



AGENDA
Bentley Town Council
Tuesday June 11, 2024
6:30pm Regular Meeting of Council

1. Call To Order

2. Indigenous Acknowledgement

“We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands.”

3. Amendments & Acceptance of Agenda

4. Adoption of Previous Minutes:

- a) Regular Meeting of Council May 28, 2024**

5. Financial:

- a) Prepaid Cheque Listing – Cheques No. 20240395 to 20240429**

6. New Business

- a) Lacombe Tourism – Event Pilots and Mid-Season Report**
- b) Town of Bentley / Lacombe County Annexation Report and Application**
- c) Summersault Area Structure Plan Community Survey to run from June 10, 2024, to June 24, 2024**
- d) Bentley Strategic Plan Update and Public Meeting Date June 19, 2024**

7. Correspondence

- a) Lacombe County Council Highlights May 23, 2024**

8. Council Reports

- a) Mayor Rathjen**
- b) Deputy Mayor Hansen**
- c) Councillor Grimsdale**
- d) Councillor Valiquette**
- e) Councillor Eastman**

9. Other Business

a) In-Camera – CAO Evaluation

- **Pursuant to section 194 of the Municipal Government Act, RSA, 2000, c.M-26, a special in-camera council meeting conducted in-person will take place and begin at the end of the regular council meeting on June 11, 2024, in council chambers (Seniors Drop In) at the Town Office, to consider the following:**

CAO Evaluations, Section 17(1) Disclosure harmful to personal privacy. “The head of a public body must refuse to disclose personal information to an applicant if the disclosure would be an unreasonable invasion of a third party’s personal privacy if:

(2)(e) the information about the third party’s classification, salary range, discretionary benefits or employment responsibilities of an officer, employee, or member of a public body or as a member of the staff of a member of the Executive Council.

(2)(f) the personal information consists of personal recommendations or evaluations, character references or personnel evaluations.

10. Adjournment



**Minutes of the Regular of the Council of the Town of Bentley
May 28, 2024**

Date and Place Minutes of the Regular Meeting of the Council of the Town of Bentley held Tuesday, May 28, 2024, at 6:30 p.m., in the Bentley Municipal Office

In Attendance Mayor Greg Rathjen
Deputy Mayor Hansen
Councillor Valiquette
Councillor Eastman
Councillor Grimsdale
CAO, Marc Fortais

Call to Order Mayor Rathjen called the regular council meeting to order at 6:30pm

Indigenous Acknowledgement “We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands.”

Read by Mayor Rathjen

Agenda

Motion 113/2024 Moved by Deputy Mayor Hansen, “THAT the agenda of the May 28, 2024, regular meeting be amended to include the following as Other Business:

- a) IDP/ICF Update from Mayor Rathjen
- b) Water Handheld Replacement Update (CAO)
- c) Campground Bylaw – 2-week restriction

Carried

Motion 114/2024 Moved by Councillor Eastman, “THAT the amended agenda of the May 28, 2024, regular meeting be accepted.”

Carried

Previous Minutes

Motion 115/2024 Moved by Councillor Valiquette, “THAT the minutes of the May 28, 2024, Regular Meeting of Council be accepted.”

Carried

Financial

a) Prepaid Cheque Listing – Cheques No. 20240333 to 20240394

Motion 116/2024 Moved by Councillor Grimsdale, “THAT Cheques No. 20240233 to 20240394 be received for information.”

Carried

New Business

a) Town of Bentley 1st Quarter Financial Report

Motion 117/2024 Moved by Councillor Grimsdale, “THAT the 1st quarter financial report for the Town of Bentley as presented by the CAO be accepted and approved.

Carried

Break

Motion 118/2024 Moved by Deputy Mayor Hansen, “THAT Mayor and Council take a short recess at 8:03pm for 5 minutes.”

Carried

Mayor Rathjen called the meeting back to order at 8:09pm

b) Bylaw 247/2024 Tax Rate Bylaw for the 2024 Tax Year

Motion 119/2024 Moved by Deputy Mayor Hansen, “THAT Bylaw 247/2024 the Town of Bentley Tax Rate Bylaw for the 2024 Tax Year, be given first reading this 28th day of May 2024.”

Carried

Motion 120/2024 Moved by Councillor Eastman, “THAT Bylaw 247/2024 the Town of Bentley Tax Rate Bylaw for the 2024 Tax Year, be given second reading this 28th day of May 2024.”

Carried

Motion 121/2024 Moved by Councillor Valiquette, “THAT Bylaw 247/2024 be considered for third and final reading this 28th day of May 2024.”

Carried Unanimously

Motion 122/2024 Moved by Councillor Grimsdale, “THAT Bylaw 247/2024 be given a third and final reading this 28th day of May 2024.”

Carried Unanimously

c) Bylaw 248/2024 Supplementary Assessment of Manufactured Homes for the 2024 calendar year.

Motion 123/2024 Moved by Councillor Grimsdale, "THAT Bylaw 248/2024 be amended to ensure that all reference to Manufactured Homes in the bylaw is changed to manufactured homes, as there was some discrepancy in naming such as calling them mobile homes at the bottom footer line of the bylaw."

Carried

Motion 124/2024 Moved by Deputy Mayor Hansen, "THAT Bylaw 248/2024 as amended, the supplementary assessment of Manufactured Homes for the 2024 calendar year, be given first reading this 28th day of May 2024."

It should be noted that Councillor Grimsdale requested a friendly amendment that the reference to manufactured homes be consistent throughout the bylaw. As there was a reference to mobile homes in the bylaw title line at the bottom footer line of the bylaw. Councillor Grimsdale requested that all reference be referred to as manufactured home for consistency. This friendly amendment was agreed to by Deputy Mayor Hansen."

Carried

Motion 125/2024 Moved by Councillor Grimsdale, "THAT Bylaw 248/2024 as amended, the supplementary assessment of Manufactured Homes for the 2024 calendar year, be given second reading this 28th day of May 2024."

Carried

Motion 126/2024 Moved by Councillor Eastman, "THAT Bylaw 248/2024 as amended be considered for third and final reading this 28th day of May 2024."

Carried Unanimously

Motion 127/2024 Moved by Councillor Valiquette, "THAT Bylaw 248/2024 as amended be given a third and final reading this 28th day of May 2024."

Carried Unanimously

Correspondence

a) Lacombe County Council Highlights May 9, 2024

Motion 128/2024 Moved by Councillor Valiquette, "THAT correspondence item a be accepted as information."

Carried

Other Business

a) IDP/ICF Update

Mayor Rathjen provided an update regarding the recent IDP/ICF committee meeting that recommended that the respective councils of both The Town of Bentley and Lacombe County proceed to take the Annexation Report and Application to a public meeting for approval. Once this has been completed and if approval is received, the formal annexation application for The Bentley Southeast Area Structure Plan will be submitted to the Province of Alberta to the LPRT (Land and Property Rights Tribunal).

b) Water Handheld Replacement

Deputy Mayor Hansen requested an update on where the replacement of the handheld (used for reading metered water and billing). CAO Marc Fortais advised council that we had just received the handheld and reads were being finalized after the required training was undertaken. He also indicated that is why metered water billings were late for this one.

c) Campground Bylaw – 2-week restriction

Deputy Mayor Hansen inquired if there was a way to amend the Campground Bylaw to look loosening the restrictions for a 2-week maximum. Patrons of the campground cannot stay longer than 2 weeks. It was indicated, that since we have a housing shortage, maybe, there was a way to designate certain campsites as longer-term stay. She asked if this bylaw could be reviewed at a future date. CAO Marc Fortais replied to it will be added to the list of priorities, and once we complete current priorities, it will be looked at.

No formal motions were made for Other Business

Adjournment

Mayor Rathjen adjourned the May 28, 2024, Regular Council Meeting at 8:44pm

Mayor Greg Rathjen

CAO Marc Fortais



TOWN OF BENTLEY

Cheque Listing For Council

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
20240395	2024-05-23	PARKLAND COMMUNITY PLANNING SERVICES		PAYMENT		14,991.82
			22292	DAY TO DAY	1,824.82	
			22293	SUMMERSAULT AREA STRUCTU	1,155.00	
			22294	DAY TO DAY - LUB	2,805.00	
			22295	STRATEGIC PLAN	9,207.00	
20240396	2024-05-31	CARSON, BARBARA J				
20240397	2024-05-31	JENSEN, DARREN J				
20240398	2024-05-31	MEREDITH, SANDRA L				
20240399	2024-05-31	GIBSON, COLE C				
20240400	2024-05-31	DENNEHY, NATHAN				
20240401	2024-05-31	GREAVES, LORYANNE				
20240402	2024-05-31	FORTAIS, MARC C				
20240403	2024-05-31	KIKSTRA, ROBERT B				
20240404	2024-05-31	LOOV, CHRISTOPHER D				
20240405	2024-05-31	SMITH, JOCELYNN T				
20240406	2024-05-31	VON KUSTER, KESALY K				
20240408	2024-05-30	CARSON, BARB		PAYMENT		101.93
			09052024	FCSS MEETING MILEAGE PENH	71.39	
			14052024	SENIORS WEEK - THERMOMETF	30.54	
20240409	2024-05-30	CATALIS TECHNOLOGIES CANADA LTD.		PAYMENT		9,941.79
			INV308318406	MUNIWARE ANNUAL LICENSE FC	9,941.79	
20240410	2024-05-30	CENTRAL ALBERTA ECONOMIC PARTNERSHIP		PAYMENT		866.88
			122780	CAEP MEMBERSHIP FEES APRIL	866.88	
20240411	2024-05-30	HOLDEN, KARI		PAYMENT		465.00
			30052024	OFFICE JANITORIAL FOR MAY	120.00	
			30052024.	BASEMENT JANITORIAL FOR MA	90.00	
			30052024..	SENIORS DROP IN JANITORIAL F	30.00	
			9	FIREHALL JANITORIAL FOR MAY	225.00	
20240412	2024-05-30	INNOV8, DIGITAL SOLUTIONS INC.		PAYMENT		714.96
			IN492206	FCSS PHOTOCOPIER	11.30	
			IN492833	OFFICE PHOTOCOPIER & NEIGH	703.66	
20240413	2024-05-30	JACKSON, BRIAN		PAYMENT		1,140.48
			25042024	REIMBURSEMENT SHOWER CUI	33.47	
			31052024	MAY CAMPGROUND CONTRACT	1,107.01	
20240414	2024-05-30	LACOMBE COUNTY		PAYMENT		956.59
			IVC00045031	FIRE DEPARTMENT TRAINING	956.59	
20240415	2024-05-30	RUTTAN MECHANICAL		PAYMENT		1,449.00
			INV-0913	ARENA PLUMBING MAINTENANC	1,449.00	
20240416	2024-05-30	SECURITY WATCH OF CANADA INC.		PAYMENT		659.40
			11633	SECURITY ALARM MONITERING	659.40	
20240417	2024-05-30	SHAW CABLE		PAYMENT		346.50
			12052024	OFFICE INTERNET 12-JUN-24 TC	173.25	
			21052024	FCSS INTERNET 21-JUN-24 TO 2	173.25	
20240418	2024-05-30	AB NWT COMMAND ROYAL CANADIAN LEGION,		PAYMENT		415.00
			20242507	DONATION MILITARY SERVICE R	415.00	
20240419	2024-06-05	ADT SECURITY SERVICES CANADA INC.		PAYMENT		302.40
			34038925	SERVICE CALL REPAIR AT OFFIC	302.40	
20240420	2024-06-05	FOX CANADA		PAYMENT		450.80
			109857	PW & ROADS & STREETS SIGNA	450.80	



TOWN OF BENTLEY

Cheque Listing For Council

Cheque		Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
Cheque #	Date					
20240421	2024-06-05	GREGG DISTRIBUTORS LP		PAYMENT		644.49
			059-644148	PW FUEL & OIL PRODUCTS & PP	264.73	
			059-644633	PW SHOP SUPPLIES & OIL/FUEL	193.76	
			059-646263	PW SPRING EQUIPMENT MAINTI	186.00	
20240422	2024-06-05	HENRY'S EAVESTROUGHING INC.	47283	PAYMENT ARENA EAVESTROUGH MAINTI	7,801.50	7,801.50
20240423	2024-06-05	KEY AGVENTURES INC.		PAYMENT		1,835.48
			IR82351	PARKS & REC EQUIPMENT MAIN	18.80	
			IR82427	PARKS & REC EQUIPMENT MAIN	96.52	
			IR82427A	PARKS & REC EQUIPMENT MAIN	33.73	
			IR82663	PARKS & REC KABOTA MOWER I	44.06	
			IR82684	PARKS & REC MOWER DECK GE	1,642.37	
20240424	2024-06-05	MCLAREN, CAROLYN	209	PAYMENT FAMILY PROGRAMMING FOR MA	624.00	624.00
20240425	2024-06-05	MY TECH ONSITE	AGR-MT 230	PAYMENT SPHOS ANTIVIRUS FOR SERVEF	1,877.24	1,877.24
20240426	2024-06-05	PARKLAND COMMUNITY PLANNING SERVICES		PAYMENT		18,848.82
			21956	BENTLEY-LACOMBE JOINT DEVE	142.50	
			22109	BENTLEY-LACOMBE JOINT DEVE	6,216.24	
			22178	BENTLEY-LACOMBE JOINT DEVE	4,129.91	
			22254	BENTLEY-LACOMBE JOINT DEVE	8,360.17	
20240427	2024-06-05	RECEIVER GENERAL	31052024 31MAY2024	PAYMENT REDUCED EMPLOYMENT INSUR REGULAR EMPLOYMENT INSUR	21,841.29 1,578.70	23,419.99
20240428	2024-06-05	WOLF CREEK BUILDING SUPPLIES	47354 47410 660951 662143	PAYMENT RETURN TAP FOR OFFICE RETURN OFFICE BASEMENT TAI OFFICE KITCHEN TAP OFFICE TAP AND SUPPLIES	(24.14) (27.29) 24.14 65.07	37.78
20240429	2024-06-05	FIRST CHOICE LOCATORS	FCL-060-23	PAYMENT LOCATE U/G UTILITIES AT AREN/	157.50	157.50

Total 110,197.79

*** End of Report ***

Event Pilot

TOWN OF BENTLEY - MID SEASON REPORT

Merry Kuchle, LRT President

Austin Weaver

5 June, 2023

AGENDA

- Our Plan
- The Pilot - As Proposed in 2023
- The Events
 - Bentley - E-Sport Tournament
 - Economic Impact
- Upcoming Possibilities
- Suggestions & Questions



OUR PLAN

To initiate events that foster strong partnerships with local residents, businesses, and community associations to diversify and grow the local economy while encouraging investment.

AS PROPOSED IN 2023

We proposed a Event Pilot that would

- Provided Support
 - build resources and capacity to help existing event organizers
- Build Capacity
 - Create/Manage two events in the shoulder seasons to increase visitation
- Established Leadership
 - Encourage the development of a community of people and resources ready to attract new small events to the Town of Bentley

EVENT #1

Bentley Brawl - E - Sport Tournament

- Attracted 110 of the best provincial gamers to Bentley
- Participants mainly came from Edmonton, Calgary and Rural Alberta
- Most players were between the ages of 16 - 30 (30 % female and 70% male)
- Each participant spent between of \$25 to \$35 in the community
- Provincially recognized event (Tier D Tournament)



ECONOMIC IMPACT

\$2,750 - \$3,850

Spent Locally

*There's demand
for a follow up
event*

\$1,800

Invested

*Shoulder Season
Event*

34% - 53%

*return on
investment*

*Supported &
Recognized By
AESA*



FUTURE POSSIBILITIES



Bentley Aggie Days

Local Partner

Bentley and District
Agriculture Society

Little Fiddle Festival

Local Partner

Bentley Museum

Hammer-in

Local Partner

Bentley Museum

Rally Cross

Partner

Edmonton Rally Club

Suggestions & Questions ?



Thank you!



Agenda Date: June 22, 2024

Agenda Item: Annexation Application & Negotiation Report

LEGISLATIVE REQUIRMENT/AUTHORITY

Section 116 of the Municipal Government Act, RSA 2000 cM-26 (as amended) sets out the process for a council to initiate an annexation.

Section 118 requires the preparation of a report that describes the results of the negotiation. Subsection 118(1) states that this report must include:

- (a) a list of the matters agreed on and those on which there is no agreement between the municipal authorities,*
- (a.1) if there were matters on which there was no agreement, a description of the attempts to use mediation and, if mediation did not occur, the reasons for this,*
- (b) a description of the public consultation processes involved in the negotiations, and*
- (c) a summary of the views expressed during the public consultation processes.*

Further, Section 118 states:

- (2) The report must be signed by the initiating municipal authority and by the municipal authorities from which the land is to be annexed that are prepared to sign and must include a certificate by the initiating municipal authority stating that the report accurately reflects the results of the negotiations.*
- (3) A municipal authority that does not sign the report may include in the report its reasons for not signing.*

BACKGROUND

In 2021 the Town of Bentley and Lacombe County partnered to prepare for and facilitate future commercial and industrial development on the lands southeast of Bentley and within Lacombe County. The Town of Bentley/Lacombe County Intermunicipal Development Plan, adopted December 2018, identified these lands for potential future commercial and industrial opportunities.

