

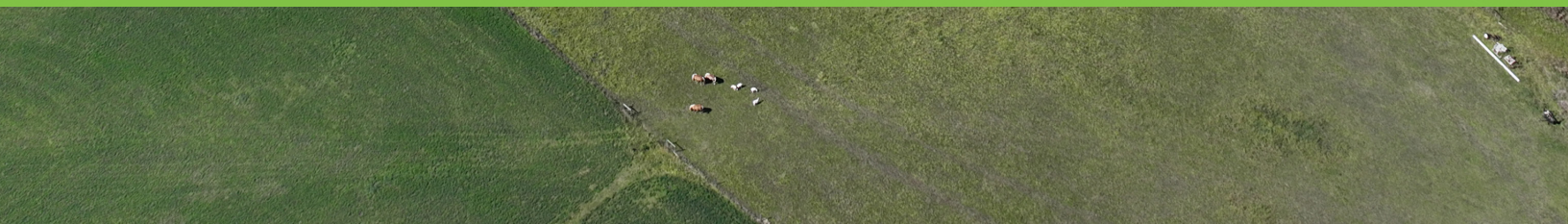


LACOMBE  
COUNTY



# SOUTHEAST BENTLEY AREA STRUCTURE PLAN

Public Engagement  
Summary Report





## Survey Overview

The *Southeast Bentley Area Structure Plan* represents a joint planning initiative between the Town of Bentley and Lacombe County to promote economic development by preparing for and facilitating future commercial and industrial development on the lands southeast of Bentley, within Lacombe County.

The *Southeast Bentley Area Structure Plan* has been prepared with the view of creating opportunities for economic development and sustainable growth for the Town of Bentley. Unlike other small urban communities in proximity to Red Deer, the Town of Bentley's population has been static for decades. At the same time there is a significant traffic volume of 14,000 cars per day passing by on Highway 12, which is not necessarily translating into commercial activity within Bentley. Drive by traffic could be attracted to stop at gas stations and restaurants, and even stay in hotels should they be built within the proposed commercial area.

While Bentley's downtown is largely original and authentic, with a sense of vitality and history, Bentley residents do travel to Lacombe, Sylvan Lake and Red Deer regularly for their shopping needs. This points to the leakage of retail dollars and untapped potential where more of this money could be kept within the community.

The Town and County initially held a public meeting on November 16, 2022 at the Bentley Community Hall. Through this public engagement, the Town and County heard various concerns related to the large size of the Plan Area, loss of agricultural lands, and erosion of Bentley's small town character. In response to the feedback, the two southern quarter sections were removed from the Plan Area and a draft Plan for public review was prepared.


A second public meeting was held at the Bentley Agricultural Society Building on June 29, 2023 to elicit feedback on the first draft Plan. In addition, an online survey was developed and administered, which yielded 102 responses. This document summarizes the input received, and describes a number of changes to the proposed Area Structure Plan as a result.

**Have a question about the survey results?  
Contact Lacombe County or the Town of Bentley!**



 [www.lacombecounty.com](http://www.lacombecounty.com)

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

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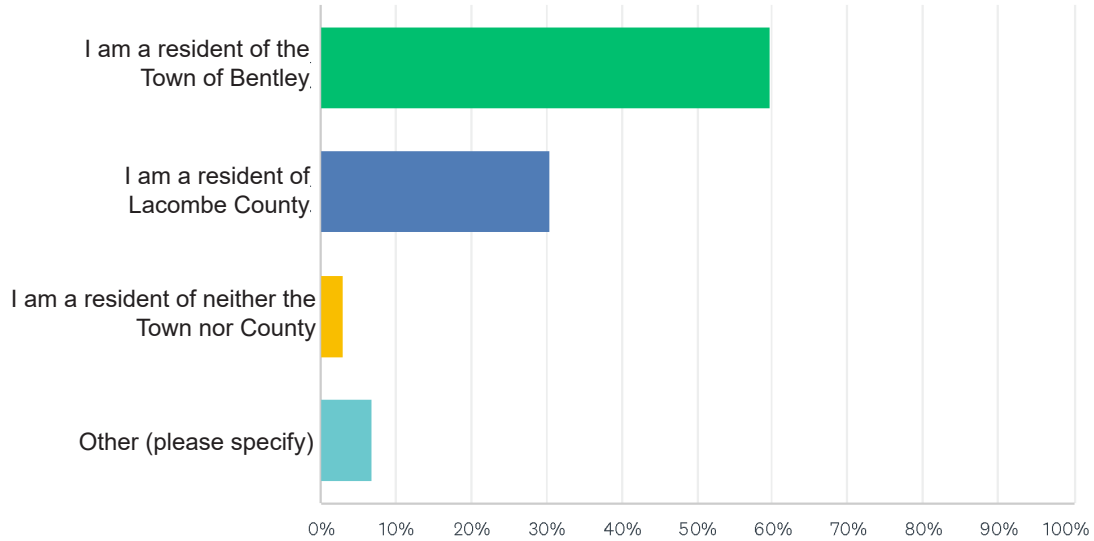
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*Disclaimer: The data is reported in aggregate form and no personal identifying information was tracked by the County or Town. Any identifiable information in the responses has been censored. The responses remain completely anonymous.*

