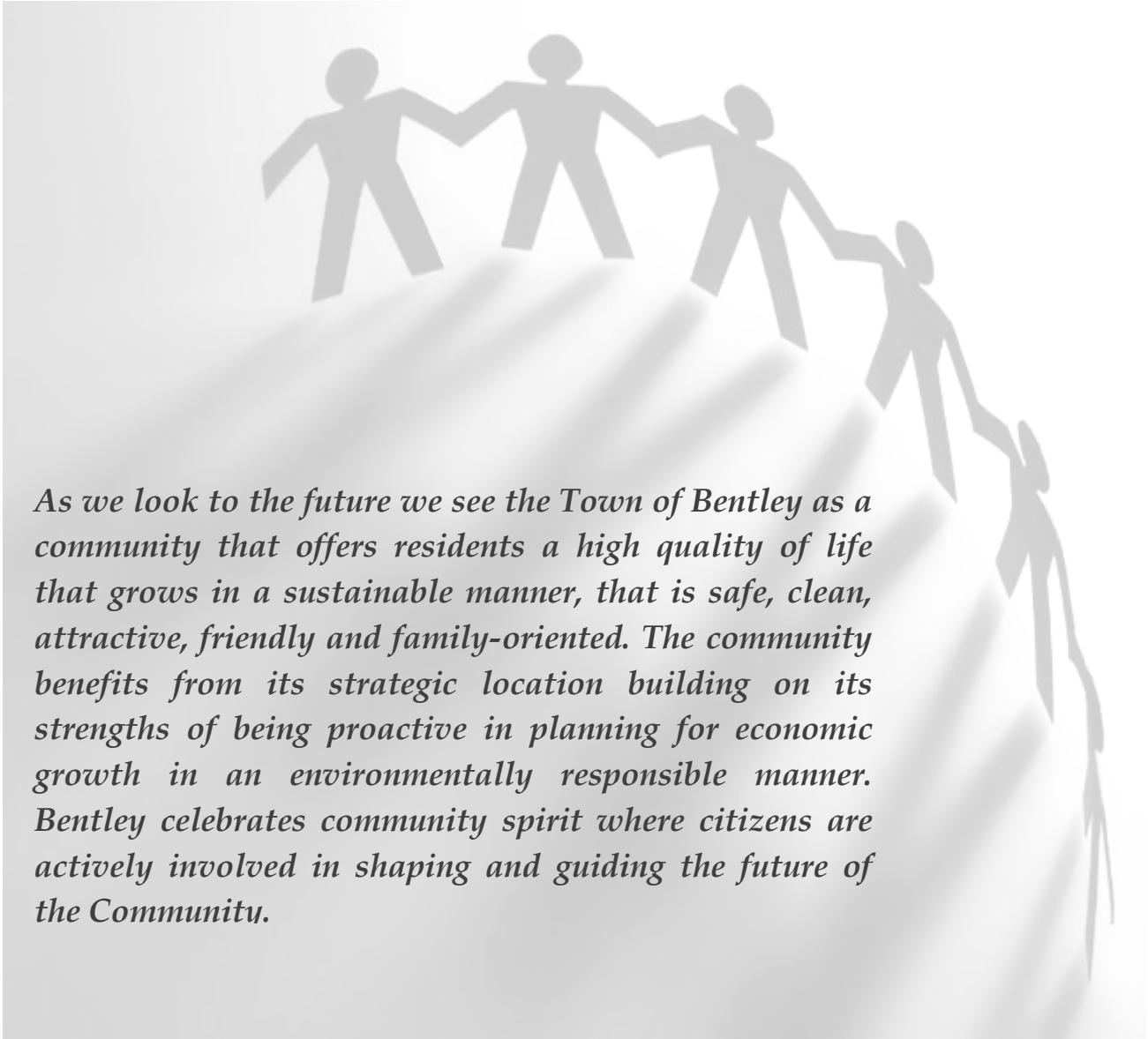




Section 2: VISION, GOALS, AND GUIDING PRINCIPLES

2.1 A Vision for Bentley

The Municipal Development Plan's goals, objectives and policies for the future development of Bentley are guided by the following vision:



As we look to the future we see the Town of Bentley as a community that offers residents a high quality of life that grows in a sustainable manner, that is safe, clean, attractive, friendly and family-oriented. The community benefits from its strategic location building on its strengths of being proactive in planning for economic growth in an environmentally responsible manner. Bentley celebrates community spirit where citizens are actively involved in shaping and guiding the future of the Community.

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.

2.3 Guiding Principles

Land use principles are a foundation to guide action. The application of sound land use principles will ensure that the needs and requirements of individual land uses are met while minimizing any adverse impacts upon other land uses, municipal services, and the natural environment. These guiding principles are broad statements intended to assist decision makers as they consider the impact of their choices both locally and regionally.

BALANCE OF INTERESTS AND FLEXIBILITY

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social and economic environments. There may be situations where one interest outweighs another and trade-offs may be necessary. Council will apply this flexibility to determine an outcome that is in the best interests of the community, district, and province.

SUSTAINABILITY

Planning decisions should be enduring. This means that decisions on the management and development of our community will be made with consideration to the requirements of present and future generations ensuring healthy, prosperous, livable communities. Conservation, reclamation, rehabilitation, mitigation and prevention are all tools which can be implemented to ensure that growth and development are sustainable.

MUTUAL RESPECT

Mutual respect between stakeholders is fundamental to good planning. Differences in status, culture, traditions, social and economic views, and values must be respected as we plan together to create a community. The needs and views of all people must be mutually respected as the Town works together with the public in the management of common resources and the development of economic, social, and environmental opportunities.