The Southeast Bentley Area Structure Plan was adopted by Lacombe County Council in November 2023.

On February 27, 2024, the Town of Bentley Council approved a Notice of Intent to Annex the lands described in the Southeast Bentley Area Structure Plan.

CURRENT STATE AND SUMMARY

Since February Town administration, with the assistance of Parkland Community Planning Services, has issued notifications, met with the landowners, met with the public, administered a survey, collected input, consulted with the Bentley/Lacombe County Intermunicipal Committee and County staff, and developed the attached report.

An open house/public meeting was held on April 18, 2024, and a survey followed. The results of the public engagement are described in detail in the report.

This report is also scheduled to be considered by Lacombe County Council on June 13.

If approved by Town Council, administration intends to proceed to submit the application to the Land and Property Rights Tribunal of the Government of Alberta.

The Annexation Application & Negotiation Report that is attached includes:

- A description of the lands proposed to be annexed in this application;
- The Town of Bentley's reasons for pursuing the annexation application;
- Background on historic population and economic development efforts in Bentley;
- A description of the relationship between the annexation proposal and approved statutory plans;
- A description of the intended uses proposed for the annexation lands and the ability to extend municipal services;
- A list of the matters agreed upon and those on which no agreement was reached between the Town of Bentley and Lacombe County;
- A description of the consultation process for landowners, the general public and other local authorities that was used in the negotiations and in preparing the annexation application;
- A summary of the views expressed during the consultation process with landowners, the general public, and other local authorities;
- Actions proposed by the Town of Bentley in response to issues raised through the consultation process;
- A financial analysis of the impact of annexation on the Town of Bentley and Lacombe County; and,
- An overview of compliance with the annexation principles established by the Municipal Government Board/Land and Property Rights Tribunal

BUDGET AND FINANCIAL INFORMATION

Out of a total budget of \$200,000, about \$190,000 has been spent to date. This includes Planning fees from the consultant, advertising and public engagement fees, biophysical assessment, servicing study, traffic impact study, GIS and mapping, hall rentals for engagement, document preparation, drafting of the ASP, creating the Notice of Intent to Annex, public and landowner consultations, and the Annexation Application & Negotiation Report. The project has been funded 100% via grant funding.

Approximately \$10,000 is remaining and earmarked for costs related to the approval and a public hearing convened by the Land and Property Rights Tribunal, if required.

ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council adopt the following resolution:

“Whereas the Municipal Government Act and the Provincial Land Use Policies urge municipalities to plan co-operatively, and

Whereas Lacombe County and the Town of Bentley have successfully negotiated the terms of an annexation, and

Whereas affected landowners and the public have been consulted and the expressed concerns considered by both municipalities.

Now therefore be it resolved that:

1. Council approve the attached Annexation Application & Negotiation Report dated June 2024 relating to the Town of Bentley annexation application; and
2. The Land and Property Rights Tribunal be requested to recommend the annexation of the lands described in this report subject to the terms of the Annexation Application & Negotiation Report; and
3. Council certifies that this report accurately reflects the results of the negotiations between the Town of Bentley and Lacombe County.”

RATIONALE FOR RECOMMENDATION

- This Annexation Application & Negotiation Report fulfills the Notice of Intent to Annex Land that Council approved in February 2024 and is the next step in the process started in 2021.
- Public and input has been considered. A clear majority of community members who responded support the annexation. Those who did not expressed concerns about higher taxes, and a possible lack of success in attracting new investment. There were also concerns expressed about the impact on 48 Avenue residents and the downtown, issues that were addressed in the Area Structure Plan, which strikes a balance between the wants and needs of those impacted by the plan and the need to support future growth and tax base expansion.
- The landowners are not objecting to the annexation. Their concerns are related to property taxes; they wish to see taxes remain at County levels as long as the land is used for agricultural. However, the Annexation Principles adopted by the Land and Property Rights Tribunal require certainty, which is understood to include a fixed end date for any tax agreement. To this end, the Intermunicipal Committee has recommended a 35-year tax agreement which is described in the report.

ATTACHMENTS:

- 1) Annexation Application & Negotiation Report

Marc Fortais, CAO

Town of Bentley / Lacombe County Annexation
ANNEXATION APPLICATION & NEGOTIATION REPORT

*Prepared for the Alberta Land and Property Rights Tribunal pursuant to
Section 118 of the Municipal Government Act, RSA 2000, Chapter M-26,
as amended*



***Prepared by the Town of Bentley with assistance from
Parkland Community Planning Services***

June 2024



Table of Contents

EXECUTIVE SUMMARY	iv
INTRODUCTION	1
LANDS PROPOSED FOR ANNEXATION	2
REASONS FOR ANNEXATION	3
RELATION TO STATUTORY PLANS.....	5
Town of Bentley / Lacombe County Intermunicipal Development Plan	5
Town of Bentley Municipal Development Plan	9
Southeast Bentley Area Structure Plan	11
RELATION TO HISTORIC AND PROJECTED POPULATION GROWTH	11
RELATION TO DESIRED GROWTH DIRECTION AND FUTURE LAND USES.....	14
ABILITY TO EXTEND MUNICIPAL INFRASTRUCTURE AND SERVICES	15
MATTERS AGREED UPON BETWEEN THE TOWN & COUNTY.....	16
MATTERS NOT AGREED UPON BETWEEN THE TOWN & COUNTY.....	17
CONSULTATION PROCESS WITH LANDOWNERS	18
CONSULTATION PROCESS WITH THE PUBLIC	18
VIEWS EXPRESSED BY THE PUBLIC AND TOWN’S RESPONSES	19
CONSULTATION PROCESS WITH OTHER LOCAL AUTHORITIES.....	22
VIEWS EXPRESSED BY OTHER LOCAL AUTHORITIES AND TOWN’S RESPONSES	23
LANDOWNER RESPONSE	24
FINANCIAL ANALYSIS OF PROPOSED ANNEXATION	25
RELATION TO ANNEXATION PRINCIPLES	26
CLOSURE AND REQUESTED OUTCOMES	29
CERTIFICATIONS	30

Appendices

Appendix A: Maps and List of Lands to be Annexed

Appendix B: Copies of Certificates of Title as of May 2024

Appendix C: Proposed Approach to Municipal Taxes for Annexed Lands

Appendix D: Letter to Affected Landowners

Appendix E: Letter to Local Authorities and Distribution List

Appendix F: Responses from Local Authorities

Appendix G: Responses from Affected Landowners

Appendix H: Resolutions for Negotiation Report

EXECUTIVE SUMMARY

The Town of Bentley is located within Lacombe County, 19 kilometres west of the QEII highway. While the Town's population has been stable over many years, a desire for continued viability has led the Town to work collaboratively with Lacombe County to develop sustainable and economical future growth.

The Town and County have developed an Intermunicipal Development Plan (IDP) in 2009 which was updated in 2018, followed by a new Southeast Bentley Area Structure Plan to create opportunities for commercial and industrial development. This ASP was adopted by Lacombe County in November 2023, and it defines the area that is the subject of this annexation proposal. The County recognizes the Town's need for annexation.

The Town of Bentley Annexation Application and Negotiation Report has been prepared in accordance with Section 118 of the *Municipal Government Act (MGA)*. This report provides understanding and rationale for the Town's proposed need for annexation, presents the direction for long-term future growth,

The Town proposes to annex approximately 92 hectares comprising titled lands and a non-titled road allowance. The Town submitted its Notice of Intent to Annex to Lacombe County in March 2024. Letters and information about the Town's proposed annexation were sent to the affected landowners, stakeholders and referral agencies.

This process effectively started with the adoption of the updated IDP in 2018. The Town of Bentley subsequently applied for Alberta Community Partnership funding in 2021 to prepare the Area Structure Plan and undertake the annexation process. The Town is a member municipality of Parkland Community Planning Services, and PCPS has served as the planning consultant.

This project has been overseen by the Bentley/Lacombe County IDP/ICF Committee comprised of council members from each municipality.

Extensive public engagement has been part of the process from the beginning. Including the public hearing for the Southeast Bentley Area Structure Plan, there have been four public meetings, two online surveys, and numerous meetings and conversations with members of the public and the landowners.

The Town continues to work collaboratively with Lacombe County to ensure the annexation process and Intermunicipal Development Plan is successful in sustaining its long-term planning visions. While this annexation process was planned as part of the project that started in 2021, commencement of the annexation process began in January 2024. Over the course of the past four months, the two municipalities have undertaken one-on-one landowner meetings and public consultation initiatives and engaged in negotiation discussions.

The Town and County have reached an agreement on the terms for annexation. This report sets out the terms of the annexation agreement, including the agreed upon conditions and the proposed effective date of January 1, 2025, for the annexation.



INTRODUCTION

The Town of Bentley is requesting approval of this annexation application to be able to address the community's long-term future commercial and industrial growth needs in a rational and orderly fashion. The addition of lands to the Town has been the topic of mutually beneficial discussions between the Town of Bentley and Lacombe County. Consultations with landowners, the general public and other local authorities were undertaken as part of the overall process to discuss the proposal and to identify concerns along with means of addressing impacts.

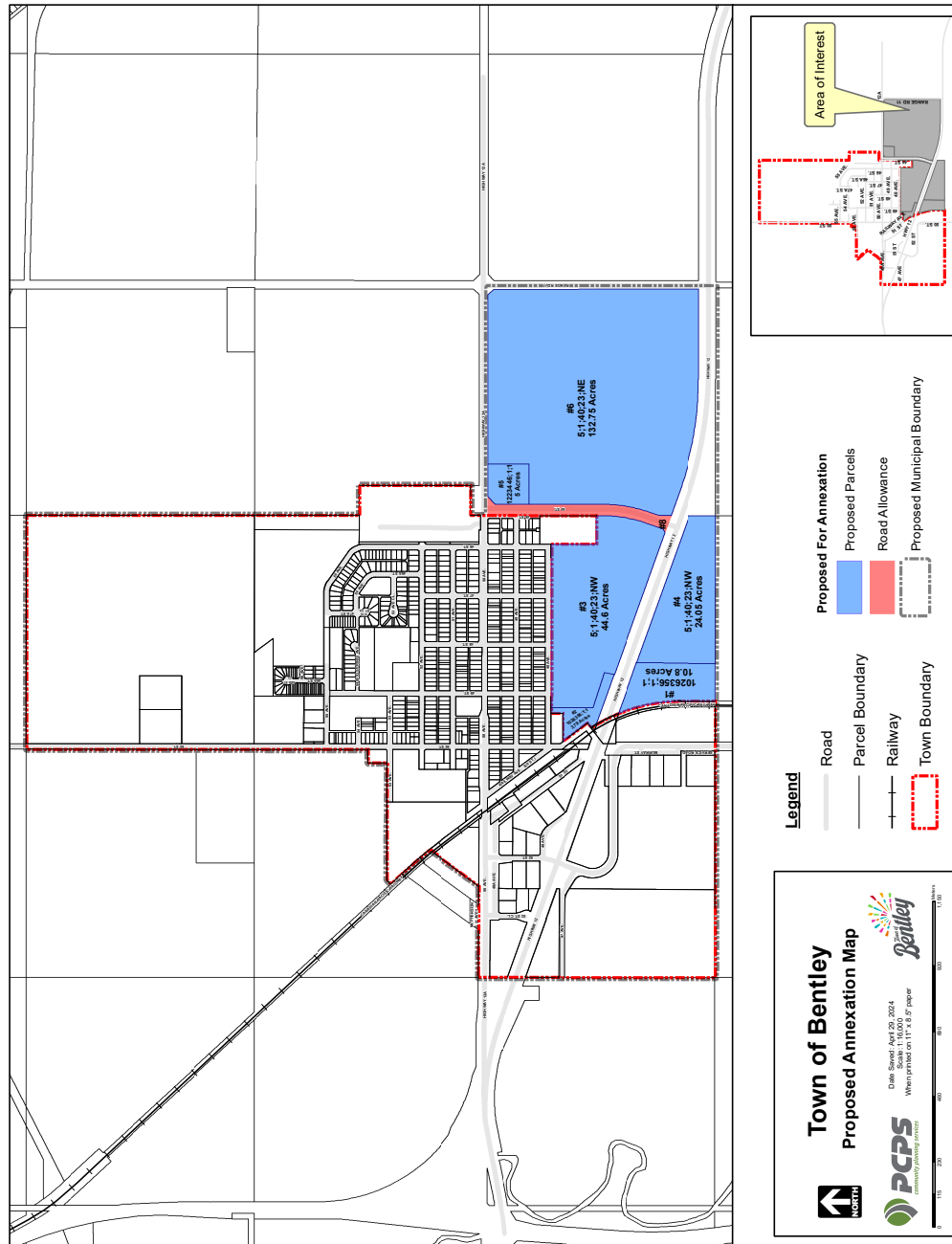
The purpose of this Annexation Report is to document the process that has been followed and formally present the Town's request to the Province. It includes:

- A description of the lands proposed to be annexed in this application;
- The Town of Bentley's reasons for pursuing the annexation application;
- Background on historic population and economic development efforts in Bentley;
- A description of the relationship between the annexation proposal and approved statutory plans;
- A description of the intended uses proposed for the annexation lands and the ability to extend municipal services;
- A list of the matters agreed upon and those on which no agreement was reached between the Town of Bentley and Lacombe County;
- A description of the consultation process for landowners, the general public and other local authorities that was used in the negotiations and in preparing the annexation application;
- A summary of the views expressed during the consultation process with landowners, the general public, and other local authorities;
- Actions proposed by the Town of Bentley in response to issues raised through the consultation process;
- A financial analysis of the impact of annexation on the Town of Bentley and Lacombe County; and,
- An overview of compliance with the annexation principles established by the Municipal Government Board/Land and Property Rights Tribunal.

LANDS PROPOSED FOR ANNEXATION

The Town of Bentley and Lacombe County have agreed to the annexation of lands as identified in Figure 1. The total amount of land proposed to be annexed is approximately 221 acres (89 hectares) of titled lands, plus non-titled road allowances and rights of way.

Figure 1: Town of Bentley Annexation Area





The lands proposed to be annexed are described below through legal descriptions, approximate areas and their general location relative to the present Town boundaries. The areas proposed to be annex include approximately 89 ha of titled land and approximately 2.7 ha of road right-of-way. A copy of the annexation map identifying each owner with the corresponding parcel of lands is included in Appendix A. Appendix B includes current copies of the land title for each of the proposed annexation parcels.

REASONS FOR 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 for positioning the Town to plan for and attract a range of commercial and industrial developments.

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 clear 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 (the Southeast Bentley Area Structure Plan) 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 that are currently within the Town boundary, and on lands currently within the County 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.

This is reinforced by external factors. Highway 12 carries more than 6,000 vehicles per day in the Bentley area, while the Government of Alberta has commissioned a functional planning study for the twinning of Highway 20 from Sylvan Lake to Rimbey and passing just west of Bentley, to accommodate future growth in the region. Additionally, there has been significant growth in Sandy Point (Lacombe County), Blackfalds, Lacombe, Red Deer, and Sylvan Lake, which points to an opportunity to leverage both residential growth and commercial and industrial growth.



2. Competitive Commercial Land Supply

While the Town has a generous supply of land intended for future residential development, it 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. Moreover, the location and size of these parcels constrains the size and type of development that can be accommodated within the Town's traditional commercial area, leading to lost opportunities.

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.

In particular, the proposed annexation creates a significant opportunity to attract highway commercial development in proximity to Highway 12, a form of development which is not suited for the downtown.

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. However, the Annexation Area can accommodate a well-planned industrial area that provides flexible parcel sizes to attract industrial development at various scales. The Annexation Area would also 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 recommended for re-adoption as a statutory plan of the Town of Bentley.

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 pursued, consistent with the 2018 Intermunicipal Development Plan.

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 and meet the growing needs of the central Alberta region. The area proposed for annexation is suitable for commercial and industrial development, adjacent to the Town, and can be readily serviced.

RELATION TO STATUTORY PLANS

The proposed annexation is consistent with the overall direction and policies of the Town of Bentley/Lacombe County Intermunicipal Development Plan, the Town of Bentley Municipal Development Plan, and the jointly developed Southeast Bentley Area Structure Plan approved by Lacombe County. The policies of each of these documents pertaining to annexation are summarized below.

The focus of this annexation proposal is land for commercial and industrial development, with accommodation for cemetery expansion and a possible community recreation area. The Summersault Area Structure Plan provides a significant area for residential growth on the north side of Bentley.

Town of Bentley / Lacombe County Intermunicipal Development Plan

Adopted in December 2018, the Intermunicipal Development Plan (IDP) represents an update of an IDP originally adopted in 2009, and contains several goals and policies that provide direction for future expansion of the Town of Bentley.

The Economic and Joint Development policies of the IDP promote economic development by both municipalities, and requires both municipalities to work together to ensure a strong and stable diversified local economy. This is to be done by providing “a suitable inventory of lands for commercial and industrial development which includes a range of choice in terms of parcel sizes and servicing.”

The IDP is considered a very high-level policy document based on a thirty-year timeframe. The IDP anticipates the creation of Concept Plans and Area Structure Plans consistent with the IDP.