### Question 1. Are you a resident of the Town or County?

Answered: 102 Skipped: 0

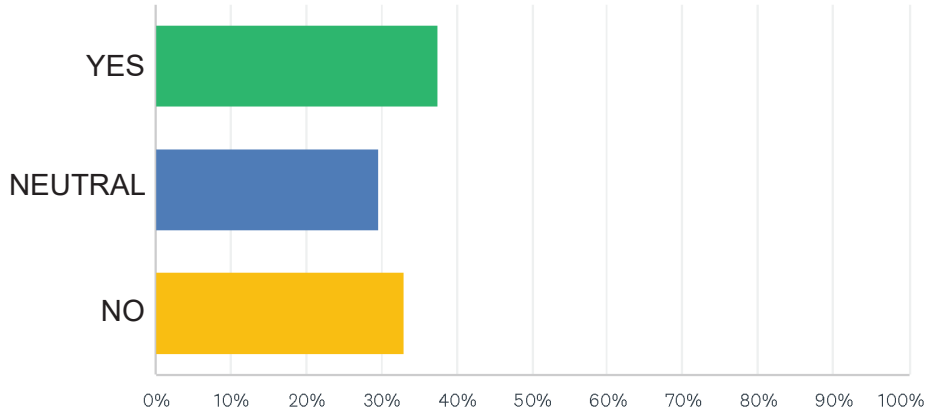


ANSWER CHOICES	RESPONSES	
I am a resident of the Town of Bentley	59.80%	61
I am a resident of Lacombe County	30.39%	31
I am a resident of both the Town and County	2.94%	3
Other (please specify)	6.86%	7
<b>TOTAL</b>		<b>102</b>

#	OTHER (PLEASE SPECIFY)
1	I am a business owner in Bentley
2	Lacombe
3	I work in Bentley
4	Business owner in bentley
5	Seasonal resident Sandy Point
6	Business owner
7	I live in red deer but have family who live in Lacombe county

**Question 2. Does the proposed Future Land Use Concept of the Plan reflect your vision for the future of the lands southeast of Bentley?**

Answered: 88 Skipped: 22



ANSWER CHOICES	RESPONSES
👍 - YES	37.50% 33
😐 - NEUTRAL	29.55% 26
👎 - NO	32.95% 29
TOTAL	88

**Question 3. If you are in support of the proposed Future Land Use Concept, please explain why.**

Answered: 38 Skipped: 64

#	RESPONSES
1	I support the need for commercial and some light industrial south of Bentley.
2	We are in need of commercial and business areas in Bentley. There is no room to grow currently and we need growth.
3	I support the need for commercial + some light business industrial south of Bentley. However, I am against all the commercial and industrial to the east of the Fire Hall.
4	Bentley needs to be bigger
5	We need our town to grow,without new development we are going to remain small and taxes will remain high,more housing is also required to bring families here and of course the obvious (a grocery store)
6	It would attract more people to the area and it would keep more people around. It would be great to have a fast food place there (Tim Hortons would be great) so that after school, the students and parents can grab a bite to eat and stay to play at the parks and socialize with three community.
7	N/A
8	Yes

#	RESPONSES
9	We do need more industry in the area.
10	We need to grow and this is the only logical spot for commercial development
11	It sounds great
12	It helps develop and expand the town of Bentley and bring in new tax base and Business to the area . With that comes new home owners and a positive future.
13	As a town we need to grow and an industrial section would be a wonderful addition to our town. This would also be a boost to our town economy.
14	If the business industrial, and the highway commercial were switched around, having the industrial closer to hwy. 12, and business commercial on/off hwy. 12a, it would make more sense to continue bringing people into Bentley, as opposed to just driving by. Makes more sense.
15	We need more businesses here. We have no grocery store no other choice but the monkey top for a restaurant. We need choice to shop here. I hate leaving Bentley to go to Sylvan Lake to shop. Come on Bentley we need this.
16	More business in our community
17	I would love to have amenities closer to where I live, I also think it would create jobs for lots of locals!
18	Because i think it would be awesome to have some basic amenities back in this town. And not have to drive to sylvan or Lacombe for every little thing.
19	I believe that our community needs to see growth. An increased tax base will keep public services and infrastructure costs more affordable and by increasing the number of services available will draw more visitors in the long run.
20	Absolutely not. [REDACTED] and have already recorded noise at 81 decibels at 7am on Monday morning. Now you want to install water sewer and increase traffic?!
21	We need more industry in town for job creation.
22	We need more industry for employment in this town.
23	Bringing in commercial and industrial will in my opinion eventually bring in more reason to develop more residential, expand our town and bring in more businesses and hopefully put less strain on residential taxes.
24	Bringing in commercial/industrial businesses will lessen the strain of high residential taxes.
25	Need more things in this town. Need a good grocery store.
26	Businesses on the highway will draw customers away from the existing businesses
27	New businesses will employ locals, make life more convenient and add choices
28	Expansion both for commercial and industrial is imperative for the growth of the town.
29	Extension of railway ave with trails
30	The extension of railway ave with trails
31	NO
32	Support future growth.
33	Increased infrastructure and businesses
34	We need more businesses in general
35	We need commercial and industrial development to help secure the future of this town's growth. Increased economic development will help reduce taxes, bring job opportunities to our youth and increase amenities to our community and visitors.
36	I support the the need of commercial and light industrial south of Bentley but NOT the quarter to the east of Bentley

