



Bentley-Lacombe Joint Development Initiative

Southeast Bentley Area Structure Plan

Public Meeting, June 29, 2023

Purpose of this meeting:

- To present the proposed Southeast Bentley Area Structure Plan
- To invite the public to review the Plan, ask questions, and provide comments

Please take a questionnaire and either provide your response this evening and leave the form with one of the municipal staff present, or email your comments to albert.flootman@pcps.ab.ca.

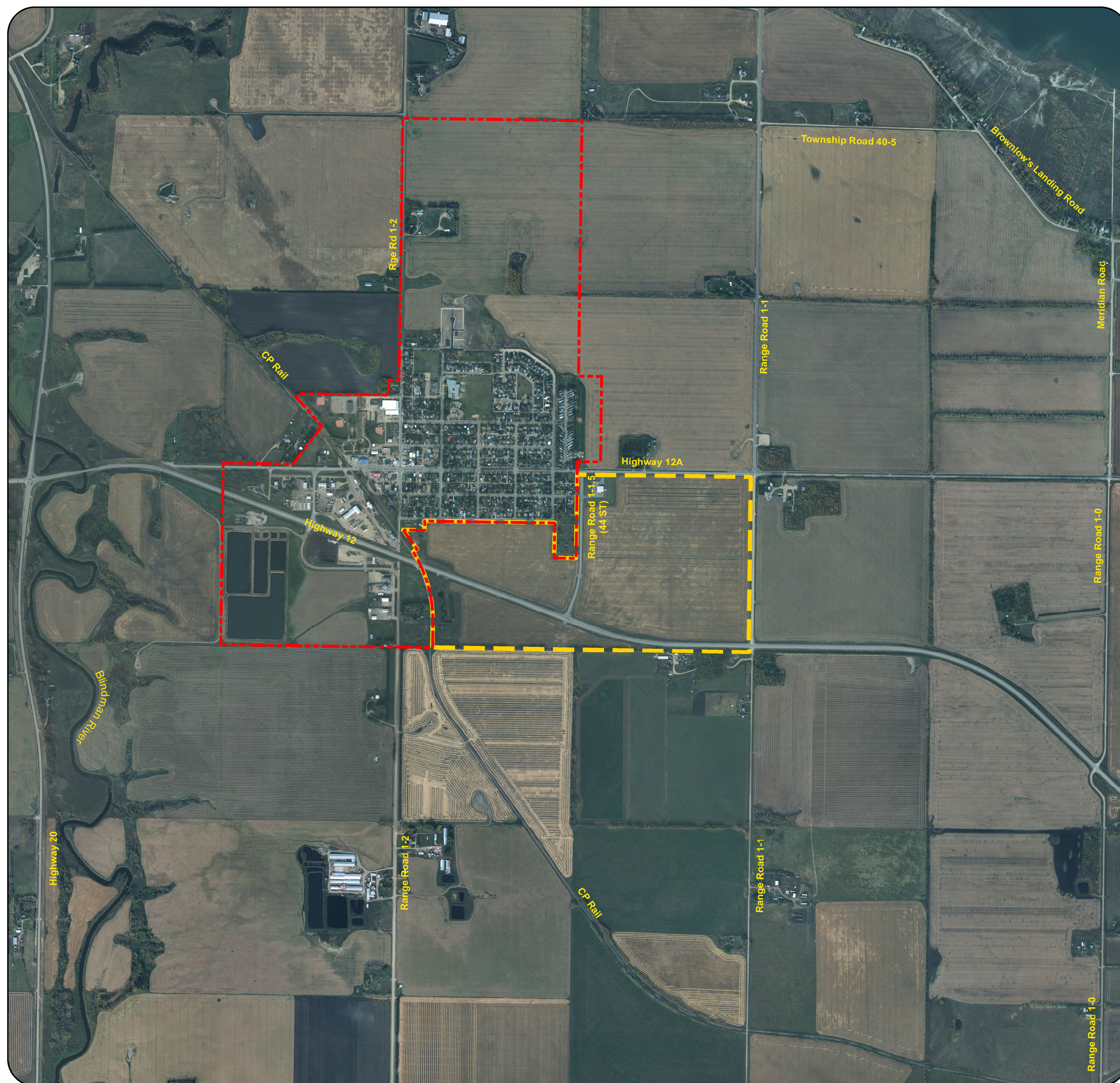
Alternatively, the questionnaire is available online at www.surveymonkey.com/r/6V6PP2K



Please feel free to ask questions during your visit.

Thank you for attending this evening.

Plan Area



SOUTHEAST BENTLEY AREA STRUCTURE PLAN

MAP 1: PLAN AREA AND LOCATION

- Plan Area Boundary - For Legend
- Town of Bentley Boundary



AIRPHOTO DATE: OCTOBER 2019



What is an Area Structure Plan (ASP)?

An ASP provides a framework for the development of a specific area of a municipality. It shows areas for development, areas to be protected (such as natural areas and parks), transportation networks including roads and trails, and how the area will be serviced with water, sanitary sewage, and stormwater management infrastructure. The detailed maps and policies in the plan are intended to guide future subdivision and development.

Why is this Area Structure Plan being proposed?

The Town of Bentley and Lacombe County agreed, in the Intermunicipal Development Plan approved in 2018, to provide a land base capable of supporting commercial and industrial development near Bentley to ensure a strong and stable diversified local economy within the broader regional economy.

As a result, the two municipalities set up a joint development initiative to do the background research to identify appropriate land for development and to create this new Area Structure Plan.