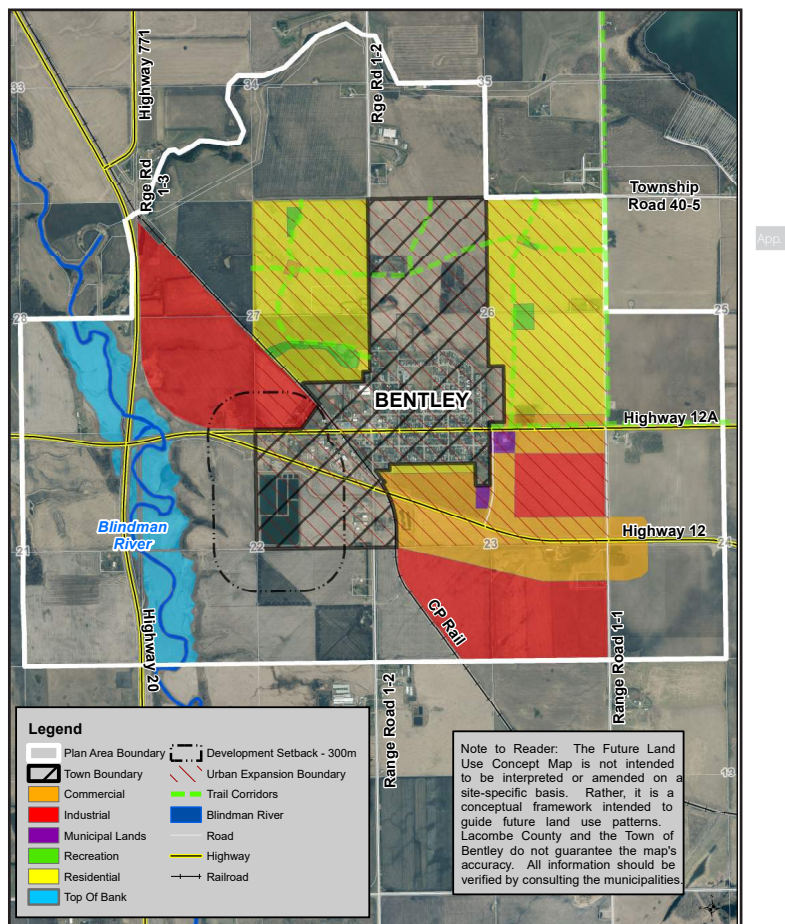
Land Use Patterns

The Future Land Use Concept of the IDP identifies areas for long term development in proximity to the Town of Bentley. This includes areas for future annexation by the Town, and areas for future industrial and commercial development within Lacombe County. These are shown in Figure 2.

At the present time, there are no plans for commercial and industrial development in the portion of the growth area reserved for the County. The Area Structure Plan approved in 2023 was to include the SW and SE of Section 23, but the landowners in this area were very clear on their long-term desire to continue to farm and live on the land as they do now, and the proposal was amended to remove these quarter sections.

Figure 2: Future Land Use Concept – Map 2 of Intermunicipal Development Plan

MAP 2 - FUTURE LAND USE CONCEPT MAP





Environmentally Sensitive Areas

There are no environmentally sensitive areas within the annexation area.

Background work for the Southeast Bentley Area Structure Plan showed wetland areas in the Southeast of Section 23; however, this quarter section was not included in the Area Structure Plan and is not part of the annexation area.

Municipal and Environmental Reserves

The Southeast Bentley Area Structure Plan describes future stormwater management, trails, and a potential community park within the annexation area. The details of these areas will be worked out through the subdivision and development processes.

Economic Development

The IDP recognizes the desire of the Town and County to promote a strong, diversified and sustainable economy that will provide employment opportunities and support community growth. To this end, the two municipalities agree to promote economic development within the IDP area, recognizing the needs of both municipalities and the area economy. This entails providing a land base and land use pattern capable of supporting a range of appropriate economic activities and the establishment of sustainable assessment bases capable of supporting desired levels of municipal services.

Specific policies of the IDP pertaining to the economic development goal include:

- Both municipalities shall work together to ensure a strong and stable diversified local economy within the broader regional economy;
- The Town and County shall ensure that the Plan provides a suitable inventory of lands for commercial and industrial development which includes a range of choice in terms of parcel sizes and servicing.
- The Town and County shall work together to explore areas of mutual interest. Where an area of mutual interest has been identified, the Town and County may consider negotiating a Joint Economic Agreement (JEA) respecting the orderly and coordinated provision of services and facilities to the area. This agreement may also outline a mechanism for the equitable distribution of tax revenue between each municipality respecting the lands within the identified area.
- While a broad range of commercial and industrial uses and development is desirable, those uses and developments which may detract from the community's character, quality of life for area residents or unduly impact the environment may not be permitted.
- The Town and County shall endeavor to work together to develop joint development initiatives, economic initiatives or other partnerships that are beneficial to both municipalities.



Urban Expansion and Annexation

The IDP sets out broad parameters for the two municipalities on how proposals for the expansion of the Town boundaries will be addressed. Specific policies include:

- Both municipalities shall protect those lands identified within the proposed Urban Expansion Boundary on the *Map 2 - Future Land Use Concept* from land uses and developments that might interfere or conflict with future urbanization.
- The Town shall not pursue annexation of any land it cannot economically and reasonably service.
- Either municipality or a landowner may put forward an annexation proposal or request. In the case of an annexation proposal by a landowner, the landowner shall simultaneously notify both municipalities in writing.
- Where annexation is proposed by either municipality, affected landowners shall be notified prior to the general public.
- Annexation proposals shall be reviewed by the Intermunicipal Committee prior to submission of a Notice of Intent to the respective Councils and the Municipal Government Board.
- If deemed necessary, a joint meeting of the two Councils shall be held to discuss the rationale for the annexation.
- In determining the appropriateness of an annexation proposal the following criteria, among others, shall be taken into account and documented in a supporting report:
 - a) Justification of the need for additional land based on projected growth rates reflecting historic trends or anticipated economic stimulus;
 - b) Availability and cost of providing municipal services including consideration of economies of scale related to the financing of municipal service extensions;
 - c) Adequacy of transportation system and ability to expand to accommodate demands resulting from annexation including consideration of economies of scale related to the financing of transportation infrastructure;
 - d) Landowner interest in pursuing development and as high a degree of concurrence among affected landowners as possible;
 - e) Measures to mitigate the impacts of annexation relating to such aspects as change in taxation levels, service provisions and treatment of and continuation of existing, approved uses and development;
 - f) Consistency with adopted statutory plans; and



g) Logical extension of jurisdictional boundaries including consideration of long-term responsibilities for maintenance and service delivery and the establishment of rational planning units.

Intermunicipal and Joint Economic Agreements

The Intermunicipal Development Plan (Policy 4.0) encourages collaborative economic development.

The goal of this policy is “To enhance economic opportunities by providing areas for a variety of development opportunities which may lead to a basis for future joint development by the Town and County of select areas that may be of mutual benefit and interest.”

Key policy directives include the following:

- Both municipalities shall work together to ensure a strong and stable diversified local economy within the broader regional economy.
- The Town and County shall ensure that the Plan provides a suitable inventory of lands for commercial and industrial development which includes a range of choice in terms of parcel sizes and servicing.
- The Town and County shall work together to explore areas of mutual interest. Where an area of mutual interest has been identified, the Town and County may consider negotiating a Joint Economic Agreement (JEA) respecting the orderly and coordinated provision of services and facilities to the area. This agreement may also outline a mechanism for the equitable distribution of tax revenue between each municipality respecting the lands within the identified area.
- While a broad range of commercial and industrial uses and development is desirable, those uses and developments which may detract from the community’s character, quality of life for area residents or unduly impact the environment may not be permitted.
- The Town and County shall endeavor to work together to develop joint development initiatives, economic initiatives or other partnerships that are beneficial to both municipalities.

This language is reflected in the policies of Section 20 the Town of Bentley Municipal Development Plan, entitled “Intermunicipal Cooperation”, which also provides policies respecting annexation.

Town of Bentley Municipal Development Plan

The current Town of Bentley Municipal Development Plan (MDP) was adopted in 2016 as By-law 188/2016.

Community Vision

The MDP is based on a broad community vision of the type of community Bentley wishes to become. The vision statement reads:



“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.”

The Goals for the future of Bentley are:

- 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

Annexation

The Bentley MDP provides policy direction on future urban expansion and annexations. These provisions include:

- 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.
- 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.
- 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.
- 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.

The proposed annexation fulfills these policy objectives. The proposed annexation is readily serviceable by way of extensions from the existing Town systems in a phased manner from west to east, is based on quarter section boundaries, avoids a fragmented pattern of landownership, and the policies of the Area Structure Plan ensure and promote continued agricultural use of the land until urban development occurs. While the area is large relative to the small size of the Town and would obviously provide more than a 5-year land supply, it involves only two primary parcels of land in one ownership and is supported by Lacombe County as a location for future commercial and industrial development to benefit the region. Further, the landowners are supportive, with their only concern being that the area will not fully develop for at least 25 years.

Southeast Bentley Area Structure Plan

The Southeast Bentley Area Structure Plan was a joint initiative of the Town of Bentley and Lacombe County, started in 2021. The Plan was completed and adopted by Lacombe County Council in November 2023.

The lands that are subject of this annexation proposal represent the entirety of the lands designated for future development by the Area Structure Plan. In addition to commercial and industrial uses, there are lands set aside for public uses including stormwater management, trails, cemetery expansion, and a possible community park. The existing Bentley District Fire Department is located within this area. Figure 3 to this report is the Future Land Use Concept from the Area Structure Plan.

If this annexation proposal is approved, the Area Structure Plan would be re-adopted, with appropriate modifications, as a statutory plan of the Town of Bentley.

RELATION TO HISTORIC AND PROJECTED POPULATION GROWTH

History and Regional Context

Bentley was founded as a community in 1901 with the establishment of a post office, and was incorporated as a village in 1915. The Lacombe Northwestern Railroad arrived in 1917, and the first railway station and the Alberta Pacific Grain Co. elevator were opened in 1918. Bentley was granted Town status in 2000.

Bentley plays a role as a local service centre. Located 19 kilometres west of the QEII Highway northwest of Red Deer, it is advantageously situated within the central Alberta. It is situated among of a number of communities that have experienced significant growth in recent decades, and which are poised for further growth as Alberta's population continues to expand, especially in proximity to the Highway 2 Corridor.



Historic Population Growth

Over the 50-year period between 1961 and 2011, Bentley’s population grew from 608 persons to 1,132 persons (municipal census figures).

This equates to an annual average growth rate of 1.25% using a straight-line linear calculation method over the 50-year period.

From the 1960s through the 1980s, Bentley’s population grew at a modest but steady rate.

Over the past decade, the population has been stable, declining slightly, with the 2021 federal census showing a population of 1,042. This has occurred alongside an aging of the population and an attendant decline in average household size – meaning that fewer people live in the same number of dwellings.

Table 1: Town of Bentley Population: 5 Year Intervals

Town of Bentley Population: 5 Year Intervals			
Year	Population	Year	Population
1961	608	1991	841
1966	660	1996	930
1971	647	2001	1010
1976	722	2006	1094
1981	825	2011	1132
1986	874	2016	1078 (StatsCan)

Sources: Alberta Municipal Affairs Official Population Lists, StatsCan, PCPS

Historic Changes in Density and Household Size

There is a slight trend towards smaller average household size (number of persons within a single dwelling unit) within Bentley. The 2021 figure of 2.21 can be considered very low. Going back to 1991, the average was 2.58. This suggests an aging population and fewer young families, as well as a reflection of broader societal changes including lower fertility rates and increasing numbers of single person households.

Table 2: Changes in Average Household Size

Changes in Average Household Size				
Year	2021	2016	2011	1991
Population	1042	1078	1073	840



Dwellings	471	463	469	325
Average Household Size	2.21	2.33	2.29	2.58

Source: Statistics Canada Census Data

Demographic Analysis

Bentley’s experience is not significantly different from many other small rural communities with an aging population and a lack of physical growth. It is not declining, but not growing either. This has implications for service provision, for municipal taxes, and the future of the community. There is sufficient land for residential growth, but uptake has been very low. There is general agreement, certainly between Town and County Council members, that commercial and industrial development is needed to create jobs and give more people a reason to move to Bentley. At the same time, Bentley has significant opportunities due to significant traffic volumes on Highway 12, and its location within a growing region that includes increasing recreational development just a few minutes to the east.

The annexation area comprises about 80 ha (200) acres of land with commercial and industrial potential. If this land was developed at 8 acres per year, it would represent a 25-year land supply. Over a 35-year period, 5.7 acres per year would be developed.

At the same time, the Town has within its boundaries approximately 80 ha of undeveloped land for residential development, also representing a long-term land supply. This includes a Town-owned and serviced subdivision with lots currently for sale. Four out of 21 lots have been sold, and interest is increasing.

Future growth, especially in this regional context, cannot be effectively forecast on the basis of historical growth. Growth projections are, at best, a guess to form a basis for designating a supply of land for urban land uses.

Instead, the annexation area has been chosen because of its contiguity with the existing built-up area, its access to and visibility from Highway 12, its suitability for development including moderate slopes and ability to be serviced, and a lack of fragmented ownership. The location and size of this area also complement the residential land supply. Development of one will result, over time, in the development of the other.

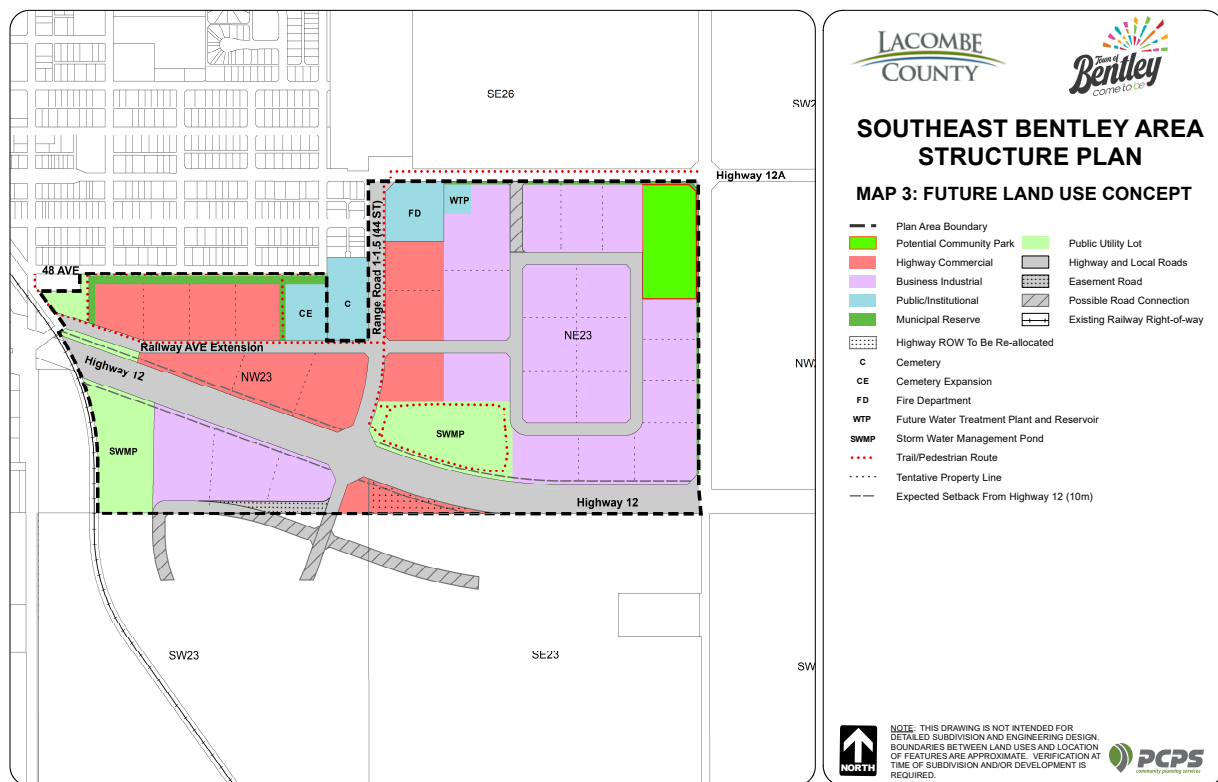
The designation of this area for future urban uses represents the creation of an opportunity to develop lands for commercial and industrial uses in an orderly and cost-effective manner. In the meantime, the policy framework clearly and unambiguously encourages its continued cultivation, meaning that farmland will not be prematurely taken out of active production.

RELATION TO DESIRED GROWTH DIRECTION AND FUTURE LAND USES

Future Land Uses

Figure 3 is the Future Land Use Concept Map from the Southeast Bentley Area Structure Plan. It illustrates the long term intended land uses for the proposed annexation area in relation to the current Town boundaries. If annexation is approved, it is the Town of Bentley’s intention to amend its Municipal Development Plan to reflect the general patterns that are shown.

Figure 3: Map 3 from the Southeast Bentley Area Structure Plan



Planned Capacity to Accommodate Growth

The proposed annexation area is expected to provide space for commercial and industrial growth over the next 35 years.

The total Plan Area as shown in the SE Bentley Area Structure Plan is 103.11 hectares. Of this area, 19.08 ha is shown as intended for commercial development, and 42.31 ha is intended for business industrial development, for a total of 61.39 ha, or just over 200 acres.