#	RESPONSES
37	We need business to help support our town and help with tourism
38	We need industrial / commercial land to expand our tax base.

**Question 4. If you are not in support of the proposed Future Land Use Concept, please explain why.**

Answered: 31 Skipped: 71

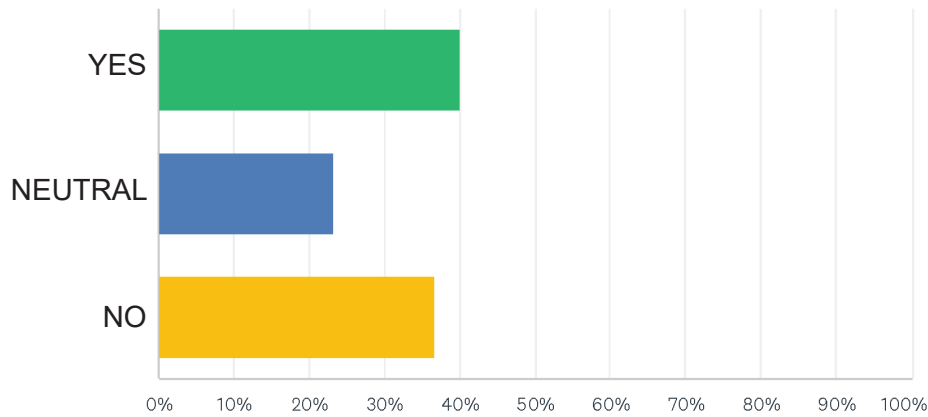
#	RESPONSES
1	I am not in support of light industrial on the east quarter of the Fire Hall. As it would be very unsightly for all the traffic coming in and out of Bentley from the east.
2	I do not believe all the industrial that is in purple on the east section will benefit nor edify the area. The road from Highway 12 down to Sandy Point is full of beautiful scenery and a quarter of land full of unsightly industry will not enhance the Town nor the County. I would like to see at least half of that quarter (NE 23) to the east to remain farmland. It seems right to develop some of the land directly directly to the east of RR 1-1.5/44 Street but not the rest of the quarter. And in the future would not at least the east half of the NE 23 quarter be a place that could bring beauty to the Town having more park-like outdoor recreation, etc.?
3	From what I can tell from the map it looks like you want to put up a bunch of commercial land directly across from a residential area? We already have the highway creating so much noise pollution on this side of town, I would hate to see that grow because of this. I know for one we got a property on the edge of town to get away from the bustling city life and that just seems to follow. With these massive industrial business areas I feel you are completely taking away from the "model small town" life and pushing towards the complete opposite of what Bentley's known for.
4	Adding industrial traffic or chain businesses will take away from the community of Bentley not add to it.
5	Would love to see some soccer fields in Bentley's future land plans. Maybe the northern area of development would be better than this piece by the highway though.
6	We already have a lot of empty areas and businesses. Bentley is not growing and I don't really think this would help
7	Bentley small business will be affected by large commercial stores. I moved here to live in a small town and to have the small town feel. If this land is developed it will take the small town feel away.
8	Why would you put industrial around this small town? I thought it was going in the direction of a cute little lake town but this will destroy that feel and make its look like just another typical small Alberta town. Ugly.
9	The town will look dumpy and will take away from the lake town vibe it should be. It will be like blackfalds and that town is ugly.
10	It will take away from our downtown businesses that have been here for years.
11	This town is beautiful the way it is Just put in a grocery store that is easy for the old people in this town to got the food they need
12	Don't kill off the small town ambiance.
13	You are taking away from the uniqueness of our "small town" atmosphere
14	I would prefer it to be business industrial or public institutional only , NOT commercial at all.
15	My house just went down in value by 20% and I won't ever be able to sell it. [REDACTED] and noise and traffic have speedily been recorded at 81 decibels on Monday morning now you want to and equipment and industrial traffic!