COOPERATION AND COLLABORATION

Cooperative planning maximizes the use of people and resources. Planning in collaboration with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibility and wealth, and an increased opportunity for growth and success.

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 3: FUTURE LAND USE DESIGNATIONS

3.1 Future Land Use

Appendix A: “Future Land Use Concept” identifies the preferred long range growth and land use pattern as envisioned by the Town. This includes the type and location of different land uses, the general location of major roads, and future growth areas. The Future Land Use Concept may be further defined through Area Structure Plans (ASPs) and Outline Plans for smaller portions of the Town. Further, the Land Use Bylaw will be utilized to implement the MDP’s policies through the designation of land use districts and the application of development standards for each district. The land use designations and the objective for each are as follows:

Residential - reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth;

Commercial - reflects future areas of commercial development;

Industrial- reflects future areas with industrial development potential;

Community Service - reflects existing community amenities, major institutional uses, recreational uses, parks and public works; and

Urban Reserve - applies to land that may not be responsibly or feasibly developed without substantial infrastructure expansion or the contiguous development of other lands. No additional development is permitted that may jeopardize future urban development.

3.2 Future Land Use Concept Map

The “Future Land Use Concept” Map illustrated in Appendix A should not be viewed or interpreted in isolation from the goals, objectives and policies expressed in the text of the MDP. The “Future Land Use Concept” illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, engineering reports, resource areas, natural resource attributes and man-made features.



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

- “May” policies indicate that the applicable authority determines the level of compliance that is required.

4.3 Statutory and Non-Statutory Plan

- . 1 This Plan will be implemented, in part, by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Land Use Bylaw and the subdivision process, including associated agreements.
- . 2 All statutory and non-statutory plans shall be consistent with the MDP.
- . 3 The goals and policies of the MDP will be further refined and implemented through the development, adoption, and day-to-day application of statutory plans (area structure plans and area redevelopment plans), non-statutory plans (outline plans, design schemes, etc.), and the Land Use Bylaw. The Land Use Bylaw and statutory plans may require amendment to ensure conformity with this Plan, pursuant to the *Municipal Government Act*.
- . 4 Various policies in this Plan suggest sizable spending by the Town of Bentley. It is not the intention of this Plan to commit the Town to this spending. Town Council will consider spending proposals suggested by this Plan along with all other Town spending on an annual basis during budget deliberations.



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.



Section 5: SUSTAINABILITY

Introduction

The Town must have the capacity to understand and adopt sustainable planning principles and the ability to implement them. The shift in local planning and decision-making is moving towards a more long-term participatory approach. Integrated planning supports the Town working more cooperatively with Lacombe County and other organizations.



5.1 Objectives

- . 1 **To increase** and recognize the greater community's investment in the Town of Bentley
- . 2 **To encourage** consumer stewardship and evolving scales and intensities of development.
- . 3 **To ensure** that community amenities and facilities are economically sustainable.
- . 4 **To encourage** cost effective extensions of infrastructure and utility services within the Town's corporate limits.

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

environmental responsibility shall be encouraged where they are consistent with Plan policies.

- . 8 The Town shall encourage new civic buildings to be designed and built to meet at minimum a LEED Silver standard or its equivalent. The Town may also explore green infrastructure options to provide 'natural' infrastructure.
- . 9 This Plan requires that Land Use Bylaw provisions do not impede implementation of energy efficient technologies and green building practices which comply with the Alberta Building Code.



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.

6.2 Policies

- . 1 The Town of Bentley will strive, through this Municipal Development Plan (MDP), to provide policies related to land use and other aspects of community planning that are consistent throughout the Town.
- . 2 Planned development will help to increase land values, shall not be wasteful of land resources and shall minimize public expenditure in service provision. Appendix A: “Future Land Use Concept” shows the general designation of future land uses.
- . 3 The Town shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The Plan encourages a broad range of residential, business enterprise, recreation, institutional and industrial development to meet anticipated long-term needs for the Town and district.
- . 4 Primary consideration shall be given to each proposal’s conformity with the policies in this Plan. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area or incompatible with existing or proposed land uses in the vicinity.
- . 5 Major deviations to the MDP design and policies shall require a formal amendment based on research and evaluation. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the Town that the reconfiguration of parcels and street design would maintain the overall intent of the MDP policies.
- . 6 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Municipal Development Plan.

- . 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.

- . 14 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Developments shall strive to avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- . 15 The Town requires that developers of new multi-parcel subdivisions will be responsible for the costs of the construction of new road and utility infrastructure required as a direct result of such subdivision or development. Subdivision or development proponents will be required to enter into a servicing agreement with the Town prior to final subdivision or development approval.
- . 16 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes or that store controlled quantities of hazardous materials shall be strictly regulated and, if permitted, shall not be located near residential, community uses and other natural or developed features or areas.



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.

7.2 Policies

- . 1 The Town will advocate on behalf of and collaborate with local groups and agencies in the areas of social service planning, programming and funding.
- . 2 The Town recognizes that effective social planning is integral to creating a healthy community and shall advocate to the appropriate senior levels of government for the funding of needed community services and programs.
- . 3 The Town will strive to enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, wellness and social programs to meet present and future needs. The Town will explore the programming options available to support and enhance the needs of a growing community.
- . 4 The Town recognizes the important contributions of volunteer organizations that participate in the delivery of social service programs in the community which bring significant value to the community and will collaborate with these stakeholders to sustain and/or enhance their community contributions.
- . 5 The Town will support and promote, where feasible, social policies and programs which contribute to the physical, economic, social and cultural characteristics of the community.
- . 6 Collaborating with citizens, stakeholders from various agencies and government departments, the Town will advocate for solutions to social needs as they are identified.
- . 7 The Town will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations. Public streets, sidewalk and other public areas shall provide reasonable accessibility to all persons.