Over 35 years, this area would accommodate an average of 0.54 ha of commercial development and 1.2 ha of industrial development per year.

The Town has sufficient land designated for residential growth for the short to medium term, on the north side of the community. The lands subject of this annexation proposal are to provide opportunities for commercial and industrial development to provide employment, tax revenue, and to attract new residents to the community.

Direction of Growth

The selection of a growth direction generally to the south and east of the Town's present boundaries results from several factors. These include:

- The ability to provide contiguous boundaries and logical units of land for the planning and orderly development of future commercial and industrial areas, along with the ability to create a buffer from residential uses within the community;
- A selection of future commercial sites to serve the travelling public and the local and regional population in proximity to Highway 12 where commercial can be successful;
- Providing opportunities for future industrial development and employment lands for the long term in a location that caters to industries needing access to the Provincial highway network.

ABILITY TO EXTEND MUNICIPAL INFRASTRUCTURE AND SERVICES

An assessment of the ability to extend municipal infrastructure into the proposed annexation areas was undertaken by the Town's engineering consultant. The results of their conceptual engineering are described below.

Water

The Town water distribution system can be extended to service the proposed annexation areas.

At this time, it is understood that the Town of Bentley's water system can accommodate new users for the next 20 years at an annual growth rate of 3%.

Wastewater

The Town of Bentley has an existing sewage lagoon system in the southwest corner of the town. It also has capacity to handle 20 years of growth at an annual rate of 3%.

The annexation area lies above the existing developed area of the town. This will minimize capital and operating costs associated with pump or lift stations for sewage collection.



Storm Drainage

All of the proposed annexation lands can be serviced with a municipal storm drainage system that includes a proposed stormwater management facility at 44 Street and Highway 12 and an existing stormwater facility to the southwest. Drainage from the area will continue to be directed under Highway 12 west to the Blindman River.

Transportation

Highway 12 forms a bypass, and was built relatively recently. Recent traffic counts reveal annual average daily traffic (AADT) of over 6,000 vehicles per day, based on 2023 Alberta Transportation data. Highway 12 connects Bentley to Highway 2 (QEH Highway) and the City of Lacombe to the east, and Sylvan Lake and Rimbey to the west.

Highway 12A runs through centre of Bentley, and forms its main street. It also connects the community to Aspen Beach and Gull Lake to the east. This alignment includes a paved trail that is currently maintained by the Town.

44 Street connects Highway 12A and Highway 12. This is the only portion of roadway to be assumed by the Town as a consequence of annexation.

The Southeast Bentley Area Structure Plan anticipates that Railway Avenue will be extended as the commercial area develops.

The Area Structure Plan also show future internal road networks in a conceptual manner, to be constructed as development proceeds.

Finally, the Area Structure Plan includes provision for multi-use walking and cycling trails for recreation and as alternative transportation.

MATTERS AGREED UPON BETWEEN THE TOWN & COUNTY

Over the course of five months between January 2024 and May 2024, the Town and County have met on three occasions to discuss the Town's annexation proposal. The following matters have been agreed upon between the Town and County.

Annexation Lands

The lands to be requested to be annexed to the Town of Bentley are those lands shown on Figure 1 and as described in Appendix A.

Effective Date of Annexation

The date that will be requested as the effective date of the annexation is January 1, 2025.



Compensation for Loss of Municipal Property Tax Revenues

Lacombe County is not seeking any compensation for loss of municipal property tax revenue.

Capital Debentures

There are no capital improvements in the annexation area that are subject to compensation.

Nature of Tax Arrangement for Affected Landowners

The Town of Bentley and Lacombe County have agreed that affected landowners will be offered a thirty-five (35) year arrangement to mitigate the impact of annexation on the municipal portion of their property taxes. This arrangement will see annexed lands continue to be assessed and taxed as if they were still in Lacombe County for up to 35 years following the effective date of annexation. This is based on the expectation that the annexation area could reasonably meet commercial and industrial land needs for 35 years or more.

Further, it was agreed that the arrangement described above will stop once a property owner starts to develop their property at an urban density, or subdivides their lands, or connects to municipal water and/or wastewater services supplied by the Town of Bentley. Appendix C contains a more detailed description of the details of the proposed approach to municipal taxes for the annexed lands.

Initially, the municipalities proposed a 25-year tax arrangement. However, at a meeting at their home on April 18, 2024, the landowners expressed concern that it will take longer than 25 years to build out the annexation area. They are in the business of farming, and will continue to farm or rent to other farmers for the foreseeable future. For them, there is a principle at stake – the land should be taxed at rural rates until it is no longer farmed. It was explained to the owners that the Land and Property Rights Tribunal seeks certain, time-specific conditions, and the 25-year tax agreement had been formulated on this basis. It was emphasized to them that the annexation was not being pursued to gain a benefit from taxation of agricultural land, but to facilitate urban growth. It was also explained that the Town and the County are not opposed to a tax agreement that is not time-specific, and the owners were invited to make their concerns known to the LPRT when the annexation application is made.

The Intermunicipal Committee reviewed the comments from the landowners, and revised their direction to provide a 35-year property tax arrangement.

MATTERS NOT AGREED UPON BETWEEN THE TOWN & COUNTY

There are no matters related to the proposed annexation that have not been agreed upon between the Town of Bentley and Lacombe County. Mediation and dispute resolution efforts were not required.



CONSULTATION PROCESS WITH LANDOWNERS

Communication and consultation with the affected landowners began in with background work for the Southeast Bentley Area Structure Plan (ASP) in 2022. Apart from Town and Town/County owned sites, there is one affected landowner, comprised of four individuals from one family.

The Chief Administrative Officer of the Town of Bentley has been in regular communication with the landowners since the beginning of the ASP creation process. Background documents and the proposed plan were shared with them, and they were notified of the various public meetings held during the plan creation process, and of course formally notified of the statutory public hearing held by Lacombe County Council in November 2023.

They did not attend the public hearing, but submitted a letter for Council’s consideration regarding development needs and location of residential versus commercial/industrial land uses in the Plan Area and within the Town. There was no objection in principle to the Area Structure Plan.

A letter was mailed to the affected landowners, including the Notice of Intent to Annex. This letter is contained in Appendix D.

On April 18, 2024, a meeting was held with the landowners at their home to discuss the proposal and the tax agreement with them.

A written response (email) from the landowners is contained in Appendix G.

An open house/public was also held on April 18, 2024, in Bentley. The landowners were made aware of the open house through the letter and through a number of personal communications. The landowners chose not to attend the open house/public meeting.

CONSULTATION PROCESS WITH THE PUBLIC

The Town and County hosted multiple open houses/public meetings during the creation of the Southeast Bentley Area Structure Plan, where annexation was frequently mentioned and understood to be an end goal of the process. In addition, a public meeting/open house was held in Bentley at the Agricultural Society building on April 18, 2024. The public was notified of the April 18 public meeting through advertisements in the Town’s monthly Neighbourhood Notes, Lacombe County’s news publication, the Lacombe Express, the Rimbey Review, at the Town Offices and on both the Town and County’s websites.

The first open house for the creation of the Southeast Bentley Area Structure Plan was held on November 16, 2022, at the Town of Bentley. It was an opportunity for the public to view information boards displayed and to gather information about the proposed ASP. This was followed up with an open house/public meeting on June 29, 2023, to present the draft ASP, and a statutory public hearing held by Lacombe County Council in November 2023. Every engagement with the public included Town and



County logos and staff presence, emphasizing that this initiative dealt with land in the County, but both municipalities were directly involved.

The purpose of the open house was to provide information about the Town’s proposed annexation and to gain feedback from the public. An online and paper survey were also administered.

The April 18 public meeting included a presentation of the Town’s proposed annexation. The public was invited to discuss and ask questions about the annexation process with Town and PCPS staff and Town Council. The public was invited to submit written comments on the annexation proposal, including via an online survey. About 20 members of the public attended. In addition to the Town’s Chief Administrative Officer and a representative from Parkland Community Planning Services, the Town of Bentley Mayor and Council members were present. Lacombe County was represented by the CAO and two members of County Council.

VIEWS EXPRESSED BY THE PUBLIC AND TOWN’S RESPONSES

Comments and concerns discussed with the public at the open house/public meeting on April 18, 2024, are summarized below:

- The public asked about taxation of farmland, and was advised that the Town and County have discussed a tax agreement to hold taxes at the rural rate as long as it is being farmed, for a specified period of time
- There was a question about zoning of annexed land; it is expected that the Town would amend its Land Use Bylaw to put these lands into an Urban Reserve district to limit uses to agricultural activities until urban development occurs
- Concerns were expressed about land use compatibility for residents along 48 Avenue; this was addressed by referencing policies in the Southeast Bentley Area Structure Plan, including provisions for a buffer strip from future commercial uses.

Further to the public meeting, a total of 66 responses were received to an online survey using Survey Monkey, including a number of paper submissions. This represents about 6% of the Town’s population.

1. Do you support commercial and industrial growth for Bentley through the proposed annexation?

Yes – 74%
No – 8%
Mixed feelings/unsure – 18%

2. Do you have any concerns about the proposed annexation?

Yes – 32%
No – 56%
Mixed feelings/unsure – 12%

3. If you answered yes to Question 2, please describe your concerns.

- *Of course tax increase for our residential while we wait for the benefit of a bigger tax base.*
- *Location. I feel it is going to be a eyesore for a community, as you drive by it'll look industrial and less appealing to stop by our lovely community*
- *Who's paying for this?*
- *With increasing our industry comes with crime and business not following community bylaws. We contract our peace officer program to lacombe county who is stretched thinly covering a large area.*
- *Would be concerned about pulling bussiness away from downtown. Also concerned about noise pollution from the area straight south of Bentley. (If turns into truck stop. M)*
- *Plan the development so that it encourages the continual usage of down town business facilities*
- *Concerned about it not being done properly like the last residential expansion which was an obvious failure*
- *Direct impact of the residents who live on 48 street.*
- *Safety. Air quality. Pollution. Noise. Dust.*
- *Hoping to avoid chain restaurants in the commercial development*
- *What happens to the price of the homes that will be across from that?*
- *The value of my home dropping and my property taxes increasing. The crime commercial/industrial businesses draw in.*
- *Will the business owners be local Or foreign. ?*
- *Bentley is known for its quiet lifestyle. Why ruin a good thing*
- *My only concern is: who will own the property after annexation. As long as the current owner is properly compensated for the use or purchase of their property, then I will vote for the annexation.*
- *Need a guarantee that it won't be a complete failure like the subdivision on the north side of town. Taxpayers can't be on the hook again.*
- *Traffic*
- *Taxes*

4. Is there any other information that you would like to have to better understand this proposal?

Yes – 35%

No – 65%

5. If you answered yes to Question 4, please describe:

- *How are improvements to the annexed land to be paid for?*
- *Would increasing our economy lead to proper law enforcement.*
- *Just have as much information available as possible on a timely matter*
- *Will there be any incentives to attract developers to begin development in the annexed land?*
- *Not willing to pay any additional taxes. Crazy how much we pay already*
- *A proposed timeline*



- *Where exactly is the commercial growth going to be and will it take away from people coming to the downtown core?*
- *More transparency. Better communication with residents directly affected. I.e. Those living on 48 ave*
- *I'd like to know ideally what types of business you're hoping to have in there and what the plan is for encouraging development and businesses to want to be there*
- *Will there be a privacy fence or up asking the exit to separate the industrial from the housing asking that stretch?*
- *What type of business ?*
- *Just as much information as positive*
- *Costs, up front and down the road to the ratepayers of the Town of Bentley. Zoning regs.*
- *An explanation of annexation versus appropriation.*
- *What you plan to build on this property.*
- *More in re business to come*
- *Just more info about this proposal*
- *Who will develop*

Demographic Questions (select all that apply to you):

Are you:

- A Town resident – 49 respondents*
- A County resident – 16 respondents*
- A business owner in Bentley – 10 respondents*
- Someone who works in Bentley – 11 respondents*
- A non-resident – 0 respondents*

Survey Analysis

The survey response, at about 6% of the population, appears to represent a good cross-section of the population.

In response to Question 1, fully 74% support commercial and industrial growth through annexation. Very few said no, but 18% said they were unsure.

In response to Question 2, which asked if they had concerns about the proposed annexation, 56% said no, but 32% said yes and 12% were unsure.

The follow up comments (Question 3) revealed a range of concerns.

Some are based on a lack of knowledge of the planning and annexation processes. Will the business owners be local or foreign? Who will own the property after annexation? The simple answers are we don't know, and the current owners will continue to own the property until they choose to sell.



There were concerns about new commercial affecting the downtown, and impact on the residents on 48 Avenue – both of which were addressed through the Southeast Bentley Area Structure Plan process.

The residents along 48 Avenue will lose their view of an open field to the south. Along with this loss of view comes the prospect of commercial development with its land use impacts. This was considered when the Area Structure Plan was developed. The ASP includes specific policies requiring proponents to design new sites to minimize the impact on nearby residential uses, and includes a strip of Municipal Reserve Land to provide an open space buffer between residential and commercial.

There were also concerns expressed about whether this initiative would be successful, based on the time it has taken for the residential subdivision on the north side of town to see housing construction occur.

In response to Question 4, 35% wanted more information.

Again, the follow up comments to Question 4 showed some concerns that have been addressed through the Southeast Bentley Area Structure Plan process. These included questions such as, “Where exactly is the commercial growth going to be and will it take away from people coming to the downtown core?”, and “What do you plan to build on this property?” Another question related to development standards – “Will there be a privacy fence to separate the industrial from the housing . . .?” The ASP answers these questions, and includes provisions for site development standards.

Also, one respondent asked for “an explanation of annexation versus appropriation (sic).” The difference between annexation and expropriation was clearly described during the public meeting on April 18. This question, along with multiple requests for “just as much information as possible” points to the need to continue to communicate.

Others are concerned about how the improvements to the land will be paid for, that taxes will go up, whether incentives will be offered to attract developers, and what types of businesses the Town is hoping to see.

Conclusion

A clear majority of respondents (74%) expressed support for the annexation proposal. A very small number (8%) declared themselves opposed. A good number of respondents did, however, express concerns. From a review of the comments, their reservations are generally not based on opposition to the annexation, but reasonable concerns about taxes, costs to the Town, land use compatibility, development financing, and how to promote new development, along with a desire for as much information as possible.

CONSULTATION PROCESS WITH OTHER LOCAL AUTHORITIES

Referral letters regarding the Town’s proposed notice to annex lands from Lacombe County was sent to various agencies and stake holders, such as the local school authorities and Alberta Transportation in March 2024. Information about and an invitation for the April 18 public meeting were included as well as



the map identifying the lands being considered for annexation. Appendix E contains the letter and materials sent to other local authorities, along with the distribution list.

A follow-up email was sent on May 7, 2024, requesting a written response from those agencies and stakeholders who had not yet responded.

VIEWS EXPRESSED BY OTHER LOCAL AUTHORITIES AND TOWN'S RESPONSES

This section summarizes the views of other local authorities. Copies of the correspondence received by the Town are contained in Appendix F.

Alberta Environment

No concerns to the proposed annexation.

Alberta Transportation

No objections in principle to the proposed annexation. However, the following comment was made:

- In the “Town of Bentley Annexation Areas” map, Highway 12 right-of-way should not be included in the lands to be annexed.
- The map shown in the Intent to Annex has been amended to remove the Highway 12 right-of-way.

ATCO Gas

ATCO Gas holds the franchise for the distribution of natural gas within the Town of Bentley and will be expected to provide this utility service within the annexation area.

No response has been received to date.

Wolf Creek School Division

No concerns. Development may increase school busing needs in the future.

GLDC Gas Co-op

The Gull Lake and Deer Creek Gas Co-operative, which serves the rural area around Bentley, advised of a blanket easement across the Angus lands that will need to be replaced with a utility right-of-way (URW) to address an existing gas pipeline on the eastern and northern edges of the NE of 23.

This matter can be addressed by the Town and the landowner when the land is subdivided for sale and development.

The Co-op notes that the Town of Bentley’s franchise agreement with ATCO Gas requires all gas customers within the Town to be served by ATCO. GLDC anticipates that ATCO will seek to have GLDC enter into an



interim gas supply agreement. The Co-op has advised that it will do so, but only for its two existing customers, and only for a definite length of time to be specified in the agreement.

This will need to be in place as of the effective date of annexation.

EQUUS REA

Equus Rural Electrification Association, operating within Lacombe County, has confirmed that it has no concerns about the proposed annexation.

Fortis

Fortis Alberta holds the franchise for the distribution of electricity within the Town of Bentley and will be expected to provide this utility service within the annexation area.

No response has been received to date.

North Red Deer River Water Services Commission and North Red Deer Regional Wastewater Services Commission

The Water Commission supplies water from the City of Red Deer to portions of Lacombe and Ponoka Counties, and to the Town of Blackfalds, the Town of Ponoka, and the City of Lacombe. The Wastewater Commission transfers wastewater from portions of Lacombe County, the Town of Blackfalds and the City of Lacombe to the City of Red Deer for treatment.

Operations are handled by the City of Lacombe under contract with the Commissions.

These commissions are not directly affected by the annexation proposal. However, these regional water and wastewater services may be an option to be evaluated when the Town of Bentley needs to expand its treatment systems in the future.

