



TOWN OF BENTLEY: NOTICE OF INTENT TO ANNEX LAND

1.0 INTRODUCTION

The Town of Bentley is proposing to expand its municipal boundaries by annexing selected lands from Lacombe County. This document describes the Town's proposal and, in accordance with Section 116 of the *Municipal Government Act* it:

1. Describes the lands proposed to be annexed;
2. Presents the Town's reasons for the proposed annexation;
3. Proposes a process to consult the public about the proposed annexation; and
4. Proposes a process to meet with owners of the land to be annexed and keep them informed about the progress of negotiations.

2.0 LANDS PROPOSED FOR ANNEXATION

The lands included in the annexation proposal are described below through legal descriptions. These lands are illustrated through the Proposed Annexation Map included with this document. Each individual property that is listed is identified by the corresponding number on the map.

Parcel No.1

Town Stormwater Pond

- 10.78 acres
- Linc No. 0034569617
- Lot 1, Block 2, Plan 1026356
- Short Legal 1026356;2;1

Parcel No.2

- Roll No. 40012333002
- 3.79 acres
- Linc No 0034569609
- Lot 2, Block 1, Plan 1026356

- Short Legal 1026356;1;1
- Title No. 102407201

Parcel No.3

- Roll No. 4001233001
- 44.55 acres
- Linc No. 0036187813
- Short Legal 5;1;40;23;NW
- Title No. 142175391007

Parcel No. 4

- Roll No. 4001233004
- 24.02 acres
- Linc No. 0036187813
- Short Legal 5;1;40;23;NW
- Title No. 142175391007

Parcels 3 and 4 are one title in two parts, separated by Highway 12.

Parcel No. 5

- Roll No. 4001234002 – Fire Hall – currently outside the town limits
- 4.99 acres
- Linc No. 0035347921
- Lot 1, Block 1, Plan 1223446
- Short Legal 1223446;1;1
- Title No. 142055912

Parcel No. 6

- Roll No. 4001234001
- 132.59 acres
- Linc No 0038091591
- Short Legal 5;1;40;23;NE
- Title No. 182257833003

Property No. 7

- Highway 12 road allowance within the NW 23 and NE 23.

In addition to the titled lands described above, it is the Town's intention to annex the Highway 12 road allowance within the NW 23 and NE 23, and 44 Street from Highway 12 to Highway 12A.

3.0 REASONS FOR THE PROPOSED ANNEXATION

There are four primary reasons for the Town's proposed annexation. These reasons relate to the implementation of key directions of the Town of Bentley / Lacombe County Intermunicipal Development Plan and the practical planning considerations to position the Town to plan for and attract diverse scale commercial and industrial development.

1. Collective Vision

The Annexation Area is within the Urban Expansion Boundary described on Map 2 of the Town of Bentley / Lacombe County Intermunicipal Development Plan. This proposed annexation reflects the logical next step for what was already agreed upon and set as the future vision through extensive intermunicipal collaboration.

The Town of Bentley/Lacombe County Intermunicipal Development Plan includes explicit policies intended to support commercial and industrial development in the Bentley area, and to pursue joint initiatives in this regard.

An Area Structure Plan for the Annexation Area has already been prepared and adopted by Lacombe County. The lands remain under County jurisdiction at this time.

The proposed annexation represents a logical expansion of the urban area of the Town. Residential development is expected to occur on lands in the north part of Bentley, and on lands to the north of Highway 12A in the future. The areas south of Highway 12A to the east of the Town, and along Highway 12 in the south are planned for commercial and industrial uses, in proximity to transportation corridors.

2. Competitive Commercial Land Supply

The Town has no large blocks of land available to attract commercial development that require various parcel sizes. Based on a 2021 commercial land inventory, there are only five parcels available for commercial development. These parcels are located along the Town's main street within its downtown core. The location and size of these parcels constrains for the size and type of development that can be accommodated within the Town's traditional commercial area. In particular, there is a significant opportunity to attract highway commercial development in proximity to Highway 12, which is not suited for the downtown.