- . 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.



Section 8: COMMUNITY SERVICES AND FACILITIES

Introduction

The Town of Bentley is committed to strengthening the quality of life for Town and district residents. Bentley offers many opportunities for citizens to join a variety of community organizations and clubs. Community amenities include the K-12 Schools, Bentley Care Centre, Blindman Valley Agricultural Centre, Bentley Municipal Library, Bentley Community Hall, Bentley Community Church and the Seniors Drop-In Centre.



8.1 Objectives

- . 1 **To encourage** a wide range of community services and facilities for local and district residents.
- . 2 **To encourage** accessible public, community and institutional services and facilities.
- . 3 **To explore** funding partnerships and joint-use agreements for the provisioning of community services.
- . 4 **To encourage** corporate investment in the Bentley's community assets.

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

community partnerships for the provision of community, institutional and educational services and facilities.

- . 8 The Town will work with public organizations and private sector developers to encourage and facilitate the development of new or the upgrading of existing community facilities and programming.
- . 9 The Town will partner with Lacombe County for financial and in kind, operational and capital support of Community facilities to ensure access to quality facilities and programs for the benefit of Town and district residents and users.
- . 10 Proposed developments involving the upgrade of existing community facilities or the construction of new facilities will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use and the provision of adequate municipal services.
- . 11 Community and institutional facilities should be conveniently located in proximity to major roads, designed to permit phased expansion, able to accommodate multiple uses and provide barrier free access.
- . 12 The Town encourages the integration of compatible land uses such as child and adult care services, places of worship, youth oriented facilities, senior facilities and extended care facilities in appropriate locations.
- . 13 The Town promotes year-round community activities and encourages designing buildings and public spaces for outdoor winter conditions. Community, institutional and public spaces should consider winter design elements in their developments such as temporary and/or permanent warming huts, sheltered rest areas and fire-pits for public spaces.



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.

9.2 Policies

- . 1 The Town shall provide developed and natural settings for recreation including facilities, parklands, open space areas and trails and recreational facilities to meet the needs of a growing community.
- . 2 The Town shall establish long-term priorities for the recreational needs of the residents and shall solicit public input from Town residents with regards to parks and recreational area planning and development.
- . 3 The Town encourages a range of recreational uses. A balance of indoor and outdoor experiences shall be explored to ensure recreational facilities achieve optimum usage and are accessible by Town and district residents for year-round recreational pursuits.
- . 4 The Town will continue to explore funding options for the provision of recreation services and facilities in Bentley through partnerships with the public, private and not-for-profit sectors, Lacombe County, government agencies, and community groups.
- . 5 The Town shall continue to partner with Lacombe County for financial operations and in-kind capital support of recreational facilities to ensure access to quality facilities and programs for the benefit of Town and district residents.
- . 6 Recognition, through signage or place naming, shall 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. The corporate “sponsoring” of recreational facilities, park and trail furniture will be encouraged.
- . 7 The Town shall work with and coordinate the initiatives of developers and other agencies to enhance the parks and open space network in Bentley including Municipal Reserve land and the dedication of environmentally sensitive areas.

- . 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.



Section 10: CULTURE AND HERITAGE

Introduction

The Town of Bentley has a wealth of community volunteers who dedicate their time to the preservation and promotion of the Town's historical and cultural assets. Incorporated in 1915, the Town is rich with history which is recorded, preserved and promoted by the dedicated efforts of the Bentley Museum Society who operate the Bentley Museum. The Bentley Historical Society has gathered the history of generations of settlers in the Bentley district. Heritage assets include the Community Hall, the Oxford Building and the Bentley Museum.



10.1 Objectives

- . 1 **To identify** and conserve the best elements of the Town's cultural and heritage resources.
- . 2 **To prioritize** projects which promote local interest in Bentley's heritage attributes.
- . 3 **To encourage** partnerships among community interest groups and businesses to promote the Town's cultural assets.
- . 4 **To encourage** opportunities for the reuse or rehabilitation of historic buildings.

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.



Section 11: ECOLOGICAL SENSITIVITIES

Introduction

Bentley is located on the eastern slope of the Blindman Valley and is known for its attractiveness and natural beauty setting. While most of the topography is relatively flat, drainage runs from east to west. There are several areas of seasonal wetlands and underground springs.



11.1 Objectives

- . 1 **To acknowledge** and conserve natural, environmental features and systems within the Town of Bentley.
- . 2 **To restrict** development on land that is environmentally sensitive and or subject to development risks.
- . 3 **To extend** the responsibility for sound environmental management to property owners and developers.
- . 4 **To be proactive** in acknowledging the potential for climate change effects.

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.

- . 7 Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible, to provide a rich basis for site planting and landscape development.

Water Quality and Storm Water Management and Drainage

- . 8 Developers shall ensure that development will not deplete or pollute groundwater resources within the Town.
- . 9 The Town shall protect municipal water quality and quantity by minimizing potential negative impacts through sound land use planning practices in source (ground well) water areas in collaboration with Lacombe County.
- . 10 The Town will encourage the use of innovative low impact development design, permeable surfaces and technologies in infill redevelopments to address storm water runoff, groundwater infiltration and water quality on-site. Development shall avoid developing in low-lying catchment areas and drainage courses.
- . 11 New developments shall not create drainage impacts beyond the site and shall assess local water drainage patterns as part of initial concept designs. A storm water drainage plan will be required on new development sites.
- . 12 The Town shall ensure adequate storm drainage of new developments by preserving natural holding areas or by other means which may be engineered and constructed (i.e. storm water retention pond).