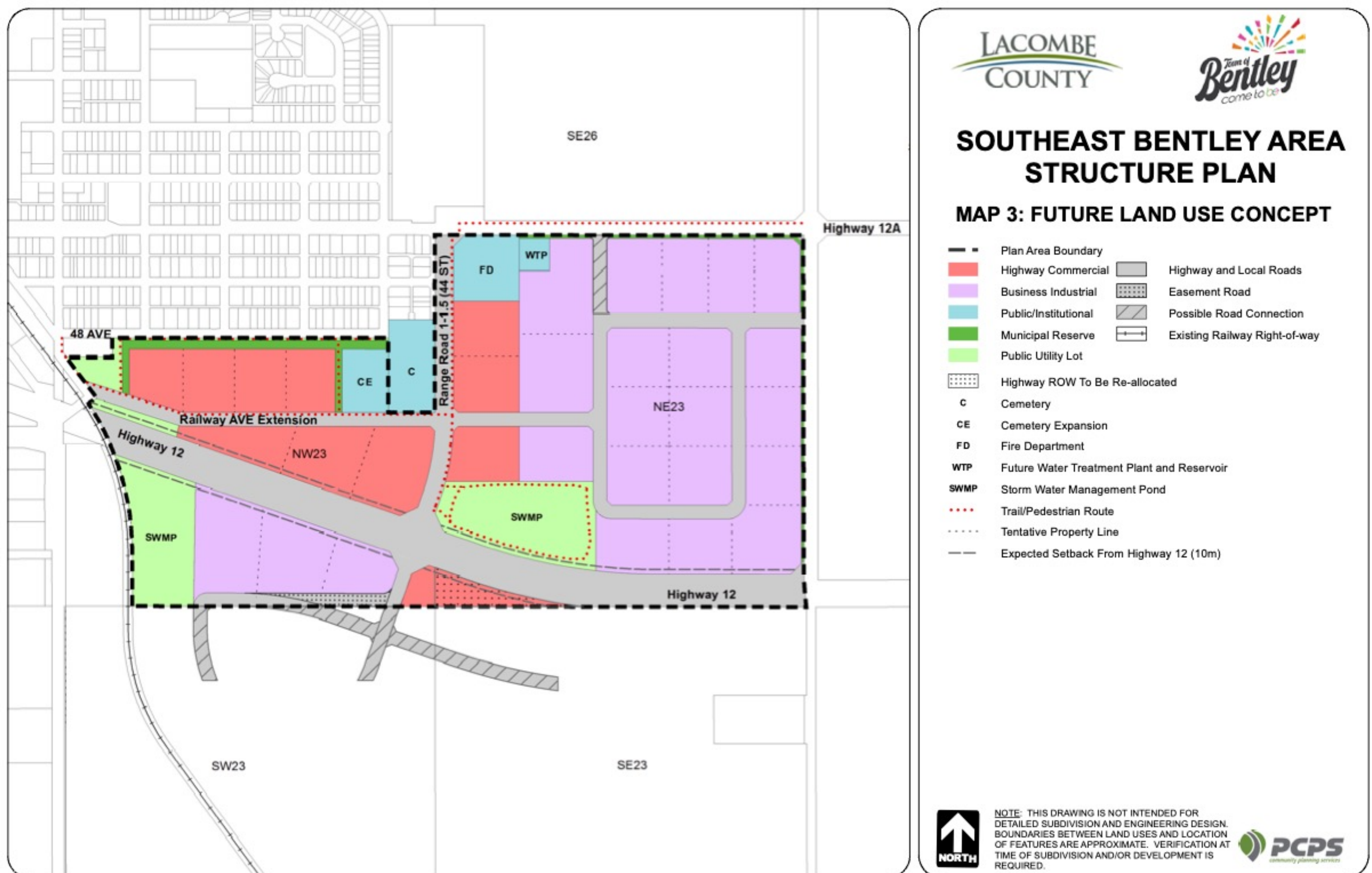
Will annexation be part of this project?

This ASP is proposed to be adopted by Lacombe County Council in the fall of 2023 as one of their planning documents.

The Town of Bentley, which has been involved in this process from the beginning, intends to apply for annexation of the plan area after the ASP is adopted.

The original proposal included two quarter sections that were intended to remain part of the County. However, these two quarter sections were removed from the plan area after the landowners stated their wishes for their land to remain agricultural.

Land Use Concept



Land Area

Total: 103 hectares (254 acres)
Commercial: 19 hectares (47 acres)
Business Industrial: 42 hectares (104 acres)

The Goal

To support a planning framework for industrial and commercial subdivision and development decisions to support long-term economic growth and development.

Key Principles

- Consistency with Town and County plans
- Competitive land supply
- Flexible parcel size and configurations
- Consider future development
- Minimal land use conflict
- Balance concerns of nearby residents with overall community interest

Key Policies

- Focus on retail, restaurants, accommodations and vehicle sales within the commercial area
- A focus on manufacturing, processing, warehousing, outdoor storage, truck terminals, distribution centres, etc. within the business industrial area
- Room for Town cemetery expansion
- Site design standards include appearance requirement near major entrance routes
- Policies to manage land use impacts of commercial uses on 48 Avenue properties
- Maximum 4 hectare (10 acre) sites abutting Highway 12 (but lot lines are otherwise conceptual)
- Full municipal services (water, sewer)
- Stormwater management areas
- Public open space and trail connections
- Provision for future highway widening and roundabouts

Next Steps

- Comments will be received until July 13
- Comments to be reviewed with Intermunicipal Committee
- Creation of final proposed plan
- ASP to be a County document until such time as annexation takes place
- First reading of ASP bylaw by Lacombe County Council September 2023
- Advertising
- Public Hearing and Adoption October 2023
- Initiate a “friendly” annexation by the Town in late 2023