#	RESPONSES
16	Having that on the south side will make the entrance to town look more like an eyesore. The entrance to a town should be inviting and aesthetically pleasing. Not the case in Bentley. Having that will make it worse. Right now the field looks inviting and beautiful.
17	All commercial should be kept within the town of Bentley. I am fine with industrial.
18	We need to keep business in the down town
19	The town doesn't need industrial area added to the highway. It will pull away the diversity of the local shops in town. Why not consider adding some soccer pitches so we can host more tournaments and bring people to town? Or add more ball diamonds again to host tournaments and more home games. Why not focus on the younger families with kids? They are the ones that will stick around and grow the town. When a small town can't support sports for families they ultimately leave to play when they become teenagers to local cities that offer more.
20	Business along the hiway will further draw customers away from the existing businesses and kill the charm of the existing town.
21	Risk of losing small town feel, local businesses at risk, more traffic, potential crime
22	As a new business owner on [REDACTED] implications of this scenario are deeply troubling. If main street succumbs to the consequences of this project, witnessing a decline in foot traffic and customer engagement, it will undoubtedly result in the deterioration and eventual demise of the heart and soul of our town. Regrettably, any anticipated growth stemming from the new development will be overshadowed by the loss of income and community support previously provided by the local businesses. Considering the gravity of the situation, I would like to propose an alternative solution that could address the community's desire for growth while safeguarding the interests of the local businesses. I suggest exploring the possibility of utilizing the area behind the Monkey Top Saloon, including the RV Park, as well as lands to the west of the railway tracks. These locations have the potential to accommodate industrial development without directly impacting main street. By strategically planning the development in these alternative areas, we can preserve the vitality of main street, allow the existing businesses to thrive, and foster a harmonious coexistence between the new industrial ventures and the cherished establishments that form the heart of our community. This approach ensures that growth and progress are achieved without sacrificing the very essence of our town.
23	We need better infrastructure for our youth. A dedicated multi soccer pitch for the booming soccer youth. Baseball is growing as fast as soccer.
24	The value of all houses will decrease in value but there taxes will increase to cover the cost of all the empty commercial business buildings. Maybe worry about celling the housing lots one the north end before adding more stuff
25	I am concerned how this proposed plan will affect the overall appearance of town. By adding as much business industrial facing the bike path and the campgrounds, we start to reduce the towns "charm". I propose that we add in visually appealing multi-use buildings that include both commercial and residential that will add to the charm of our town. When I was look at moving to the central Alberta area, I deliberately avoided towns like Blackfalds because I viewed them as ugly with all the industrial and commercial stripe. I do not want to see that happen to Bentley. We have been successfully branding our town as cute and quaint town to visit. We do not want to destroy that by adding a concrete jungle.
26	This development directly impacts my home. The security of my home, the environmental impact on my home, and the value of my home. None of which is a positive in any way
27	I am not in support of the industrial use on the quarter of NE23. That whole field leaves a fantastic view once you eclipse HWY 12A headed west into Bentley. For campers and day tourists using the bike path to go from Gull Lake into town, all the industrial would be a big eye sore. What I like about Bentley is the small town feel and if too much industrial was added, that would take away from its charm and take away from Bentley being a drawing point to come visit if in the area. I could see adding green spaces/parks, on NE23 as a great add
28	The major industrial area to the east seems too much especially with it being on the highest part of town, which is what many people will see first when approaching Bentley or Sandy Point from the east side. Park or recreation area seems more appropriate on the most eastern side of development, where it'd can be used for the town and for people in sandy point

#	RESPONSES
29	The east of Bentley is is not the place for industrial. I'm surprised that a county that prides itself on farmland and beauty would think about allowing this quarter to be used in this way
30	Light Industry is not inviting to view as you drive past a town. The view on hwy 12 coming from the east looking towards Bentley is beautiful and industrial business there will ruin the views.
31	I am strongly apposed to the NE 23 being developed into industrial. Coming into Bentley from the east is the only Beautiful of entering as the west has unsightly industrial and we should be very concerned about making this east quarter an eyesore as well as it will not attract people from gull lake and sandy point areas nor visitors from the highway.