Municipal and Environmental Reserves

- . 13 Municipal and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm water retention or other similar uses. The Town may, at its discretion, credit a portion of lands dedicated as public utility lots (PULs) towards overall reserve dedication if the Town determines that the subject PUL lands have recreational value.

- . 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.



Section 12: RESIDENTIAL DEVELOPMENT

Introduction

Bentley offers a mix of housing types and ownership although single family housing is the predominant form. There is an increase in the mix of housing types to support the needs, income levels and preferences of current and future residents in infill opportunities and as identified in the Summersault Area Structure Plan Area. Housing options in Bentley include the Bentley Senior Citizen's Housing Society, Big Springs Condominiums, Lake Trail Estates, Lacombe Foundation Oxford Courts and Westview Apartments.



12.1 Objectives

- . 1 **To diversify** the variety of residential options in the community to address life cycles and lifestyles, including supportive housing.
- . 2 **To ensure** an adequate supply of land has been designated for future residential development.
- . 3 **To require** a high quality of residential development compatibility phased efficiently and sequentially.
- . 4 **To encourage** the infilling and redevelopment of vacant or under-utilized lots to benefit from existing municipal services.
- . 5 **To avoid** land use conflicts between residential uses and incompatible, non-residential uses.
- . 6 **To support** Home Occupations in residential neighbourhoods.

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.

- . 8 The Town shall work in partnership with community agencies, non-profit organizations, Lacombe County, senior levels of government and the business community in pursuing affordable housing options including the provision of rental units and secondary suites when opportunities or funding programs arise.
- . 9 The Town shall continue to encourage the development of supportive housing including private and public care homes and residences, child and adult day care and other forms of supportive housing and tenure.
- . 10 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and community uses which are compatible with the residential area. This includes parks, recreational and institutional uses, places of worship, childcare facilities, seniors housing and nursing homes.
- . 11 The Town supports the development of home occupations in residential districts in accordance with the standards of the Land Use Bylaw.
- . 12 Parks, open spaces and linkages shall be provided to integrate and connect new subdivisions with the Town's trail system through the use of municipal and environmental reserve and public utility lots.

Residential Density

- . 13 The overall residential density of the Town should not exceed 15 dwelling units per gross developable hectare (6 dwelling units per gross developable acre).
- . 14 For developing neighbourhoods, the proportion of single family detached dwelling units should be a minimum of 70 percent of total potential dwelling units. Duplexes may contribute up to 10 percent, while triplex, fourplex, townhouses, other multi-unit dwellings, apartments, and modular home units should not exceed 20 percent of total potential dwelling units.
- . 15 Multiple housing sites (i.e. townhouse, apartment, multi-unit dwellings) may be accommodated within a neighbourhood in a number of suitable locations, which may contain one or more compatible developments provided each location does not exceed 1.75 hectares (4.32 acres). Exceptions include:

- (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.

Manufactured Homes

- . 18 The Town acknowledges the contribution Manufactured Home Communities fill as a housing option. A proposal for a new Manufactured Home Park shall be integrated into a new development area only when guided by an Area Structure Plan or Outline Plan.
- . 19 Individual Manufactured homes may be permitted as replacements for units on individual lots in existing and future manufactured home communities.
- . 20 The existing manufactured home community may be redeveloped for other forms of residential development, or other appropriate use, compatible with adjacent land uses through the preparation and approval of an Area Structure Plan or Outline Plan.



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.

13.2 Policies

- . 1 The Town shall continue to promote Bentley as a regional retail and commercial service centre. The Town will participate with Lacombe County on a Joint Economic Development Area. The Inter-Municipal Cooperation section of this Plan provides further direction.
- . 2 Economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses shall be pursued.
- . 3 The Town recognizes there is a need to provide serviced commercial and industrial properties that are not cost prohibitive for the Town and the necessary infrastructure is provided to support current and projected needs.
- . 4 The Town shall work with the business community, agriculture and industry, non-governmental organizations, community groups, educational and economic development agencies, Lacombe County, other municipalities and representatives of other levels of government to:
 - (a) initiate inter-municipal cooperation to coordinate the efficient provision of services and infrastructure;
 - (b) promote environmentally and economically sustainable developments;
 - (c) stimulate population growth to support socio-economic development; and
 - (d) coordinate local and senior government economic and social development initiatives.



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.

14.2 Policies

- . 1 The Town will encourage business development and expansion within the Town Centre. Commercial activities shall include the development of structures, buildings and landscaped areas. Appendix A: “Future Land Use Concept” indicates areas designated for Commercial development.
- . 2 The detailed form of multi-parcel commercial development on individual sites and areas shall be determined through approved Area Structure Plans or Outline Plans.
- . 3 The Town will encourage infill of existing commercial areas in preference to the creation and servicing of new commercial areas. A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial uses and activities in residential neighbourhoods are prohibited.
- . 4 The Town shall continue to address issues such as streetscape improvements, vehicle and pedestrian circulation and the adaptive renovation or re-use of older buildings, where appropriate.
- . 5 New development or intensification of development in the Town Centre will be required to provide sufficient off-street parking as per the requirements of the Land Use Bylaw. The Town may also acquire and develop land in the Town Centre for public off-street parking.
- . 6 Commercial developments with extensive site requirements, such as outdoor storage, display and parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the Town Centre.
- . 7 Home occupations may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit and are compatible with and do not change the character of the surrounding residential area. The Land Use Bylaw specifies the development standards for home occupations.