Letters have been received stating that the Commissions have no concerns with the proposed annexation.

LANDOWNER RESPONSE

As there is only one private landowner (comprised of four members of one family), no questionnaire was administered.

A representative for the Town met in person with the four owners at their residence on April 18, 2024.

In an email on behalf of the landowners, Jean Angus stated:



“I believe that the Town of Bentley is annexing way more acres than will be used as Commercial and Industrial land in the next 25 years. Therefore, I would like the Town of Bentley to guarantee that any land that is still being farmed will continue to be taxed at the same mill rate as it would have been taxed had it remained in the County of Lacombe.”

FINANCIAL ANALYSIS OF PROPOSED ANNEXATION

The Town and County have reviewed and considered the potential financial impact of annexation on the two municipalities. The tables presented below contain the financial indicators that were considered as part of this assessment.

Table 6 shows the effects of the proposed annexation on Lacombe County.

Table 6: Comparative Financial Indicators: Lacombe County

Item	Lacombe County	Annexation Area	Per cent of Total
Population	10,343	0	0
Dwelling Units	5,055	0	0
Land Area (ha)	291 390	111.35	0.038%
Municipal Roadways (km)	2 193.08	0.83	0.038%
Total Equalized Assessment	\$7,359,656,657	\$55,300	0.00075%

Note: 2024 Data retrieved from Municipal Affairs

Table 7 shows the effects of the proposed annexation on the Town of Bentley.

By all measures the impact on Lacombe County is comparatively small, typically measured as a fraction of a percent. The impact to the Town of Bentley is more significant in percentage terms and by all measures is positive.

The difference in assessment and taxation is negligible for Lacombe County, and very small for the Town of Bentley. The assessed value of the area as farmland is just \$55,300. However, the annexation area represents a 45% increase in land area for Bentley, and its real value to the Town will be found in future commercial and industrial development.

Table 7: Comparative Financial Indicators: Town of Bentley

Item	Town of Bentley	Annexation Area	Per cent of Total
Population	1,078	0	0
Dwelling Units	427	0	0



Land Area (ha)	247	111.35	45%
Municipal Roadways (km)	15.35	0.83	5.4%
Total Equalized Assessment	\$113,445,040	\$55,300	0.049%

Impact on Select Financial Indicators	Without Annexation	With Annexation
Lacombe County – Equalized Assessment Per Capita	\$711,559	\$711,553
Town of Bentley – Equalized Assessment Per Capita	\$105,236	\$105,287

Note: Data retrieved from Municipal Affairs Profiles

Lacombe County has not requested municipal tax compensation from the Town of Bentley.

The most significant immediate additional annual operating costs absorbed by the Town of Bentley from the annexation area will be maintenance of 44 Street.

It is the opinion of the Town of Bentley that the additional operating expenses resulting from taking over responsibility for 44 Street will not have an adverse effect on the Town’s overall financial capacity.

RELATION TO ANNEXATION PRINCIPLES

The following section addresses the annexation principles that have been established under MGB Order 123/06. Each principle is listed below and is followed by a brief response describing how the proposed annexation meets the principle.

Principle 1: *Annexations that provide for intermunicipal cooperation will be given considerable weight. Cooperative intermunicipal policies in an intermunicipal development plan will be given careful consideration, weight and support so long as they do not conflict with Provincial policies or interests.*

Response: The proposed annexation is a key component of implementing the agreed upon framework in the Town of Bentley / Lacombe County Intermunicipal Development Plan. This proposal also follows the creation of an Area Structure Plan as an intermunicipal initiative that was adopted by Lacombe County Council in November 2023.

Principle 2: *Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality’s ability to achieve rational growth directions, cost effective utilization of resources, fiscal accountability and the attainment of the purposes of a municipality described in the Act.*



Response: The proposed annexation reflects an intermunicipal understanding that provides for long term growth opportunities for both the Town and the County. The area is contiguous with the Bentley urban area, and readily serviceable. The background work for the Southeast Bentley Area Structure Plan included the two quarter sections to the south, with the view that Lacombe County would oversee the long-term development of that area. Lacombe County chose to remove those quarter sections from the Plan Area due to objections from the landowners; however, the potential for long term industrial development within the County remains. Further, Lacombe County has other areas designated for industrial growth.

Principle 3: *An annexation or annexation conditions should not infringe on the local autonomy given to municipalities in the Act unless provisions of the Act have been breached or the public interest and individual rights have been unnecessarily impacted.*

Response: The proposed annexation and annexation conditions does not infringe on the ability of either the Town or County to manage land use and govern within their boundaries.

Principle 4: *An annexation must be supported by growth projections, availability of land within current boundaries, consideration of reasonable development densities, accommodation of a variety of land uses and reasonable growth options within each municipality (initiating and responding municipality).*

Response: The proposed annexation reflects a need for additional lands to accommodate long term commercial and industrial growth to support the long-term viability of a small urban centre. While it cannot be based on historical growth, this annexation is supported by the municipalities based on increasing economic opportunity in within central Alberta, and Bentley’s location on the Highway 12 corridor. It does not preclude future opportunities for the accommodation of commercial and industrial uses by the responding municipality, in accordance with the Intermunicipal Development Plan.

Principle 5: *An annexation must achieve a logical extension of growth patterns, transportation and infrastructure servicing for the affected municipalities.*

Response: The proposed annexation is based on logical growth patterns that reflect the ability to accommodate the needs of various lands uses and an efficient extension of roadways and municipal water and wastewater systems. It is contiguous to existing fully serviced development, and can be readily accessed from the provincial highway corridor.

Principle 6: *Each annexation must illustrate a cost effective, efficient and coordinated approach to the administration of services.*

Response: The proposed annexation involves lands that can be readily serviced with municipal infrastructure in a cost-effective manner. There are no residences or privately-owned buildings within the area.



Principle 7: *Annexations that demonstrate sensitivity and respect for key environmental and natural features will be regarded as meeting provincial land use policies.*

Response: Background studies for the Southeast Bentley Area Structure Plan included a Biophysical and Wetland Assessment. There is no occurrence of rare or sensitive species within the Plan Area. The area to be annexed is comprised almost entirely of cultivated farmland, plus a stormwater management facility owned by the Town.

Principle 8: *Coordination and cost-effective use of resources will be demonstrated when annexations are aligned with and supported by intermunicipal development plans, municipal development plans, economic development plans, transportation and utility servicing plans and other related infrastructure plans.*

Response: The proposed annexation is consistent with the Town of Bentley / Lacombe County Intermunicipal Development Plan and the Town of Bentley Municipal Development Plan, and the Southeast Bentley Area Structure Plan adopted by Lacombe County Council.

Principle 9: *Annexation proposals must fully consider the financial impact on the initiating and responding municipality.*

Response: The financial impact of this proposed annexation has been considered. It does not pose a significant impact on either municipality. The tax revenues from farmland without buildings are modest, and the maintenance costs caused by the assumption of the 44 Street road allowance are expected to be readily absorbed by the Town.

Principle 10: *Inter-agency consultation, coordination and cooperation is demonstrated when annexations proposals fully consider the impacts on other institutions providing services to the area.*

Response: The proposed annexation involved consultation with other local authorities. No impacts have been identified, apart from the fact that the local gas co-operative will lose two customers to ATCO Gas, which holds the franchise for the Town of Bentley.

Principle 11: *Annexation proposals that develop reasonable solutions to impacts on property owners and citizens with certainty and specific time horizons will be given careful consideration and weight.*

Response: The proposed annexation includes requested conditions to mitigate the municipal tax impact on affected landowners based on a clear time horizon.



Principle 12: *Annexation proposals must be based on effective public consultation both prior to and during any annexation hearing or proceedings.*

Response: The proposed annexation involved public consultation throughout the process, beginning with the creation of the Southeast Bentley Area Structure Plan that started in 2022. Future development and annexation have been discussed at four public meetings, have been the focus of two online and paper questionnaires, and have been the subject of many conversations within the community.

Principle 13: *Revenue sharing may be warranted when the annexation proposal involves existing or future special properties that generate substantive and unique costs to the impacted municipality(s) as part of the annexation or as an alternative to annexation.*

Response: No long-term revenue sharing has been requested by the responding municipality, and none is proposed.

Principle 14: *Annexation proposals must not simply be a tax initiative. Each annexation proposal must have consideration of the full scope of costs and revenues related to the affected municipalities. The financial status of the initiating or the responding municipality(s) cannot be affected to such an extent that one or the other is unable to reasonably achieve the purposes of a municipality as outlined in section 3 of the Act. The financial impact should be reasonable and be able to be mitigated through reasonable conditions of annexation.*

Response: The proposed annexation is motivated by a desire for future commercial and industrial growth to support the financial sustainability of the Town of Bentley. Current property taxes from the land proposed to be annexed are modest (municipal portion of \$444 in 2023 at the County rate), and do not represent an incentive to annex. The financial impact on Lacombe County is negligible, and the Town of Bentley will incur very little in the way of new costs until the land is developed for urban uses.

Principle 15: *Conditions of annexation must be certain, unambiguous, enforceable and be time specific.*

Response: The proposed annexation includes a request for a 35-year property tax agreement with conditions that are certain, unambiguous, enforcement and time specific.

CLOSURE AND REQUESTED OUTCOMES

Based on negotiations with Lacombe County and responses to concerns raised by landowners, the Town wishes to pursue annexation of the lands shown on Figure 1 and listed in Appendix A.

The Town is seeking annexation of these lands because:



- The lands are needed to accommodate the Town’s long term commercial and industrial land needs and provide for long term commercial and industrial growth opportunities;
- The subject areas are serviceable with extensions of municipal water, wastewater and storm drainage systems;
- The lands are contiguous with the Town’s boundaries and represent a logical extension of the Town’s jurisdiction;
- The annexation area reflects the Town of Bentley / Lacombe County Intermunicipal Development Plan, the County-approved Southeast Bentley Area Structure Plan, and agreement reached by the Town and County in the annexation discussions.

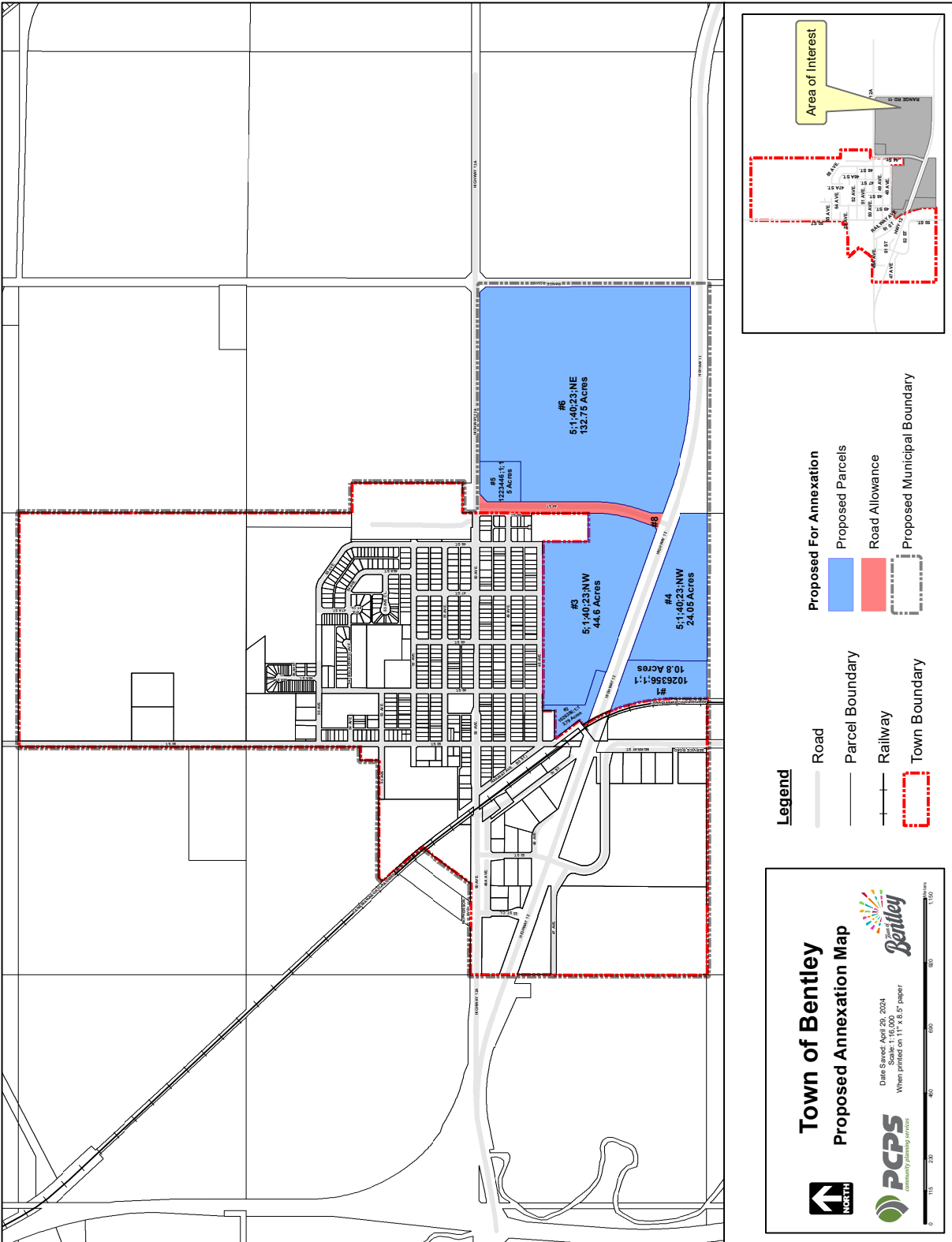
The Town requests the following:

1. That the lands described in Appendix A be annexed to the Town of Bentley;
2. That the effective date of Annexation be January 1, 2025;
3. That the conditions pertaining to the assessment and taxation of annexed lands as outlined in Appendix C of this report be attached to the Order-in-Council giving effect to annexation.

CERTIFICATIONS

A copy of the resolution by Town of Bentley Council authorizing the annexation application and certifying the Negotiation Report as accurate and a copy of the resolution by Lacombe County Council accepting the Negotiating Report are attached as Appendix H.

Appendix A – Lands Proposed to be Annexed



Titled Lands Proposed for Annexation

Parcel No. 1

Owner(s): Town of Bentley (Town Stormwater Pond)

Area: 10.78 acres

Title No.:

Linc No.: 0034569617

Legal: Lot 1, Block 2, Plan 1026356

Short Legal: 1026356;2;1

Parcel No. 2

Owner(s): Town of Bentley

Roll No. 40012333002

Area: 3.79 acres

Linc No 0034569609

Legal: Lot 2, Block 1, Plan 1026356

Short Legal: 1026356;1;1

Title No.: 102407201

Parcel No. 3

Owner(s): Margaret Jean Angus; James Robert Angus; Thomas Edward Angus; Colleen Dawn Angus

Roll No.: 4001233001

Area: 44.55 acres

Linc No. 0036187813

Short Legal 5;1;40;23;NW

Title No. 142175391007

Parcel No. 4

Owner(s): Margaret Jean Angus; James Robert Angus; Thomas Edward Angus; Colleen Dawn Angus

Roll No.: 4001233004

Area: 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 the Highway 12 right-of-way.

Parcel No. 5

Owner(s): Town of Bentley, Lacombe County (Fire Hall)

Roll No. 4001234002

Area: 4.99 acres

Linc No. 0035347921

Legal: Lot 1, Block 1, Plan 1223446

Short Legal: 1223446;1;1

Title No.: 142055912

Parcel No. 6

Owner(s): Margaret Jean Angus; James Robert Angus; Thomas Edward Angus; Colleen Dawn Angus

Roll No. 4001234001

Area: 132.59 acres

Linc No.: 0038091591

Short Legal: 5;1;40;23;NE

Title No.: 182257833003

In addition to the titled lands described above, it is the Town's intention annex 44 Street from Highway 12 to Highway 12A, described as the road allowance lying east of the Northwest Quarter, Section Twenty-three (23), Township Forty (40), Range One (1), West of the Fifth (5th) Meridian, north of Highway 12.

Appendix B – Copies of Certificates of Title as of June 2024



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 569 617 1026356;2;1 102 407 201 +1

LEGAL DESCRIPTION
PLAN 1026356
BLOCK 2
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.37 HECTARES (10.8 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;40;23;NW

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 102 407 200 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

102 407 201 18/11/2010 TRANSFER OF LAND \$211,410 \$211,410

OWNERS
THE TOWN OF BENTLEY.
OF BOX 179
BENTLEY
ALBERTA T0C 0J0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

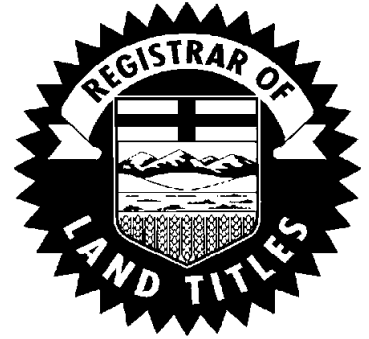
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE,
2024 AT 09:42 A.M.