**Question 5. Do you support the proposed development policies of the Plan (pp. 19-33)?**

Answered: 60 Skipped: 42



ANSWER CHOICES	RESPONSES	
👍 - YES	40.00%	24
😐 - NEUTRAL	23.33%	14
👎 - NO	36.67%	22
TOTAL		60



### Question 6. If you are in support of the proposed development policies, please explain why.

Answered: 19 Skipped: 83

#	RESPONSES
1	It needs to be PHASED from the town outward.
2	We need commercial including grocery + more. The sooner the better.
3	I support Policy 9.2.1 and think at the very least the development should be required to be a phased approach in order to keep as much land as possible being farmland on the east side of this development.
4	Small towns need to grow
5	It makes sense
6	I'm in support of this joint project as the town of Bentley needs to grow both residential & commercial.
7	I believe the development will help Bentley & the residents and surrounding areas
8	Growth
9	I am a fan of growth and change, I live between sandy point and lakeview campground, and in the summer months, more amenities would definitely be used and they are needed. i think it would bring a desirable growth to Bentley in all aspects!
10	They are the right thing to do for this town
11	It has been a long time since Bentley has seen any major changes or growth. It is time for some development!
12	New businesses can generate income for the community
13	I think we need to add more commercial buildings to Bentley
14	In keeping with the overall plan to further growth
15	I do agree with the section facing the highway. We do need more business like gas station, grocery store and hotel. But let's extend a visually pleasing commercial area that faces the bike path.
16	I feel it is a well organized plan to assist in our town's growth.
17	You say in your policy that you are in favor of farm land staying farm land so Bentley should look elsewhere for their industrial
18	The development should be required a phased approach working from in town outwards. We need to keep as much farmable land as possible.
19	We need growth

### Question 7. If you are not in support of the proposed development policies, please explain why.

Answered: 20 Skipped: 82

#	RESPONSES
1	There needs to be a strong influence of appearance on all new development.
2	Policy 9.3.4 should include all main roads around this development needing to be required to have requirements on appearance, not just along Highway 12. The paragraph at the bottom of page 24 and top of page 25 is not being done in this plan. Actually if you put industrial on the highest point (east) of this quarter section, you are doing the exact opposite and taking away this opportunity.
3	Once again, the town of Bentley is a small, model town. It was never meant to grow in the way that you expect it to. I hope you realize you're taking a town that had a legacy and turning it into a commercial nightmare.
4	We need development that adds to the character and charm of Bentley not distract from the small lake town charm. People come visit because it is a quiet little town reminiscent of days before big box commercial stores.
5	Explained previously
6	Bentley is a small town and we do not need large commercial stores here.
7	This will destroy the towns lake vibe and make it look trashy. Not a good move.
8	The businesses that you have proposed on the plan will take away from our businesses downtown. If there is amenities off the highway people will stop there instead and not come into town as it's convient for them.
9	Having the business commercial on hwy 12, ensures people won't have to come into Bentley. If it was already in Bentley on hwy. 12a, they would have to come in, off hwy.12
10	We will lose the good little businesses that are there now Think about it people
11	Same as previous answer
12	Block views.
13	Do not support commercial outside of Town of Bentley - Main Street.
14	We need to keep business downtown to keep the town alive
15	How is building commercial properties going to encourage people to still support the eclectic businesses already operating on Main Street and bey?
16	Not in favour at all over industrial being such a large percentage. I don't want factories, trucking and storage destroying the air quality, aesthetics of Bentley or adding to the noise pollution as well. It will down grade the small town appeal
17	not in support of any of this
18	It is the use of this area for industrial. NW23 potentially would work to expand industrial as that area already has some. Any further than that I believe takes away from the town
19	All development should require as much appearance stipulations as possible to keep the town beautiful.
20	You say as a county farm land is important to maintain yet here you are allowing a plan to go ahead with taking up a beautiful quarter of land on the hilltop that gives anyone driving down RR1-1 or walking on that stretch of the bike path an amazing view of the valley and hills when the amount of land south of the town and directly south of the fire hall will be more than sufficient to meet the towns needs

**Question 8. In response to feedback received in the previous public engagement opportunity, the draft development policies in the Plan have included some steps to minimize the impact of commercial land uses to residences along 48 Avenue. Do these seem sufficient? If not, what else can be done to mitigate impacts.**

Answered: 28 Skipped: 74

#	RESPONSES
1	Yes. There is no guarantee when you by a house on a field.
2	Where is the minimization of the impact??? I hardly see any attempt to make this any less impact full on the residents. You care more about growing commercially than you do about the community and that's obvious with this construction. This will take away from the Town of Bentley and have everything move onto highway 12. I feel as though traffic has already shifted so much because of the highway construction (which isn't necessarily bad) but I feel as though NOBODY will come into town with everything being on this one highway.
3	I do not believe it is
4	Plant a buffer of tree's between that avenue and future development
5	Yes
6	This would make the road by the fireball extremely busy, unlike the other entrance, this is very noisy already to home owners. I personally would probably move, I bought here for the quaint charming and QUIETNESS.
7	Leave Bentley the size that it is and then no one's property will be affected
8	How about fixing up the downtown for commercial. The infrastructure is already there and it needs it more.
9	Yes
10	Yes
11	Yes
12	Nothing to add
13	Yes they are
14	What are the steps and what about the houses along 45th avenue that are already bombarded with traffic and noise
15	Having a substantial buffer of trees between the homes and the industrial section I think would be good. Or have that area allocated to homes.
16	Don't build commercial next to residences. Greenspace and recreational only. Soccer pitches?
17	I am more worried how these businesses impact the existing stores
18	Don't develop commercial/industrial subdivisions across the street from homes
19	Yes
20	No issues
21	No one on 48 ave is going to want to look at commercial buildings or listen to the noise. Houses sell on that ave because of the view you have now
22	these development do nothing to minimize the security of our homes. Industrial and commercial growth lead directly to more crime.