These constraints have affected the ability of the Town to attract a share of the economic growth in central Alberta. The Town recently experienced this in recent years when it was unable to accommodate a culinary school and bakery due to the shortage of its commercial land supply. The Annexation Area will provide the Town a competitive land supply to attract commercial development.

3. Industrial Land Supply

The Town has a very limited supply of industrial land for development. The ability to attract industrial development depends on the availability of designated and serviced blocks of lands of varying sizes. The Town's control over the Annexation Area can accommodate a well-planned industrial area that provides flexible parcel sizes to attract

various scale industrial development within the area. The Annexation Area would provide the Town the opportunity to respond to industrial proposals within the region.

4. Preparation for Future Planning and Development

A detailed area structure plan (ASP) to guide the development of the annexation area was developed in 2022 and 2023, and was approved and adopted as Bylaw 1397/23 by Lacombe County Council in November 2023. This process was guided by the Town of Bentley/Lacombe County Intermunicipal Committee.

Background work included an environmental review, along with servicing and transportation studies.

The development of the plan included public meetings in November 2022 and June 2023, an online survey, numerous meetings and conversations with landowners and interested individuals, and a statutory public hearing held in October 2023.

The planning process has been funded through an Alberta Community Partnership (ACP) grant, with Parkland Community Planning Services acting as a planning consultant to the Committee. The Town of Bentley is the managing partner for the grant. It was the stated intention of the parties from the beginning for the Town of Bentley to apply to annex the area that is now the subject of the ASP.

The Southeast Bentley Area Structure Plan is presently a statutory plan of Lacombe County. Should the annexation be successful, the ASP would receive some minor amendments and be re-adopted as a Town of Bentley planning document.

If the annexation is not successful, the ASP would remain as a County planning document, and a Joint Economic Area (JEA) agreement between Town and County would be required.

In summary, the proposed annexation would provide the Town with the commercial and industrial land inventory needed to attract new economic activity and to support the long term viability and sustainability of the community. The area proposed for annexation is suitable for commercial and industrial development, adjacent to the Town, and can be readily serviced.

4.0 PROPOSED PROCESSES TO NEGOTIATE AND CONSULT

Throughout the creation of the Southeast Bentley Area Structure Plan, the Town and County had numerous meetings and consultations with the landowners affected by the Town's annexation proposal. The development of the ASP has been done with the explicit intention of proceeding to this annexation proposal.

It is still necessary to formally consult with landowners and the public regarding this annexation proposal, and for the Town to negotiate with the County.

The Town proposes the following general process for further intermunicipal negotiations and public consultation and to keep landowners advised on the outcome of negotiations between the Town and County:

1. An initial meeting of the Town and County (the Intermunicipal Committee) to discuss this annexation proposal.
2. Formal Submission of this Notice of Annexation to Lacombe County, along with the Minister of Municipal Affairs, the Land and Property Rights Tribunal, Provincial Departments and other affected local authorities having jurisdiction within the Town of Bentley or Lacombe County.
3. Public notice of annexation advertised in the local newspaper and on municipal websites that describes the nature of proposal and the means on how to participate.
4. Letter to landowners providing information on the annexation negotiations, implications and inviting the landowners to a meeting, hosted by the Town, to discuss the annexation.
5. Landowner/Public open house to explain and discuss the proposed annexation.
6. Follow-up letters and/or conversations with individual landowners on implications, negotiations and thoughts on the proposed annexation.
7. Meeting between the County and the Town representatives to share information from landowner and public consultations and finalize annexation negotiations.
8. Preparation of the negotiation/annexation report and submission to County Council and Town Council for consideration.
9. Submission of the final negotiation/annexation report to the Land and Property Rights Tribunal.
10. Advertisement of the final negotiation report's availability for public review.

The official annexation process will be considered to begin upon approval of this document by the Town Council and will continue until a decision has been issued in accordance with the *Municipal Government Act*. In addition to the consultation described above, the Town will undertake follow-up notifications with the landowners and public once a decision has been issued to ensure they are aware of the outcome.

Proposed Annexation Map