ORDER NUMBER: 50689492

CUSTOMER FILE NUMBER: BEN.JDI



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 569 609 1026356;1;2 102 407 201

LEGAL DESCRIPTION
PLAN 1026356
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.53 HECTARES (3.78 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;40;23;NW

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 102 407 200

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
102 407 201	18/11/2010	TRANSFER OF LAND		\$211,410	\$211,410

OWNERS

THE TOWN OF BENTLEY.
OF BOX 179
BENTLEY
ALBERTA T0C 0J0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

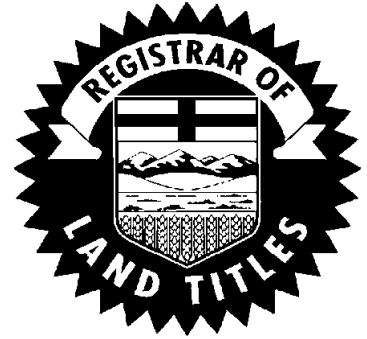
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE,
2024 AT 09:42 A.M.

ORDER NUMBER: 50689492

CUSTOMER FILE NUMBER: BEN.JDI



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0036 187 813	5;1;40;23;NW	142 175 391 +7

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 40
SECTION 23

ALL THAT PORTION OF THE NORTH WEST QUARTER WHICH LIES NORTH AND EAST OF RIGHT OF WAY OF THE LACOMBE AND NORTH WESTERN RAILWAY AS SHOWN ON RAILWAY PLAN 599CL AND THE ROAD WAY AS SHOWN ON ROAD PLAN 1540CL CONTAINING 42.9 HECTARES(106.12 ACRES)MORE OR LESS.

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

(A) ALL THAT PORTION TAKEN UNDER PLAN XXXII

(B) ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING

AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE SOUTHERLY ALONG THE EAST BOUNDARY THEREOF TWELVE HUNDRED AND SIXTY (1260) FEET, THENCE WESTERLY AND PARALLEL TO THE NORTH BOUNDARY OF THE SAID QUARTER SECTION THREE HUNDRED AND THIRTY (330) FEET MORE OR LESS TO INTERSECTION WITH THE PRODUCTION SOUTHERLY OF THE EAST LIMIT OF TAYLOR STREET AS SHOWN ON SAID PLAN XXXII, THENCE NORTHERLY ALONG THE SAID PRODUCTION AND THE SAID EAST LIMIT OF TAYLOR STREET TO THE NORTH BOUNDARY OF THE SAID QUARTER SECTION THENCE EASTERLY ALONG THE SAID NORTH BOUNDARY TO THE POINT OF COMMENCEMENT.

CONTAINING.....	3.88	9.58
C) PLAN 9921295 - SUBDIVISION	0.453	1.12
D) PLAN 1026356 - SUBDIVISION	5.90	14.58
E) PLAN 1422777 - ROAD	5.02	12.40

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 102 407 200 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 175 391	10/06/2014	ROAD PLAN		

OWNERS

MARGARET JEAN ANGUS

AND
JAMES ROBERT ANGUS

AND
THOMAS EDWARD ANGUS

AND
COLLEEN DAWN ANGUS
ALL OF:
R.R. 2
WETASKIWIN
ALBERTA T9A 1W9
ALL AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
102 407 203	18/11/2010	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BENTLEY. AS TO PORTION OR PLAN:1026357
102 407 204	18/11/2010	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF BENTLEY. AS TO PORTION OR PLAN:1026357
122 262 709	14/08/2012	POWER OF ATTORNEY GRANTOR - JAMES ROBERT ANGUS ATTORNEY - MARGARET JEAN ANGUS RR2 WETASKIWIN ALBERTA T9A1W9 ENDURING/RESTRICTED
122 262 710	14/08/2012	POWER OF ATTORNEY GRANTOR - THOMAS EDWARD ANGUS ATTORNEY - MARGARET JEAN ANGUS RR2 WETASKIWIN ALBERTA T9A1W9 ENDURING/RESTRICTED
122 262 711	14/08/2012	POWER OF ATTORNEY GRANTOR - COLLEEN DAWN ANGUS ATTORNEY - MARGARET JEAN ANGUS RR2 WETASKIWIN ALBERTA T9A1W9 ENDURING/RESTRICTED

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE,
2024 AT 09:42 A.M.

ORDER NUMBER: 50689492

CUSTOMER FILE NUMBER: BEN.JDI



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 347 921 1223446;1;1 142 055 912

LEGAL DESCRIPTION
PLAN 1223446
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;40;23;NE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 122 284 466

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 055 912	21/02/2014	TRANSFER OF LAND	\$150,000	\$150,000

OWNERS

LACOMBE COUNTY.
OF RR3
LACOMBE
ALBERTA T4L 2N3
AS TO AN UNDIVIDED 1/2 INTEREST

THE TOWN OF BENTLEY.
OF BOX 179
BENTLEY
ALBERTA T0C 0J0
AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
762 098 227	07/06/1976	UTILITY RIGHT OF WAY

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - GULL LAKE DEER CREEK GAS CO-OP LTD.
BOX370
BENTLEY
ALBERTA T0C0J0

(DATA UPDATED BY: CHANGE OF NAME 962044972)

082 354 152 19/08/2008 CAVEAT
RE : TRANSFER OF LAND
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY MINISTER OF TRANSPORTATION
ALBERTA TRANSPORTATION
CENTRAL REGION
401, 4920-51 STREET
RED DEER
ALBERTA T4N6K8
AGENT - EVAN MCPHEDRAN

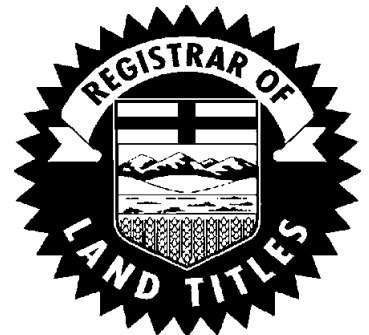
092 296 020 21/08/2009 CAVEAT
RE : TRANSFER OF LAND
CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF
ALBERTA
AS REPRESENTED BY THE MINISTER OF TRANSPORTATION
ALBERTA TRANSPORTATION
CENTRAL REGION
401, 4920-51 STREET
RED DEER
ALBERTA T4N6K8
AGENT - EVAN MCPHEDRAN

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE,
2024 AT 09:42 A.M.

ORDER NUMBER: 50689492

CUSTOMER FILE NUMBER: BEN.JDI



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 091 591 5;1;40;23;NE 182 257 833 +3

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 40
SECTION 23
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS
A) PLAN 1223446 - SUBDIVISION 2.02 4.99
B) PLAN 1420602 - ROAD 0.302 0.746
C) PLAN 1422777 - ROAD 7.16 17.69
D) PLAN 1520882 - ROAD 1.53 3.78
E) PLAN 1822854 - ROAD 0.020 0.05
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: LACOMBE COUNTY

REFERENCE NUMBER: 152 056 668

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

182 257 833 16/10/2018 ROAD PLAN

OWNERS

MARGARET JEAN ANGUS

AND

JAMES ROBERT ANGUS

AND

THOMAS EDWARD ANGUS

AND

COLLEEN DAWN ANGUS

ALL OF:

R.R. 2

WETASKIWIN

ALBERTA T9A 1W9

ALL AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
762 098 227	07/06/1976	UTILITY RIGHT OF WAY GRANTEE - GULL LAKE DEER CREEK GAS CO-OP LTD. BOX370 BENTLEY ALBERTA T0C0J0 (DATA UPDATED BY: CHANGE OF NAME 962044972)

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE, 2024 AT 09:42 A.M.

ORDER NUMBER: 50689492

CUSTOMER FILE NUMBER: BEN.JDI



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Appendix C – Proposed Approach to Municipal Taxes for Annexed Lands

At its meeting on May 28, 2024, the Lacombe County/Town of Bentley Intermunicipal Committee adopted the following resolution:

“THAT the Committee endorse a taxation agreement to base property taxes within the annexation area on the Lacombe County mill rate until development occurs or for 35 years, whichever occurs first.”

Definition of Development

It is proposed that the annexed lands be taxed as if they remained within Lacombe County, and the Town of Bentley mill rate will begin to apply when:

- Land is subdivided for a non-agricultural use;
- Land is redesignated in the Land Use Bylaw for a new urban use; or,
- Land is connected to Town of Bentley water or sewer services.

Retained parcels and/or lands remaining in an agricultural or urban reserve district will continue to be taxed as if they remained in Lacombe County until 35 years from the effective date of annexation.

Appendix D – Letter to Affected Landowners



March 21, 2024

Margaret Jean Angus
James Robert Angus
Thomas Edward Angus
Colleen Dawn Angus
c/o Jean Angus
RR#2
Wetaskiwin, AB T9A 1W9

Dear Mrs. Angus:

Further to our recent emails and voice mails, please find enclosed a copy of the Notice of Intent to Annex approved by Bentley Council on February 27, 2024, and a notice of the public meeting planning for April 18, 2024.

As we have discussed previously, this annexation proposal follows the preparation and adoption of the Southeast Bentley Area Structure Plan by Lacombe County Council in November 2023.

We wish to reiterate our desire to meet with you to discuss this annexation proposal, including the municipal property tax agreement with Lacombe County. The afternoon of April 18 is suggested, but if that is not convenient we would be pleased to set up another time.

I look forward to your reply.

Sincerely,

Marc Fortais, CAO

Cc: Albert Frootman, Parkland Community Planning Services

enclosures

Box 179, Bentley AB T0C 0J0 Ph.
403.748.4044 | Fax 403.748.3213
info@TownofBentley.ca
www.TownofBentley.ca



Appendix E – Letter to Local Authorities and Distribution List



February 28, 2024

:

Re: Proposed Annexation of Lands to the Town of Bentley from Lacombe County

Please find enclosed a copy of the Town of Bentley Notice of Intent to Annex Lands, which describes the Town's annexation proposal in accordance with Section 116 of the *Municipal Government Act*. This proposal was recently provided to Lacombe County and over the coming months the Town will be undertaking discussions with the County, affected landowners and the general public. Following this process, a formal annexation application will be made to the Land and Property Rights Tribunal.

Your thoughts and comments on the proposed annexation would be greatly appreciated. Please highlight any potential impacts that this change in municipal boundaries may have on your organization or the services provided by your organization.

If you have any questions about the Town's annexation proposal please contact me or Albert Frootman, Planning Advisor at:

Parkland Community Planning Services
Unit B, 4730 Ross Street
Red Deer, Alberta, T4N 1X2
Phone: (403) 710-8996 (mobile) or (403) 343-3394 (office)
Email: albert.frootman@peps.ab.ca

We look forward to hearing your thoughts on this annexation at your earliest convenience.

Sincerely,

Marc Fortais, Chief Administrative Officer
Town of Bentley

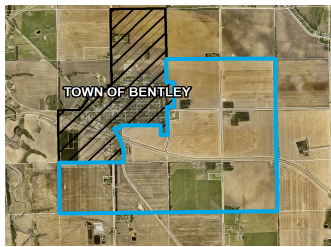
enclosure

Box 179, Bentley AB T0C 0J0 Ph.
403.748.4044 | Fax 403.748.3213
info@TownofBentley.ca
www.TownofBentley.ca



**Town of Bentley
2024 Annexation Proposal
Mailing/Contact List**

First Name	Last Name	Title	Organization	Street or PO Box	Town	Prov	Postal Code	Interest
Jean	Angus		Margaret Jean Angus, James Robert Angus, Thomas Edward Angus, Colleen Dawn Angus	RR#2	Wetaskiwin	AB	T9A 1W9	Affected Landowner
			Town of Bentley, Lacombe County					1/2 owners of fire hall property
Ric	McIver	Minister	Municipal Affairs	320 Legislature Building, 10800 97 Avenue 2nd Floor, Summerside Business Centre, 1229 91 St SW	Edmonton	AB	T5K 2B6	
Susan	McRory	Chair	Land and Property Rights Tribunal	2nd Floor, Summerside Business Centre, 1229 91 St SW	Edmonton	AB	T6Y 1E9	
Rick	Duncan	Case Manager	Land and Property Rights Tribunal	2nd Floor, Summerside Business Centre, 1229 91 St SW	Edmonton	AB	T6Y 1E9	
Tim	Timmons	CAO	Lacombe County	RR#3	Lacombe	AB	T4L 2N3	Affected municipality
Jason	Nixon	MLA		Box 1547	Sundre	AB	T0M 1X0	MLA
			Alberta Health Services Central Zone	14th Floor, North Tower, 10030 107 Street NW	Edmonton	AB	T5J 3E4	Provincial ministry
			Alberta Transportation & Economic Corridors	401, 4920 51 Street	Red Deer	AB	T4N 6K8	Provincial ministry
Jordan	Thompson	CAO	Water Services Commission	North Red Deer Regional Wastewater Services Commission 56 Avenue	Lacombe	AB	T4L 1E9	Commission
Jordan	Thompson	CAO	Water Services Commission	North Red Deer Regional Wastewater Services Commission 56 Avenue	Lacombe	AB	T4L 1E9	Commission
Kevin	Pobuda	Sec-Treas	Wolf Creek Public Schools	8000 Highway 2A	Ponoka	AB	T4L 1P6	School district
			Equus Gull Lake Deer Creek Gas Co-op Ltd.	Box 6199, 5120 40 Avenue	Innisfail	AB	T4G 1S8	Electric utility
				Box 1909, 4402 54 Avenue	Rimbey	AB	T0C 2J0	Gas utility
Laurie	Petrie	Red Deer Region Operations Stakeholder Relations Manager	ATCO	7590 Edgar Drive	Red Deer	AB	T4P 3R2	Gas utility
Chris	Burt		FortisAlberta	100 Chippewa Road	Sherwood Park	AB	T8A 4H4	Electric utility
Kyle & Yolanda Martin & Henrietta	Blaak			Box 112	Bentley	AB	T0C 0J0	Neighbouring landowners
	Byzitter			Box 1011	Bentley	AB	T0C 0J0	Neighbouring landowners
			Canadian Pacific Railway Property Tax Hutterian Brethren of Bentley Colony	7550 Ogden Dale Road SE 28414 Twp Rd 400	Calgary Lacombe County	AB	T2C 4X9 T4M 0S6	Neighbouring landowners Neighbouring landowners
Derrick & Nickle	Hislop			Box 476	Bentley	AB	T0C 0J0	Neighbouring landowners
Susanne Tom & Marcine	Seltenrich Woyke			1501 154 Promenade Dr Box 672	Nanaimo Bentley	BC AB	V9R 6Y3 T0C 0J0	Neighbouring landowners Neighbouring landowners



Plus adjacent landowners within the Town of Bentley
Hand-delivered to residences on 48 Avenue

Appendix F – Responses from Local Authorities

Alberta Transportation and Economic Corridors

Alberta Transportation and Economic Corridors Notice of Annexation Referral Response Acceptance

Proposed annexation in proximity of a provincial highway

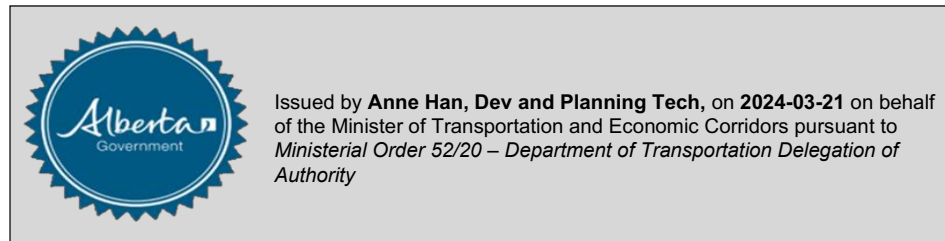
Municipality File Number:	N/A	Highway(s):	12 and 12A
Legal Land Location:	NW& NE 23-40-1-W5	Municipality:	Town of Bentley
Decision By:	Anne Han Development and Planning Technologist	Issuing Office:	Central Region – Red Deer District
Issued Date:	2024-03-21	AT Reference #:	RPATH0041618
Description of Development:	Proposed Annexation of Lands to the Town of Bentley from Lacombe County		

Further to receipt of the notice of proposed annexation referenced above, Alberta Transportation Alberta Transportation and Economic Corridors has no objections to the agreed upon annexation of lands as proposed.

Alberta Transportation and Economic Corridors has the following additional comments and/or requirements with respect to the annexation:

- The Department has no objections in principle to the proposed annexation and would provide the following comment:
 - On page 2, under section 2.0 'Lands Proposed for Annexation – Property No. 7', and on the page 6, in the 'Proposed Annexation Map': The Highway 12 right-of-way should not be included in the lands to be annexed.

Please contact Alberta Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Regional Water and Wastewater Commissions

May 10, 2024

Town of Bentley / PCPS
4918 50 Avenue
Bentley, AB T0C 0J0



Attention: Albert Frootman, RPP, MCIP

RE: Annexation of Lacombe County lands by Town of Bentley

Dear Mr. Frootman,

The Commission has no comments or concerns to the proposed annexation of lands by the Town of Bentley from Lacombe County for the purpose of bringing approximately 200 acres of land, designated for commercial and industrial uses, within the Town boundary.

If you have any questions or concerns, please contact myself or Iwa Post at 403.782.6666 or at ipost@lacombe.ca.

Sincerely,

NORTH RED DEER RIVER WATER SERVICES COMMISSION

A handwritten signature in black ink, appearing to read "Jordan Thompson".