#	RESPONSES
23	Yes
24	Yes, the steps are in line with other communities that have dealt with the same scenarios. If some families end up leaving, new families will buy. I know many families that can't afford to build but want to live in Bentley but there is nothing and they are resorting to buy/rent in other communities.
25	I do not live in town so I cannot speak to how that would effect those living there
26	Seems ok
27	Why can't you keep the area directly south of 48th ave green space. First see how the expansion along the highway 12 and RR 1-1.5 goes
28	yes - expansion is necessary for our community and a few people must understand that

**Question 9. The Area Structure Plan includes provisions that would require any developer to construct public open spaces and trails that connect to the Town’s and the County’s existing trail and open space network. Are there any other considerations you would like incorporated into the design of these spaces?**

Answered: 25 Skipped: 77

#	RESPONSES
1	No.
2	I would ask you consider the bike path that is already existing + the one you are putting in down to Sandy Point. They will meet at the top of the hill which right now gives amazing, peaceful views of the County's landscape. All of the industrial that is proposed at the top of that hill take away from joining the trail system that is proposed in this plan. Policy 11.5.2 - I believe it is quite evident that all this industrial is in glaring contrast to what this policy says. It will prejudice all future development and does not provide for park, open space, and trail system. This quarter is not the place for industrial!
3	Keeping the space as natural and peaceful as possible is the only recommendation I can think of.
4	No
5	A bike path and walking path that is maintained is so good for the physical and mental well-being of our residents and visitors alike. Paths sound great
6	No
7	We have a great pathway system already and being a small town we have a bunch of open spaces already.
8	The trails will be unappealing because of the industrial feel of Bentley. If you want people to move there/stay in Bentley and pay your ridiculous taxes, putting in industrial will not be the fix.
9	Decor to reflect the towns charm. No soulless generic buildings
10	Not at this time.
11	Please keep our town beautiful
12	Nothing to add
13	Lots of foliage and welcomeing scenery
14	Yes turn 45th avenue into a nature trail and join the existing bike path



#	RESPONSES
15	Easy accessibility will be crucial to encourage visitors and residents to support local businesses.
16	Lots of trees for sound buffer
17	See above
18	No
19	No
20	Adding walking and bike trails is a great idea!
21	We need to keep the chain stores away and try to attract more small businesses
22	Green spaces are necessary for the growth of this town. I do not want to see an area that is like the Walmart / commercial area in sylvan.
23	I feel these trails and green spaces designed are adequate.
24	If any expansion on NE23, only parks/green spaces to add to the charm and attraction of Bentley
25	None

**Question 10. Do you have any other comments, questions, or concerns regarding the draft Area Structure Plan that you would like to share?**

Answered: 31 Skipped: 71

#	RESPONSES
1	I would like to see a phased approach starting in town outwards and I would like to see no development on the east quarter of the Bentley Fire Hall.
2	DO IT!
3	Yes. I strongly would like to see at the very least a phased approach to this so that this development would have to work its way out of the town. Again, it would be most beneficial to the Town to have some commercial close to town and a small amount of industrial to the south. I am against the large amount of industrial to the east for many reasons. Many of those entail removing beautiful views and farm land for unsightly industrial that can bring loud noise, heavy traffic, etc. that can totally take away from the lovely village and setting that we are trying to enhance. So I guess I am asking that the majority of the industrial to the east be removed. The lands to the north + east of this will be greatly affected by all this industrial.
4	No
5	No
6	Leave Bentley how it is! We do not need big box stores or large commercial around town
7	Surly there is a better way to entice people to move to Bentley. No one wants to live in an industrial wasteland and that's exactly what it will be. It may be ok for the first 10 years, but after that buildings will start to deteriorate and it WILL make the town look like a dump. Which big companies will want to set up shop in Bentley anyway? It's out of the way from anything major and Rimbey and Sylvan already have the infrastructure for large amounts of industrial. Which by the way most are sitting empty. Why do this to Bentley? Not a smart move town council. This WILL ruin Bentley. People WILL move out or abandon their homes because they won't be worth anything.
8	Make it happen