- . 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.



Section 15: INDUSTRIAL DEVELOPMENT

Introduction

The Town has a small but strong industrial land base with a mix of light and heavy industrial uses and an operative CP Rail line. The current industrial districts are on the west and south side of the community. The Town adopted an Area Structure Plan for a 27 hectare (69 acre) parcel in 2009 that sets out a workable and efficient Development Concept Plan.



- . 1 **To expand** and build upon Bentley's experience with industrial, agricultural and resource based activities.
- . 2 **To ensure** there is a variety of parcel sizes and servicing levels to attract a diverse range of industry and related service industries.
- . 3 **To increase** and diversify the long term industrial tax base in Bentley
- . 4 **To minimize** potential conflicts between industrial and non-industrial land uses.



15.1 Objectives

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.

- . 8 The designation of additional land for industrial use shall take into consideration the following criteria:
 - (a) the site shall have direct and approved access to a major public road;
 - (b) the development will not generate additional traffic on residential streets;
 - (c) the development shall not have adverse impacts on the natural environment, including groundwater resources; and
 - (d) the development shall not detract from the visual attractiveness of the area.

- . 9 Industrial Park development proposals should be guided by Outline Plans and indicate:
 - (a) future major roads;
 - (b) drainage systems and improvements;
 - (c) major open space (including unique physical) areas;
 - (d) areas requiring protection through buffering or other means;
 - (e) ecologically sensitive areas; and
 - (f) the phasing of development and future development/expansion onto adjacent land.

- . 10 The Town will require an independent Environmental Impact Assessment (EIA) to be completed before considering approval of an industrial use in a newly developed area which may have impacts on public health or the environment.

- . 11 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies.

- . 12 Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged from locating within the Town boundaries.



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.

16.2 Policies

- . 1 Public safety requirements shall guide all developments. The Town shall ensure that their Emergency Response Plan is current and reflects changes in land uses or activities. This plan will be coordinated with all federal and provincial programs and policies and modified on an on-going basis to ensure the most up-to-date resources and agencies are actively involved in the implementation of the Plan.
- . 2 The Town shall, on an annual basis, review the number of emergencies and response times to determine the requirement for additional protective services. The Town shall review the long-term capital building and equipment needs for protective services on an annual basis or as required by provincial agencies.
- . 3 The Town shall support Emergency Protection services and facilities to ensure they are staffed with paid or volunteer individuals to meet the needs for protective services.
- . 4 The Town of Bentley will continue working with existing emergency planning and response agencies in the region. The Town recognizes the importance of the Lacombe Regional Emergency Management Partnership which is mutually supported and reduces unnecessary duplication of resources.
- . 5 The Town shall coordinate efforts with the Canadian Pacific Railway and senior levels of government to explore methods to eliminate the effect of the railway crossing on emergency response times to locations south of the rail-lines.
- . 6 The Town recognizes and appreciates the RCMP and Lacombe County Peace Officers and the services they provide. The Town invites these members to participate in community events as members of the community and in their professional capacities.
- . 7 The Town may consider *Crime Prevention Through Environmental Design* principles (CPTED) when reviewing development applications and in the layout and implementation of green spaces, gathering spaces and public areas.



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

17.2 Policies

- . 1 Developments will ensure safe access and egress from adjacent roadways without disruption to the transportation network. Highway 12, local and arterial roadways are identified on Appendix A: “Future Land Use Concept.”
- . 2 Planned development shall minimize transportation-related expenditures in service provision by coordinating access points on provincial roads and highways to minimize disruption to traffic flows.
- . 3 The Town will work with Alberta Transportation to ensure land uses and development do not encroach on highway traffic circulation and safety. The Town shall continue cooperating with Lacombe County in the planning of inter-municipal transportation networks.
- . 4 The Town will continue to budget for roadway improvement in annual and long-range budgets and plan roadways to ensure that they provide appropriate service in a cost effective manner.
- . 5 The Town shall consider the long-term costs of transportation infrastructure and the short-term cost to individuals and businesses in all land use and development decisions. Infill development shall be encouraged as a means to reduce the need for new transportation infrastructure.
- . 6 The Town will require the preparation and submission of Traffic Impact Assessments (TIAs) as part of the development proposal when the development may impact the safety and efficiency of the existing transportation network.
- . 7 The Town will utilize the City of Red Deer’s Engineering Design Standards regulating:
 - (a) the width of roads, both right-of-ways and carriageways;
 - (b) the method of construction;
 - (c) signage;

- (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.

- . 14 Protection or mitigation for loss of existing trees and planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces to meet Town development standards.

Railway Policies

- . 15 The Town, through this Plan, shall provide for efficient and effective land use and transportation planning including consultation with CP Railway in order to minimize the potential for future land use conflicts and provide adequate protection for existing and future rail infrastructure. (i.e. land development or redevelopment in proximity to existing rail lines and road/rail crossing issues).
- .16 The Town will consult with Canadian Pacific Railway to ensure the safety of train, vehicular, and pedestrian traffic within the Town. The Town will utilize the Federation of Canadian Municipalities' (FCM) Guidelines for Development in proximity to rail-lines as a primary resource for development review.



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.