Jordan Thompson, CET, PMP
CAO NRDRWSC
Ph: 403-782-1268
jthompson@lacombe.ca

SENT VIA EMAIL: Albert.frootman@pcps.ab.ca

May 10, 2024

Town of Bentley / PCPS
4918 50 Avenue
Bentley, AB T0C 0J0
Attention: Alberta Frootman, RPP, MCIP

RE: Annexation of Lacombe County Lands by Town of Bentley

Dear Mr. Frootman,

The Commission has no comments or concerns to the proposed annexation of lands by the Town of Bentley from Lacombe County for the purpose of bringing approximately 200 acres of land, designated for commercial and industrial uses, within the Town boundary.

If you have any questions or concerns, please contact myself or Iwa Post at 403.782.6666 or at ipost@lacombe.ca.

Sincerely,

NORTH RED DEER REGIONAL WASTEWATER SERVICES COMMISSION



Jordan Thompson, CET, PMP
CAO NRDRWWSC
Ph: 403-782-1254
jthompson@lacombe.ca

SENT VIA EMAIL: Albert.Frootman@pcps.ab.ca

 **North Red Deer Regional
Wastewater Services Commission**

5432 56 Avenue, Lacombe AB T4L 1E9 Tel : (403) 782-6666 www.nrdrrwsc.ca

Wolf Creek School Division

From: Kevin Pobuda <kevin.pobuda@wolfcreek.ab.ca>
Subject: Re: Town of Bentley annexation proposal - comments
Date: May 13, 2024 at 9:18:18 AM MDT
To: Albert Flooman <Albert.flooman@pcps.ab.ca>
Cc: Marc Fortais <mfortais@townofbentley.ca>

Hi Albert,

From an educational perspective, we have no concerns.
I'm assuming there would be a significant increase in larger traffic around Bentley and Hwy 12 once this is fully developed so ensuring the safe movement of traffic in this area would be necessary especially as we have school buses transporting children to the Town of Bentley daily.

Have a good day,

Kevin Pobuda, CPA, CGA
Secretary-Treasurer
Wolf Creek Public Schools
Work: 403-783-5441 ext. 1241

On Tue, May 7, 2024 at 7:07 PM Albert Flooman <Albert.flooman@pcps.ab.ca> wrote:
Hello Kevin,

In March of this year, the Town of Bentley mailed a copy of its Notice of Intent to Annex land from Lacombe County. The purpose of this proposed annexation is to bring about 200 acres of land designated for commercial and industrial uses within the Town boundary.

The purpose of this email is to remind you that you have an opportunity to comment on this proposal, and that your comments will be included in the Town's annexation application that will be submitted to Alberta Land and Property Rights Tribunal.

We would appreciate your response, even if only to say you have no concerns or comments, by May 21st, 2024.

If you have questions or concerns, please send me an email or call me at the mobile number listed below.

Thank you for your time and attention to this request.

Albert.

Albert Frootman, RPP, MCIP
Telephone: 403.343.3394
Mobile: 403.710.8996
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

www.pcps.ca



EQUUS REA

From: Chelsey Schatschneider <CSchatschneider@equus.ca>
Subject: Town of Bentley annexation proposal - comments
Date: May 24, 2024 at 3:14:47 PM MDT
To: "'albert.flootman@pcps.ab.ca'" <albert.flootman@pcps.ab.ca>

Hi Albert,
I apologize for the late response regarding the Town Of Bentley annexation, as per your email below.
EQUUS has no concerns.
Regards,

Chelsey Schatschneider
Area Service Administrator

Office: 403.227.3542 ext 127
Toll-free: 310.EQUUS (3787)

5803 - 42 Street, Innisfail AB

CSchatschneider@equus.ca | EQUUS.ca |

Please note that Internet email is not always secure or reliable. EQUUS REA LTD. accepts no liability for any damages caused by any virus inadvertently transmitted with confidential and proprietary information that is intended only for use by the addressee. If you are not the intended recipient, any use, dissemination, forwarding, printing or receiving this email in error, please delete it and advise the sender of the delivery error. You have received this email message on behalf of EQUUS REA LTD. If you are not the intended recipient, please contact the sender. If you are the intended recipient and you are not the named addressee, please click [here](#) to complete the process. If you have any questions or concerns, please contact the sender of this email message directly.

From: Albert Flootman <Albert.flootman@pcps.ab.ca> **Sent:** Tuesday, May 7, 2024 6:55 PM
To: Reads <Reads@equus.ca>
Cc: Marc Fortais <mfortais@townofbentley.ca>
Subject: [External] Town of Bentley annexation proposal - comments

CAUTION: This email originated from outside of EQUUS. Do not click links or open Attachments unless you recognize the sender and know the content is safe.

In March of this year, the Town of Bentley mailed a copy of its Notice of Intent to Annex land from Lacombe County. The purpose of this proposed annexation is to bring about 200 acres of land designated for commercial and industrial uses within the Town boundary.

The purpose of this email is to remind you that you have an opportunity to comment on this proposal, and that your comments will be included in the Town's annexation application that will be submitted to Alberta Land and Property Rights Tribunal.

We would appreciate your response, even if only to say you have no concerns or

comments, by May 21st, 2024.

If you have questions or concern, please send me an email or call me at the mobile number listed below.

Thank you for your time and attention to this request.

Albert.

Albert Frootman, RPP, MCIP
Telephone: 403.343.3394
Mobile: 403.710.8996
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

www.pcps.ca

GLDC Gas Co-operative

From: Don Hoskin <don@gldcgas.com>
Subject: Screenshot 2024-05-21 at 5.50.49 PM
Date: May 21, 2024 at 6:08:23 PM MDT
To: "Albert.flootman@pcps.ab.ca" <Albert.flootman@pcps.ab.ca>

Good evening,

Thank you for taking my call this afternoon.
Please find attached a map of the NE 23 40-1-5. Please ensure we have appropriate easements to keep this line in service. The black dashed line represents the abandoned portion of pipe. The blue, green and red lines are live distribution lines.
I would like to ensure we have a set deadline for any interim gas supply agreement for the Bentley Fire Hall and the AFRAC tower. I do not agree to supply any new services under ATCO's contract to supply the Town.

Kind regards,



Don Hoskin
General Manager

Gull Lake Deer Creek Gas Co-op Ltd.

Box 1909, Rimbey AB. T0C 2J0

Telephone: [\(403\)843-1050](tel:4038431050) Fax: [\(403\)843-1056](tel:4038431056)

Appendix G – Response from Affected Landowners

From: Jean Angus <jeanangus@hotmail.com>
Subject: Re: Annexation discussion
Date: May 7, 2024 at 7:11:18 PM MDT
To: Albert Frootman <Albert.frootman@pcps.ab.ca>

In reply to your email, yes I believe that the Town of Bentley is annexing way more acres than will be used as Commercial and Industrial land in the next 25 years. Therefore, I would like the Town of Bentley to guarantee that any land that is still being farmed will continue to be taxed at the same mill rate as it would have been taxed had it remained in the County of Lacombe.

Regards,

Jean Angus

On May 7, 2024, at 6:37 PM, Albert Frootman <Albert.frootman@pcps.ab.ca> wrote:

Good evening Jean,

I am writing to follow up on our meeting on April 18.

First of all, thank you for the meeting and your input into this process.

Second, I wish to confirm your thoughts. It is our understanding that you don't object to this proposed annexation in principle, but you believe that agricultural land should continue to be taxed at the lower level of the county until it is no longer farm.

Would you be able to confirm this for me?

Third, I would like to emphasize that you will still have an opportunity to make any remaining concerns known to the Land and Property Rights Tribunal after the Town makes its application. We would be happy to support you in making that submission if you wish.

I look forward to your reply.

Regards,
Albert

Albert Frootman, RPP, MCIP
Telephone: 403.343.3394
Mobile: 403.710.8996
Unit B, 4730 Ross Street
Red Deer, AB T4N 1X2

www.pcps.ca

Appendix H – Resolutions for Negotiation Report

(signed copies to be inserted)

Town of Bentley Resolution

Whereas the Municipal Government Act and the Provincial Land Use Policies urge municipalities to plan co-operatively, and

Whereas Lacombe County and the Town of Bentley have successfully negotiated the terms of an annexation, and

Whereas affected landowners and the public have been consulted and the expressed concerns considered by both municipalities.

Now therefore be it resolved that:

1. Council approve the attached Annexation Application & Negotiation Report dated June 2024 relating to the Town of Bentley annexation application; and
2. The Land and Property Rights Tribunal be requested to recommend the annexation of the lands described in this report subject to the terms of the Annexation Application & Negotiation Report; and
3. Council certifies that this report accurately reflects the results of the negotiations between the Town of Bentley and Lacombe County.

Signed this ____ day of June, 2024

Approved by Resolution # _____

Lacombe County Resolution

Whereas the Municipal Government Act and the Provincial Land Use Policies urge municipalities to plan co-operatively, and

Whereas Lacombe County and the Town of Bentley have successfully negotiated the terms of an annexation, and

Whereas affected landowners and the public have been consulted and the expressed concerns considered by both municipalities;

Now therefore be it resolved that:

1. Council approve the Annexation Application & Negotiation Report dated June 2024; and
2. The Land and Property Rights Tribunal be advised that Council agrees with the annexation of the lands described in this report subject to the items agreed to as set out in the Annexation Application & Negotiation Report.

Signed this ___ day of June, 2024

Approved by Resolution # _____



Agenda Date: June 11, 2024

Agenda Item: New Business:
Summersault Area Structure Plan – Revisions

SUMMARY AND BACKGROUND

At the beginning of 2023, Bentley Minor Soccer Association, made a request to the Town of Bentley to consider the construction of a new soccer field. They indicated that there were challenges with the existing spaces at the schools due to it being a multiuse space, maintenance costs of the fields were expensive and that there was significant growth in the league.

On April 11, 2023, BMSA came as a delegation to speak with Mayor and Council regarding their needs and at this regular meeting of council the following motion was passed:

“Motion 108/2023 Moved by Councillor Hansen, “THAT CAO Marc Fortais be directed to look for suitable space on Town owned Land to potentially accommodate a playing field and bring back to Council a report within a month regarding the findings.”

On May 9, 2023, regular meeting of council the attached report (**Attachment #1**) was prepared and presented to Mayor and Council. The report analyzed the situation and provided options for consideration. Two of the most feasible options for consideration were as follows:

- 1.) Look at the Summersault Area Structure Plan and amend the plan to potentially include additional recreational space.
- 2.) Creating additional green space within the Bentley Southeast Area Structure Plan to also consider such space.

At the May 9, 2023, regular meeting of Mayor and Council, the following motion was passed:

“Motion 133/2023 Moved by Councillor Grimsdale, “THAT Mayor and Council accept the playing field report as information; AND

THAT CAO Marc Fortais be directed to continue to work with Bentley Minor Soccer to continue the conversation regarding the development of a future soccer field.”

The difference between these two options, specifically related to land ownership. The Lands within the Summersault Area Structure Plan (**Attachment #2**) are owned by the Town of Bentley, whereas the lands within the Bentley Southeast Area Structure Plan are owned by a private landowner.

Throughout the remainder of 2023, administration worked with the County and Minor Soccer to continue the dialogue regarding options. In addition, approximately 10 acres in the Bentley Southeast Area Structure Plan was amended on the Bentley Southeast Area Structure Plan as potential green space, which could also be used to accommodate future fields or parks system. This was done, not only to consider the request from Minor Soccer, but to also take into consideration the viewscape as you approach Bentley on highway 12A and also to alleviate concerns from adjacent landowners that were in close proximity to the future planned industrial and commercial corridor.

Both options for the placement of a field were pursued and considered. However, at this time, the private landowner wishes to work through the annexation process prior to any consideration given regarding a potential field. As such this has left one alternative available to the Town of Bentley for consideration, and that is through modifications to the existing Summersault Area Structure Plan.

CURRENT STATUS

Town of Bentley Administration has been working with Parkland Community Planning Services to undertake background research on the Bentley Summersault ASP. We have compiled all information, and we are working on possible modifications to the ASP. However, we need the community's help and input. We will be launching **a new survey that will be live on June 10, 2024, and will run to June 24, 2024**. This will provide two weeks for community and county members to provide their feedback regarding the future of the Summersault Area Structure Plan.

The survey will ask questions such as:

What Types of Housing would you like to see in the future development of this area?

- Single Family
- Townhouses
- Apartments
- Senior Living
- Mobile Homes
- Other

What is your biggest concern regarding future housing development?

- Affordability
- Density
- Traffic and Infrastructure
- Impacts on Community Character
- Other

Do you have any other comments or suggestions regarding Housing Development in the ASP?

What benefits do you see from building a new soccer field?

- Increased community engagement
- Better opportunities for youth sport
- Potential revenue and economic impact from events
- Improved health and wellness
- Other

What concerns do you have about building a new soccer field?

- Cost
- Environmental Impact
- Noise
- Traffic
- Other

Do you agree with utilizing land to the north of the community (within the Summersault Area Structure Plan and owned by the Town of Bentley to construct a new field?

- **Note we also indicate that we have received a \$250,000 donation to facilitate this construction.**

What size of soccer field do you think would best serve our community?

- Full Size (100-130 yards long by 50-100 yards wide)
- Medium Size (80-100 yards long by 40-60 yards wide)
- Small for youth (50-80 yards long by 30-50 yards wide)
- Other

Usage frequency question: daily, several times a week, weekly, occasional

What additional facilities do you think should be included with the soccer field (select all that apply)

- Restrooms
- Changing Rooms
- Seating/bleachers
- Lighting for night games
- Parking
- Concession stands.
- Running Track
- Other

How important is accessibility?

- Very important
- Somewhat important
- Not important

Would you support hosting community events and local soccer tournaments at the new field?

- Yes
- No
- Maybe

How concerned are you about the environmental impact of building a new soccer field?

- Very concerned
- Somewhat concerned.
- Not concerned
- Additional comments

Would you support additional community fundraising efforts to help finance the construction and maintenance of a new soccer field?

- Yes
- No

- Maybe
- Additional Comments

Do you have any other comments or suggestions regarding the proposal to create a soccer field in our Town?

What is your age group?

- Under 18
- 18 to 29
- 30 to 44
- 45 to 60
- 61 or older

How long have you lived in Bentley (or if you are not from Bentley – where do you live?)

- Less than a year
 - 1-5 years
 - 6-10 years
 - 11-20 years
 - More than 20 years

 - Not from Bentley (Please indicate where you reside)
-

We hope that many community members and Lacombe County members will participate in the survey, as this is an important conversation regarding the utilization of future residential lands for recreational purposes. However it is equally important in a community to have recreational resources, that will attract people to a community for a better quality of life. The survey will be advertised on Facebook, Instagram, Town of Bentley website, we will distribute ads to local businesses, and we will advertise in Rimbey Review and Lacombe Express. **(Survey Advertisement – Attachment #3)**

Once the survey data is collected, we will be preparing amendments to the ASP and look to present it to Mayor and Council as a first draft at the August 28, 2024, regular meeting for additional feedback. Also, we host a public open house in combination with the Land Use Bylaw Revisions and the Summersault ASP revisions the week of September 9th to 15th **(date to be finalized)**. From that point we will finalize the ASP and present it to council by October 8, 2024, for adoption and approval.

BUDGET AND FINANCIAL

- **\$18,905 for completion of New Updated ASP**
 - o Approved as a part of the 2024 budget process and is budgeted.
 - o includes current plan review, review of all key related planning documents for consistency, relatability, and accuracy.
 - o Review current trends and community needs.
 - o Conduct a community survey.
 - o Draft preliminary ASP
 - o Draw new plans and maps.
 - o Facilitate community open house for validation and further feedback.
 - o Finalize legal adoption of plan.

RECOMMENDATION

THAT Mayor and Council accept this report as information.

ATTACHMENTS

- 1.) May 9, 2023, Council Report – Bentley Minor Soccer Request for New Field
- 2.) Summersault Area Structure Plan (Original)
- 3.) Survey Advertisement

Marc Fortais, CAO



Agenda Date: May 9, 2023

Agenda Item: Ongoing Business: Bentley Minor Soccer request for new soccer facility

ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council receive this report as information.

SUMMARY & BACKGROUND

On February 7, 2023, the Town Office received a letter from Bentley Minor Soccer Association (BMSA) requesting consideration in building a new outdoor soccer facility. (**Attachment #1**). The letter outlined challenges with the existing space at the schools due to it being a multiuse space, maintenance costs being expensive, and the fact that the organization has grown and is rapidly running out of space.

BMSA also indicated that given the recent conversations regarding development of residential lands to the North and the new Area Structure Plan to be considered for the Southeast, that they felt this was an optimal time to incorporate the development of a new outdoor soccer facility with additional amenities such as a running track, green space, playground, and picnic area. BMSA also indicated they would be willing to assist by soliciting donations if a suitable location was procured.

Subsequently on April 11, 2023, BMSA came as a delegation to speak with Mayor and Council regarding this request. Administration was directed through motion 108/2023, "THAT CAO Marc Fortais be directed to look for suitable space on Town owned Land to potentially accommodate a playing field and bring back to council a report within a month regarding the findings."

Administration has prepared this report in response to that motion for Mayor and Council's consideration.