#	RESPONSES
9	The people creating this plan really need to think of how this will change our town. We have great shops and local business owners downtown. Maybe incorporating more into downtown instead right on the side of the highway which has already impacted our downtown gas station and clearly grocery store by not allowing them to have the highway traffic.
10	People want people to come into Bentley for their shopping needs. This plan ensures the commercial businesses will be on hwy.12, which would enable future consumers, to bypass Bentley completely. That is the worry for all businesses, in, Bentley. If business commercial was on hwy.12 A, and business industrial on hwy. 12, it would at least bring people into Bentley, rather than aside. Makes more sense.
11	No not at this time.
12	No
13	Nothing to add, love it!
14	Just that we need something to happen to this town. There is no reason to even stay here anymore other than the small town feel of it. When i need anything (including gas because of the lack of any other gas station, and him being aloud to set crazy prices) or anything other than like clothes, i have to leave for the city to shop and it is very inconvenient. Id rather pay a bit more and have a bit more development if that ment more convince and reson for people to ever visit here.
15	I'd like an opportunity to submit my noise complaint on 45th avenue already
16	No
17	We live in a small town and need the visitors business downtown to keep it going
18	As a business owner, I am concerned how this will impact my bottom line
19	I understand the desire for growth but sincerely hope the quest for money doesn't override the quality of life for the residents. Small town life is appealing because of the lack of franchises and industrial traffic and by allowing this plan to move forward everything great about small town living is put at risk. Keep the busyness of the city in the city and allow the residents to enjoy the peace and quiet of rural living.
20	Keep businesses with storefronts on mainstreet. No duplicate businesses. No chain businesses like tim hortons or red apple.
21	Thank you for allowing residents to provide input
22	you can put your commercial area over by the fire hall where it will not affect any residential homes.
23	I have attended both meetings regarding this project. Some points that have been made in favor can not be argued and I agree with them. But what counsel members have completely choose to ignore, are the residents that actually live in the town. Many side conversations were had at the last meeting regarding the non-existing housing market in Bentley. Homes that go on the market, sell extremely fast! And most have been selling above asking price. Why? Because the families that are moving here, and people that want to be here, DO NOT WANT LIVE IN THE TOURIST TOWNS of Sylvan Lake or Lacombe. Even without a grocery store, or a hardware store, people still want to move to Bentley. Counsel members repeatedly spoke of attracting tourists off of Hwy 12, that was the point of this project. But yet the residents that choose to live here, choose because it was not a tourist/commercial town. It was a family orientated community. My belief is that not 1 member of the county counsel members lives in our community. Yet they seem to think they know what is best for it when they don't even live here. They won't have to see the aftermath/destruction that they let happen because they dont have to see it everyday.
24	We really could use a grocery store again, and another gas station. I think that should be the priority

#	RESPONSES
25	Whatever businesses comes in need to be respectful and keep their site clean. We have a beautiful community and want to attract residential, commercial and industrial owners. This can't be done if someone allows their site to become a junkyard. No one will want to move into a community that looks junky as they drive in/by. Having the transfer station, lagoon's and a couple unkept backyard businesses on either side of the new hwy 12 bypass is embarrassing. I wish berms or large fencing could be put up to hide some of it.
26	Nothing that I haven't already shared. Thanks for taking the time to read about my concerns
27	Again my main concern is the major industrial plan on the east side, I feel like that would be better served elsewhere and that land can be used for something more appealing to those driving from the east side and to those staying in sandy point
28	Those of us who walk up from the campground stop at the top of the hill and love the views to the south and into the village Soon it looks like you will be investing in another path from sandy point and they to will enjoy the lovely sight at the top of the hill so why would you allow that openness to be filled up with industry when Bentley is as small as it is You're going to be known for an industrial town and that is not the heart of this area. Please don't take away from what we campers love put your industrial elsewhere
29	I would strongly recommend a phased approach starting from west to east. I would NOT like to see the light industry on the east quarter of the fire hall at all.
30	Not at this time
31	I am also very concerned about the lack of phasing in this plan. It is not wise for a town/county to give such a large section to a developer to develop wherever and whenever he desires. If the areas along the highway are the most desirable needs why would you not at least make those have to be done first. The worst thing that can happen to the town of Bentley and those coming in from the east is that all that industrial gets developed first in an unsightly manner then the town is going to find it very hard to find anyone willing to invest in a business or live in the town. I am asking that the industrial to the east all gets taken off this plan. I thank you for considering this.

## Public Engagement Summary

While feedback received through this public engagement opportunity is diverse and touches on a multitude of topics, support and concern for the Plan can be summarized in the following topics.

### REASONS FOR SUPPORTING THE PLAN

- in favour of economic development in Bentley with new commercial and light industrial development
- a desire to see Bentley grow and increase its tax base
- a desire to keep more people around by providing jobs
- a desire to see more services locally, rather than travelling to other communities
- a desire to ensure a positive future

### REASONS FOR NOT SUPPORTING THE PLAN

- unsightliness of future industrial developments from Highway 12, Highway 12A, and Range Road 1-1 leading to negative impacts on Bentley's viewscape
- nuisance (noise, dust, unsightliness) to adjacent residents
- perceived lack of need for industrial or commercial development in Bentley
- chain businesses detracting from existing small businesses in Bentley and diverting visitorship away from downtown
- potential to include an open space in the form of an outdoor recreational facility in the Plan Area

## Changes to Draft Plan

To address the feedback expressed in the survey, the following changes are being proposed to the draft Plan. These changes represent the new version of the Plan which will be taken to Lacombe County Council for First Reading. The final adoption of the Plan is subject to Lacombe County Council approval and further amendments, if required.