18.2 Policies

- . 1 Future subdivisions and development shall be logical, reasonable and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town. Preference will be given to reinforce existing services. When municipal services are expanded to new development areas, the cost of extending these services shall be borne by the development itself.
- . 2 All developments shall be serviced in agreement with Appendix A: “Future Land Use Concept” or any Outline Plans and Area Structure Plans which require budgeting for the extension of services into proposed future development areas.
- . 3 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.
- . 4 The Town’s existing sewage lagoons, water supply sources and lines, road network and other infrastructure and any planned future expansion will be protected from encroachment by incompatible land uses which may threaten public safety, reduce the efficient supply of the service or force it to relocate prematurely. The Land Use Bylaw will establish a range of separation distances, development standards or conditions to be applied to minimize/avoid land use conflicts.
- . 5 The Town will continue to encourage the provision of high speed internet service and wide broadband provisioning for the citizens and businesses of Bentley. The Town prefers that radio and telecommunication towers are not located in or near residential districts and that towers be as short as possible and that operators co-locate (share) facilities wherever possible.
- . 6 The Town shall continue to work with and coordinate the design and construction of public utilities with Fortis Alberta, Telus Communications, Shaw Communicaitons, Altalink, ATCO Gas and ATCO Pipelines.

Tangible Capital Assets Plan

- . 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

professional engineering standards. The Town utilizes the City of Red Deer's Engineering Standards.

- . 13 Front end costs of expanding municipal services will be recovered through off-site development levies to help offset the costs of increasing the capacity of off-site services required to service new and proposed subdivisions.
- . 14 For the subdivision of private land, the proponent will be responsible for all costs associated with providing municipal utilities services through a servicing agreement and/or development levy for the provision of infrastructure extensions at a standard acceptable to the Town.
- . 15 The Town may require the provision of easements and/or public utility lots to accommodate municipal services and utilities through the subdivision and development processes.
- . 16 Service extension to development outside the Town's corporate limits may be offered providing:
 - (a) all costs are borne by the developer or the adjacent Rural Municipality subject to the policies and regulations of the Town of Bentley;
 - (b) all maintenance costs associated with each service extensive is borne by the developer, landowner or sources other than the Town of Bentley; and
 - (c) the provision of the service does not interfere with the Town's ability to provide service within it existing corporate boundaries.

Water, Sewer, Stormwater

- . 17 The Town shall confirm, before the approval of a development proposal, that there is an established or proven supply of water capable of servicing the needs of a proposed development i.e. Storm water containment systems shall have a controlled release rate and sump pumps shall not be tied into the domestic sewer system.
- . 18 The Town encourages the conservation of water by residential and non-residential users. This includes the use of low-flow water saving devices in new construction and retrofitting within existing developments.

- . 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.



Section 19: FUTURE URBAN DEVELOPMENT

Introduction

The intent of the UR-Urban Reserve District is to allow for existing uses to continue when the future use of land or the timing of development is uncertain due to issues of servicing, transitional use or market demand. Urban Reserve areas for the Town are identified on Appendix A: “Future Land Use Concept”.



19.1 Objectives

- . 1 **To build** a cooperative relationship with agricultural landholders and rural neighbours.
- . 2 **To plan** for urban expansion with regards to future land use needs for infrastructure and other services.
- . 3 **To promote** the continuation of agricultural activities on lands located within the Town until the lands are needed for future urban development.

19.2 Policies

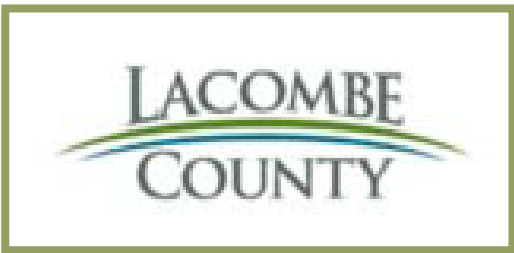
- . 1 Future urban development areas may include:
 - (a) lands which are capable of a full range of utilities, but for which no overall Area Structure Plan has been approved for the general area; or
 - (b) lands which are not readily capable of being serviced with a full range of utilities and for which 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.



Section 20: INTERMUNICIPAL COOPERATION

Introduction

The Town is involved in a number of Inter-Municipal initiatives with Lacombe County that focus on a cooperative approach to providing cost efficient and effective services: fire protection, emergency services, recreation, health care, community services and economic development. The Bentley-Lacombe County Inter-Municipal Plan (IDP) was developed in 2009 and is regularly reviewed by a Committee of members of Council and staff from both municipalities.



20.1 Objectives

- .1 **To broaden** the joint planning, development and operating framework with Lacombe County, and other municipalities through Joint Economic and Inter-Municipal Agreements.
- .2 **To ensure** open dialogue with Lacombe County to address issues of mutual interest
- .3 **To cooperate** with Lacombe County to ensure the availability of an adequate supply of urban developable land for future growth needs.

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.

- . 7 The Town does not support the development of new confined feeding operations or the expansion / intensification of existing confined feeding operations within 1.6 kilometres (1 mile) of the Town boundary.

Inter-Municipal and Joint Economic Agreements

- . 8 Inter-Municipal agreements shall be pursued to ensure that local and district land use and community issues are addressed proactively to optimize Municipal financial and infrastructure resources.
- . 9 A coordinated, integrated and comprehensive approach shall be used when dealing with planning matters that cross municipal boundaries, including:
 - a) managing and/or promoting growth and development;
 - b) managing natural resources, water, agricultural, mineral, and cultural, heritage and archaeological resources;
 - c) infrastructure, community service facilities, emergency services and waste management systems;
 - d) natural and human-made hazards; and
 - e) population, housing and employment projections, based on regional market areas.
- . 10 Joint Economic Agreement areas are intended to foster cooperative intermunicipal planning with the lands identified for future economic development, including the exploration of regional service cost-sharing (water and sewer) for commercial, industrial or residential development.
- . 11 The Joint Economic Agreement area identified in the Intermunicipal Development Plan should be prepared collaboratively prior to development to determine land uses, built form, servicing and infrastructure considerations in consultation with the landowners and stakeholders within these areas.
- . 12 Any developments within a Joint Economic Agreement area should be carefully considered for their impact on the Town. Development shall be encouraged to provide transitional areas of appropriate uses adjacent to the Town to ensure that areas provide complementary development, i.e. commercial or lower intensity industrial development.

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.

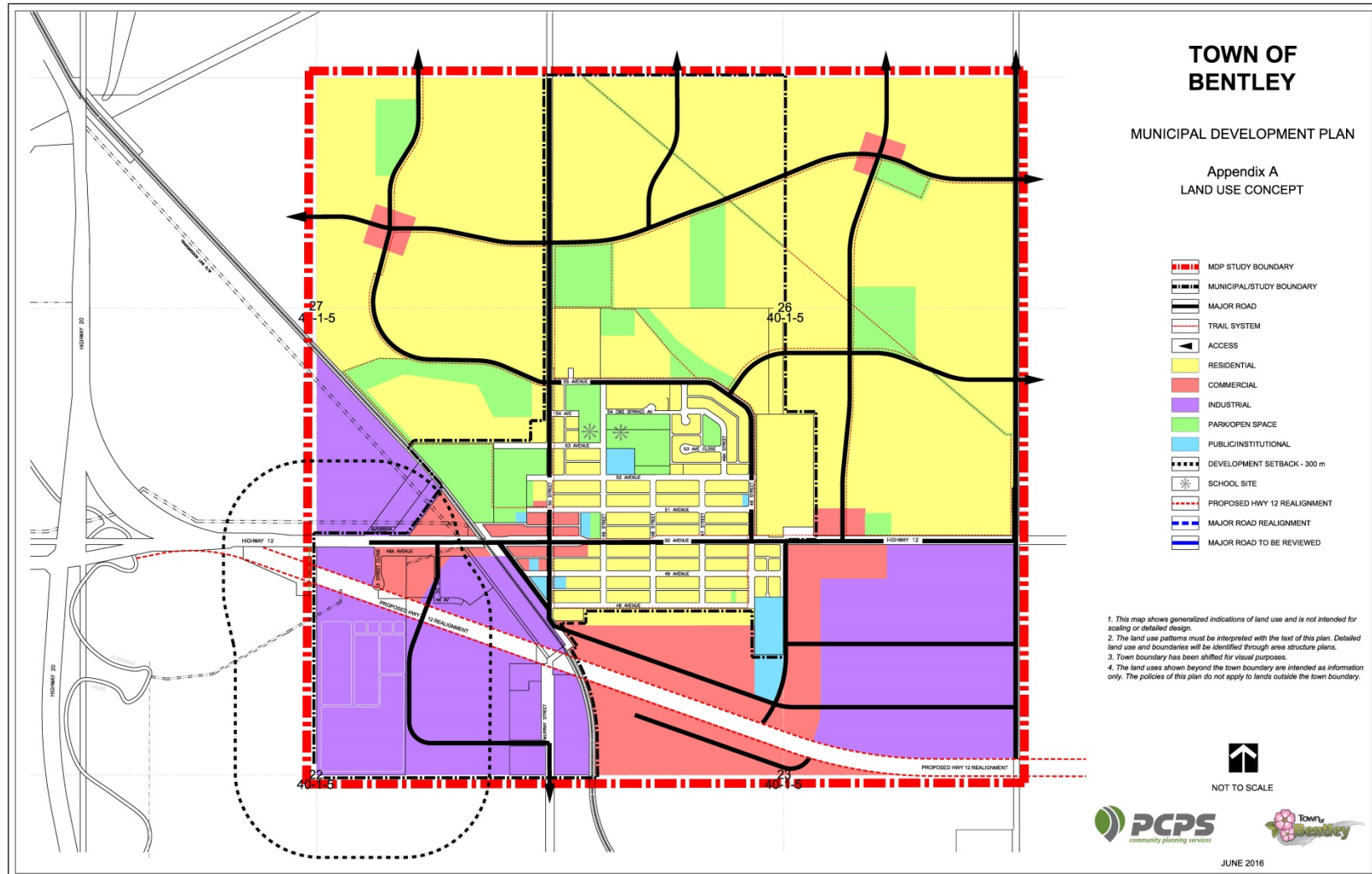
Annexation

- . 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 A: Future Land Use Concept Map

Bylaw 188/2016





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.

Roads & Alleys

The majority of the roadways located within the Town's residential and commercial districts are local paved roads. Roads in the industrial areas are gravel standard.

The recent re-alignment of Highway 12 to the south side of Bentley will result in the current Highway 12 being re-classified as a local road and will allow the Town to implement new plans and ideas for the Town Centre.

Alleys have been developed to gravel standard.

Road conditions are continually monitored and repaired as needed. The Town has an excellent snow removal program which ensures road access to every residential, commercial and industrial premises within 48 hours of a major snow event.