### SITE DEVELOPMENT GUIDELINES

Perceptions about industrial development may be influenced by the prevalence of low-quality industrial development in other communities. Many industrial parks often have gravel roads, unscreened outside storage, low-cost steel buildings, and a complete lack of landscaping. This very unattractive form of development understandably colours the perspective that many people have.

This Plan represents an opportunity to create an industrial area that is functional yet physically attractive through site design standards, building material requirements, careful regulation of outside storage, requiring paved yards and driveways at least up to the front building line, and setting reasonable landscaping standards to increase the attractiveness of the properties. In addition, the industrial area will need to be developed with paved roads, proper drainage, and full services including buried power lines.

The proposed *Southeast Bentley Area Structure Plan* already included policies that are intended to manage the physical appearance of these developments. The detailed language of Policy 8.4 spells this out. However, the Lacombe County / Town of Bentley IDP / ICF Committee chose to include stronger policy language that



would require developers to create detailed design guidelines for each area being subdivided, to address building design, signage, fencing, screening, and landscaping. Further, a principal building of at least 3,000 square feet is required for each lot adjacent to Highway 12, Highway 12A, and Range Road 1-1 prior to any new (non-agricultural) land use being established. These standards will ensure all new developments are held to a visual appearance standard that is in line with residents' views of their community.

This is spelled out in the new Policy 10.3.3 Site Development Guidelines.

## PHASING OF DEVELOPMENT

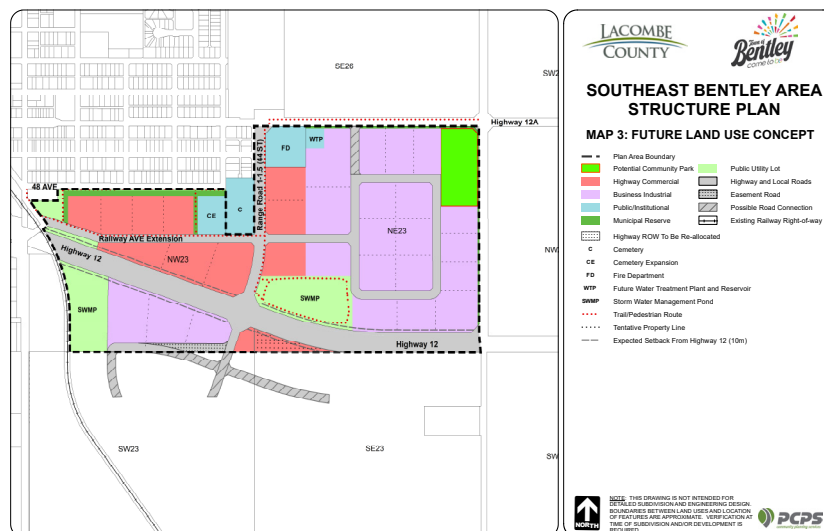
In the original draft of the Area Structure Plan, planning staff did not propose a plan for the phasing of development because the land area involved is not particularly large for an industrial district, and servicing of development will necessarily be from west to east meaning that a developer is unlikely to leapfrog and begin selling lots at the eastern boundary. However, the community has raised this as a concern, and the Plan has been modified with the revision of Policy 10.1.1, which would require a landowner or developer to provide a phasing plan satisfactory to the municipality, which could choose to accept it or require changes.

## OPEN SPACE

Another option that was suggested is to provide an open space and recreational area in the NE 23. This would not only address concerns of viewscape impacts as seen from the Gull Lake regional trails, but also address the community's wish to see an outdoor recreational space.

Accordingly, Map 3 has been changed to show, conceptually, an area for a potential future community park. Policy 8.6 and 8.6.7 have similarly been changed to allow designation of a community park in this area, subject to discussions between the County, the Town, and the landowner or developer.

While this suggestion came after the direction for the ASP had been set and the document drafted, the creation of park is seen as a potential means of providing a buffer between the future industrial development and agricultural lands to the north and east.



## Next Steps

Next, the revised draft of the Plan will appear before Lacombe County Council for First Reading on October 12, 2023. If Council does not require any revisions, Council may set a date for a Public Hearing.

During the Public Hearing, anyone who would like to speak to the proposed Plan will be given an opportunity to submit comments either verbally or in writing for Council's considerations. The Public Hearing will be advertised through local newspapers, mail-outs to adjacent landowners, and the County's social media and website. Details for how to participate will be provided with the advertising.

After adoption, the Plan will remain a Lacombe County area structure plan until the lands are annexed by the Town of Bentley. Following annexation, the Town of Bentley may adopt this plan as their own area structure plan, subject to amendments to align with the Town's planning framework.