Appendix C: Bentley 2014 Economic Indicator Report



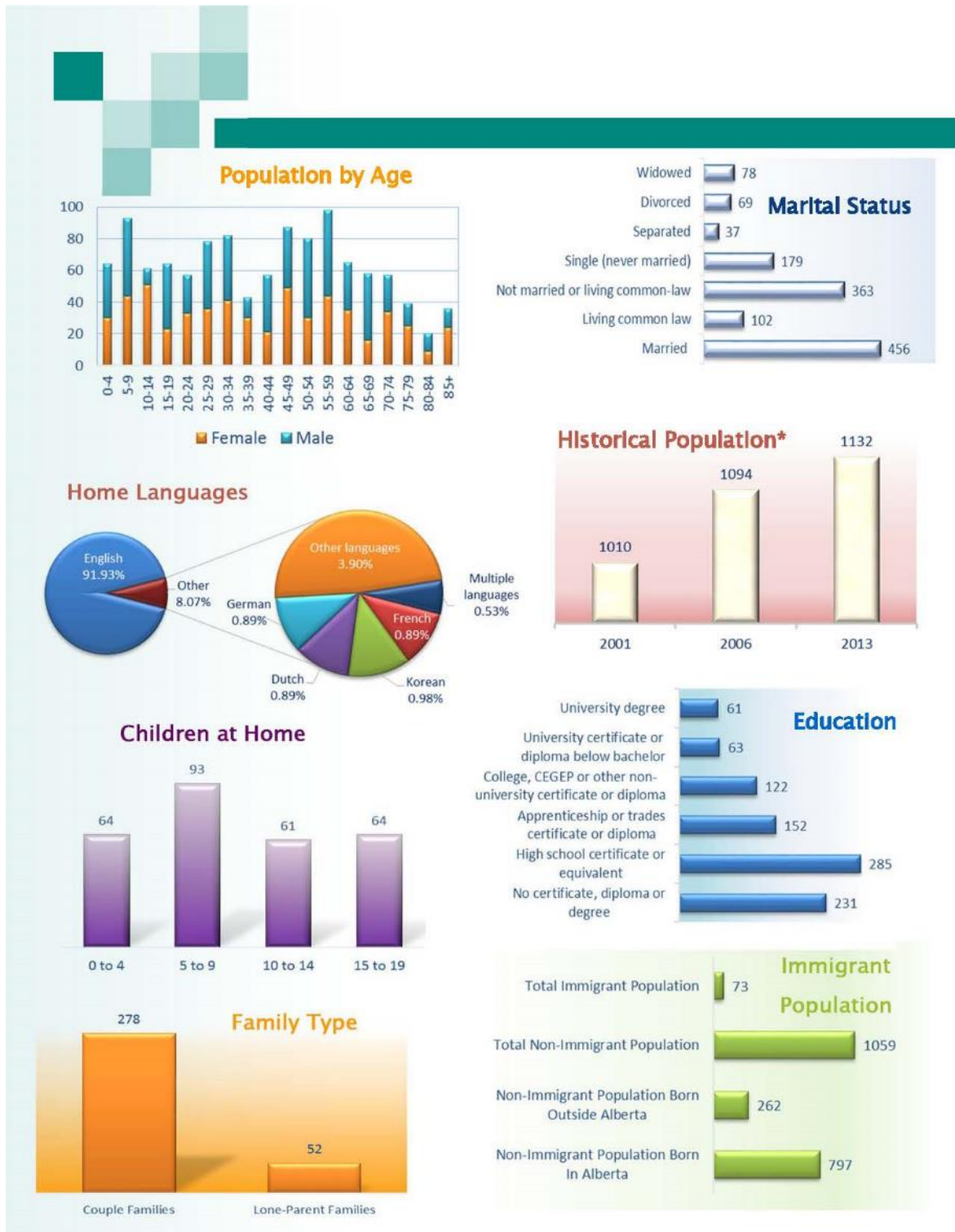
Bentley Economic Indicators 2014

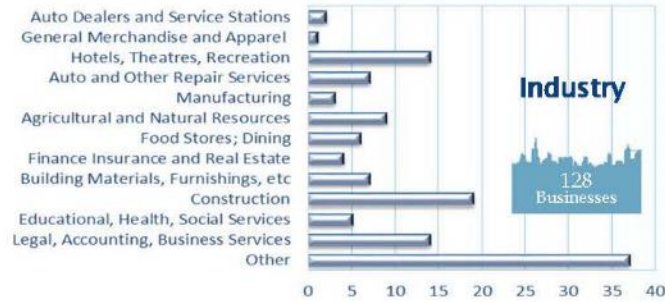


www.townofbentley.ca



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

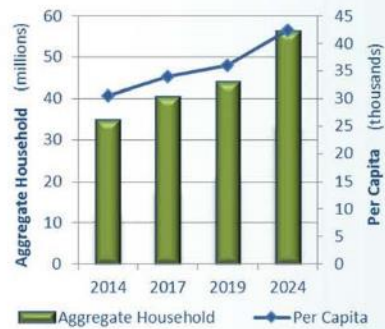




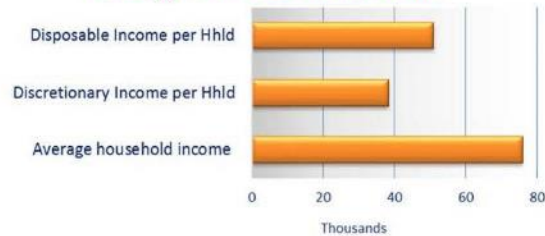
Average Household Expenditures



Income Projections



Average Household Income



Income – Households Over 100K/yr