CURRENT STATE

A review was undertaken of existing space in the Town of Bentley that would be suitable to accommodate a soccer pitch of normal size. When considering the development of such space, you need to consider parking, the size of the actually playing area, and space on each side and each end of the pitch. Allowing 10 metres of extra space on each side, a full-size pitch (for adult soccer) of 75 X 110 metres would require a total land area of about 3 acres. A pitch that meets Alberta Soccer

Standards for a U12 game should be 40 to 55 metres wide and 60 to 75 metres long. Again, allowing 10 metres on each side, the total land area would be in the range of approximately 1.75 acres.

1.) Plans and Priorities

Administration also reviewed a variety of Plans and established priorities as follows.

Town of Bentley Parks and Open Space Plan 2008

Relevant goals from that plan indicate:

- Plan Park locations to ensure that all residents have reasonable access to parks and recreation facilities located throughout the town.
- Provide a full range of recreation activities to meet the needs of residents.
- Seek opportunities and leverage funding and facilities with schools, land developers, community groups and other government agencies.
- The plan also defines parks with athletic fields as “Special Use Parks”, and design guidelines recommend having sufficient buffers from noise and traffic if residences are nearby, and access from arterial or collector streets (not from local streets within a residential community)

Summersault Area Structure Plan

The northwest corner of the plan area is the lowest point or drainage point and currently hosts a stormwater detention pond. According to the plan, this is to be a dry pond, but there is water in spring and during wet weather. The plan also shows a seasonal drainage channel running from the southeast to the northwest. These areas together form the planned open space and natural amenity areas for the development and will also allow for pedestrian trail connections within the development. **Improvements are to be the responsibility of the developer.** It also appears in the plan that there will be a public utility lot and an environmental reserve area. There was no contemplation for a municipal reserve, which would be typically utilized for the creation of parks or field spaces.

Town of Bentley/Lacombe County Intermunicipal Development Plan

Policy 5.5 of the IDP includes language encouraging the Town to ensure that **adequate park dedication** meeting local and community needs is **available through the subdivision process**, and also encouraging cooperation with Lacombe County in delivering recreational opportunities.

2.) Options Considered

There is no existing public park space that is not being used within the Town of Bentley that would meet these current requirements. Therefore, the only two areas that would potentially be able to accommodate the size required, would be the Summersault Area Structure Plan Lands (**Attachment #2**) (owned by the Town of Bentley) or the area under consideration for the Bentley Southeast Area Structure Plan (which is currently not owned by the Town of Bentley) (**Attachment #3**)

A.) 46a Street Park

- The neighborhood park on 46a street, north of 53 Avenue cul-de-sac, has a large open grassed area that might be large enough for a small soccer pitch. However, the area north

of the existing playground is only about 45 metres long on the shorter side – short for even a minor soccer facility. Other considerations include the need to fully fence the area to prevent balls from entering the street, and a lack of parking since this is a neighborhood park. Significant traffic and on street parking on a local street would be the result, affecting the character and enjoyment of the neighborhood for existing residents.

- **This site is not recommended for consideration, sports fields that serve the broader community should be located on an arterial or collector road and provide suitable off-street parking.**

B.) Summersault Area Structure Plan

Stormwater Pond

- In some cases, fields can be placed on stormwater management ponds, however in this case there is standing water on many occasions evidenced by aerial photographs over the years. Second the pond is at the low point in the landscape, it would be costly to level the area to create a playing field. Thirdly, parking and traffic may be a concern at this location, on a local road within the neighborhood. **Therefore, a soccer pitch is likely not feasible on the stormwater pond.**

ASP Amendment

- The plan indicates that sports fields were discussed in the design phase for the project but were ruled out in favor of passive recreation areas. We must remember that when these plans are created, they include engagement with the public as well. **However, the option still exists to re-examine the ASP and consider designating a park area for sports fields. This would require an amendment to the Area Structure Plan.** Design work would be needed to identify the ideal location, and this would affect the layout of the plan area and the overall number of lots. Depending on the location and layout and the size of the park in addition to the soccer pitch, at least 8 to 10 single detached lots would be eliminated from future development and there may be a need to revise engineering work for future tie ins. **An ASP amendment process would include public consultation, a public hearing, and a bylaw to formally change the statutory plan. This process should be preceded by a thorough discussion of all recreational needs of the community, as suggested in the Parks and Open Space Plan.**

C.) Bentley Southeast – Future Area Structure Plan

Bentley Southeast ASP Property

- The plan is currently drafted (based on mapping that was presented to the public in November 2022) incorporates up to 2.25 hectares (not quite 5 acres) of Municipal Reserve, mainly intended as a buffer with a berm south of 48th Avenue, and corridors for trails. An additional MR could be considered. Given the size of the overall area, an additional hectare or two of land is not likely to be significant, as long as a suitable location is chosen. We are currently in the process of removing the southerly two quarter sections and revising the plan, which will come back to the public for further consultation and feedback.
- **It is important to consider the purpose and the intent of the ASP** – to create opportunities for commercial and industrial development. Creation of public park spaces should not detract from this economic development goal. However, choosing a site on the periphery of the area and avoiding access from an internal industrial roadway, would

mitigate land use compatibility concerns. In general investment in recreation could be seen as positive by developers, and aid in the attraction of business. **This is not likely to be a short-term option; where the land is privately owned, acquisition of MR areas would happen as there is development.**

Firehall existing property

- In addition, administration reviewed the existing firehall property, and it was found the area is not sufficient in size to accommodate a field. (**Attachment #4**). It should also be noted that in conversations with the county, they have indicated that placing a soccer field adjacent to the firehall is not a compatible use in their opinion, due to potential conflicts with emergency response that may be encountered by users of such a field from parking and pedestrian traffic.

D.) Partnerships with Lacombe County

- This kind of special purpose park being requested, serves the area population, not just the Town. Although it would be preferable to have our own additional playing space to attract and keep people in Bentley, consideration should be given to where amenities already exist in the County and are being underutilized.
- For example, there is an existing soccer pitch within Lacombe County, off Rainy Creek Road located on Range Road 24 - about 20km (15-to-18-minute drive from Bentley).(**Attachment # 5**)
- While this location may not be ideal for Bentley residents, there are many participants from Bentley Minor Soccer that live within the county. The field appears to be 50X100 metres, and with some maintenance could be quite suitable for Minor Soccer. It is part of a rural subdivision development that has not been built out, but the road is paved as well as there is ample parking, and the soccer uprights are in place.
- Upon initial conversations with county representatives, they are open to the conversation regarding additional amenities such as washrooms, field maintenance and regular mowing if the field is to be requested to be utilized. Currently no one is using the field.

3.) Other considerations

- Typically, fields such as this are built through investment in community by developers through a subdivision process and via Municipal Reserve dedication. There is, however, nothing stopping any group or community organization from undertaking initiatives that support the expansion and development of their own recreational amenities. Organizations can undertake their own fundraising, acquire their own land, and operate their own facilities if they choose to do so.
- Mayor and Council should be cognizant of all sports, recreation and not-for-profit organizations that exist within the Town of Bentley. If it is a priority of Mayor and Council to develop additional recreation amenities in the community, this should be considered as a part of an overarching recreation master plan, that takes into consideration all sporting groups and develops a comprehensive approach through public engagement to prioritize the development of recreation amenities. In addition, the costs associated with potential development of additional recreation amenities, both capital costs and long-term operating costs, must be

balanced against existing priorities for infrastructure replacement including arena slab and ice plant replacement, concrete replacement, Dick Damron Drive rehab, Oxford Park development and other aging infrastructure identified through a robust asset management planning process.

- Tax considerations are also important as adding additional amenities results in additional operational costs and upkeep. Diversification of the tax base and attraction of industrial and commercial investment should remain a top priority for mayor and council. Through that attraction and investment, amenities such as this can be included as MR designation in the creation of the area structure plans that look to the long-term future. If the desired outcome of Mayor and Council is to prioritize the creation of additional recreational field space, that feedback should be provided to the consultant through the Area Structure Plan Process and through the assigned council representatives to the IDP & ICF Committee.
- Current field utilization by minor soccer occurs during the week only. It is the Town's understanding that the fields are not utilized on weekends by minor soccer. It may be an option to gain some additional capacity by scheduling games on weekends. However, this would need to be considered with the availability of volunteers to be able to support weekend games.
- Participants to Bentley Minor Soccer are broken down as follows and should be considered from a funding perspective if a field is to be built, there should be partnerships with the County to support the utilization from residents outside of the community of Bentley:

○ Bentley Box Number	48
○ Bentley Street Address	18
○ RR1 Bentley	16
○ RR1 and Box Number	4
○ Lacombe County RR1 and Box Number	22
○ Box Number Lacombe	2
○ RR1 Rimbey	5
○ Box Number Rimbey	2
○ Town Address Rimbey	1
○ Sylvan Lake Town Address	5
○ Red Deer County	1

ATTACHMENTS

- 1.) Letter Bentley Minor Soccer
- 2.) Summersault Area Structure Plan Lands
- 3.) Bentley Southeast ASP Lands as shown in the last public engagement (amendment underway to the plan to remove southerly two quarters)
- 4.) Firehall Property Map
- 5.) Soccer Pitch off of Rainy Creek Rd

Marc Fortais, CAO

Town of Bentley Municipal Office
4918 50 Ave
Bentley, AB
TOC 0J0
Attention: Chief Administrative Officer, Mr. Marc Fortais

February 7, 2023
Re: Request for space for new soccer fields

Dear Mr. Fortais and Respective Bentley Town Council Members;

The Bentley Minor Soccer Association (BMSA) is asking your consideration in building a new outdoor soccer facility. Our club has seen rapid growth over the last number of years, and the need for updated fields is imperative to keeping our club moving forward. In the last ten years, Bentley Minor Soccer has gone from approximately 40 kids in the age categories of U6, U8, and U10, to last season, in 2022, a total of 107 kids registered in age categories from U5 to U15.

While we have been fortunate to use the Bentley Elementary field space, this is no longer suitable for a club of our size for a variety of reasons. First of all, as the elementary fields are a multi use space for soccer, track and field, school gym, school recesses, and the general public, the additional maintenance of the field has become cumbersome and expensive. Secondly, as we have grown, so too, have the number of competitive teams and subsequent games. As such, there are often nights of play where there is simply not enough space for all teams to practice safely and adequately. Lastly, this multi use space has continued to deteriorate year after year, with a potential cause being dew worms. Each of these issues present a safety hazard for the children participating.

The BMSA feels the construction of a new outdoor space would bring even more youth to the game, as well as a sense of pride for the general public of Bentley. A new outdoor space would allow our teams more games and practice times, as well as open up pitch time to host additional games and tournaments in the future. Every year for the past approximately 8 years, the BMSA has hosted a U9 Development Tournament. This tournament sees 12 teams, bringing approximately 150 players and their families to the town of Bentley. Having proper field space would allow us to continue and expand on the success of this tournament, benefiting the small businesses of Bentley as a whole.

In conjunction with the proposal to further develop the Town of Bentley to the South and West, the members of the BMSA feel it is a timely opportunity to incorporate the development of a new outdoor soccer facility. Furthermore, in order to make this space more inclusive, the area could also include areas such as a running track, green space, playground, picnic area etc. The benefit of a space such as this is a healthy, vibrant community that will continue to draw people to the beautiful town of Bentley. The BMSA is greatly willing to assist with this endeavour by soliciting donations from the business community for the construction of the facility, once the suitable land has been procured. The BMSA cordially requests a meeting with you and the appropriate personnel. Thank you for your attention to this matter; the BMSA looks forward to speaking with you soon.

Kindest Regards,



Michelle Lundy

Vice President, Bentley Minor Soccer Association





SOUTHEAST BENTLEY AREA STRUCTURE PLAN

MAP 4: FUTURE LAND USE CONCEPT

- Plan Area Boundary
- Highway Commercial
- Light Industrial
- General Industrial
- Public Institutional
- Municipal Reserve
- Highway ROW To Be Re-allocated
- Wetland Features
- Trail/Pedestrian Route
- Cemetery
- Cemetery Expansion
- Fire Department
- Future Water Treatment Plant and Reservoir
- Storm Water Management Pond
- Telecommunications Tower and Anchors
- Potential Right-In Right-Out
- Future Controlled Railway Crossing
- Oil/Gas Well
- Tentative Property Line
- Expected Setback From Highway 12 (10m)
- Easement for Drainage System
- Oil/Gas Well Setback (100m)



NOTE: THIS DRAWING IS NOT INTENDED FOR DETAILED SUBDIVISION AND ENGINEERING DESIGN. BOUNDARIES BETWEEN LAND USES AND LOCATION OF FEATURES ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE TIME OF SUBDIVISION AND/OR DEVELOPMENT IS REQUIRED.









TOWN-OF
BENTLEY

LEGEND:

- Phase 1 Boundary
- Proposed Shoulder
- Residential District
- R1 (General Residential) District
- R2 (More-Dense Residential) District
- Driveway
- Driveway Curbside
- Environmental Features (ER)
- Planting Area
- Asphalt Pavement (APR)
- Asphalt Driveway (APDR)
- Driveway Trees
- Cooling Ponds

NOTE: ALL DISTANCES ARE APPROXIMATE. DISTANCES ARE GIVEN IN METERS TO THE NEAREST MILLIMETER.

NOTE SUMMARY:

- Lot Area: 17 Lots
- Lot Area: 13 Lots of 1200 sq ft
- Public Utility: 13 Lots of 1200 sq ft (10.5%)
- Public Park: 1 Lot of 1000 sq ft (0.3%)

NOTES:

- Property lines approximate only. Site subject to survey.
- Proposed in California Plan.

LANDSCAPE PLAN
101
SWEETEN'S LANDSCAPE ARCHITECTURE
SEPT/16/2011

SCALE: 1:200
DATE: SEPTEMBER 16, 2011

WSP

WSP CONSULTING INC.
4000 STURGEON ROAD, SUITE 200, CALGARY, ALBERTA, T2C 0L2, CANADA
PH: 403.243.4600 FAX: 403.243.4601

be in the know

**Summersault Area
Structure Plan
Community Survey
to run from June 10, 2024,
to June 24, 2024**

Please participate in this important community survey regarding modifications and changes to the Summersault Area Structure Plan

These changes include the consideration of a recreation amenity (Soccer Field) and the types of housing that you wish to see in future subdivision phases.

**Have your say regarding the future of the
ASP in the North**

**WATCH FOR
THE LINK!**





Agenda Date: June 11, 2024

Agenda Item: New Business:
Bentley Strategic Plan

SUMMARY AND BACKGROUND

Bentley's current strategic plan was created in 2019. It was created after extensive community engagement and outlined goals, objectives and actions that supported achieving a vision of the community for 5 years from 2019 to 2024.

Each year since 2020 we have been reporting through quarterly updates on the goals and objectives as established through the strategic plan and our progress towards achieving them. In addition, since that time we have created a robust community profile that looks at the demographic conditions in and around Bentley. This information has been used to create a point-in-time update of what has been accomplished and what still needs to be done. In addition, the profile helps to provide current context and guidance regarding future community growth and the needs of the community in relation to that current data. Some of the objectives within the old strategic plan may still be relevant and some may not, however it is once again time to review the long-term strategy for the community and update our goals and objectives accordingly.

On April 17, 2024, administration posted a community survey that asked specific questions to the community regarding the development of a new strategic plan. The survey remained open until April 26, 2024. The response rate was amazing with more than 138 responses to the survey. The information collected was used to help inform a planning session with Mayor and Council to share the feedback from the community.

On May 1 administration coordinated a strategic planning session led by Parkland Community Planning to engage Mayor and Council to develop long term goals and objectives for the community. This session was important to build the framework for long term planning based on their past 3 years in term, their clarity regarding community needs while serving in their term, and the feedback received through the community survey. This enables the existing council to refocus objectives for the future and to prepare to pass the torch next year onto a new council that will be selected through public process.

CURRENT STATUS

Mayor and Council have been working hard to provide direction and guidance to administration throughout the course of their term and they truly care about the future of this community. As such, they wish to further engage the community through a public open house to validate their direction and to seek further community input to help finalize the long-term vision and plan.

On June 19, 2024, administration and Mayor and Council will be hosting a public information session and engagement, with display boards at the seniors drop in between 6pm and 8pm. The intention is to provide further opportunity for the community to help shape a long-term vision for the next 5 years and to seek community feedback regarding our priorities.

We hope that the community will make the time to provide their thoughts and to help focus the long-term vision for the next 5 years for the Town of Bentley.

Any feedback collected will be incorporated into a final version of the plan. Once the plan has been completed it will be brought back to Mayor and Council at the regular meeting on July 9, 2024, for consideration and approval.

BUDGET AND FINANCIAL

- **\$16,390 included and approved in 2024 budget process and includes:**
 - Compile Demographic and Economic Information
 - Identify Opportunities and Challenges
 - Provide public engagement plan.
 - Share community background information with the community.
 - Design survey questionnaire to obtain stakeholder input.
 - Collect and analyze stakeholder input.
 - Provide a report on public engagement.
 - Conduct a half day workshop with Council and administration.
 - Identify Strengths, weaknesses, opportunities, and challenges.
 - Develop a shared vision.
 - Identify key strategies and priorities.
 - Identify key actions.
 - Determine performance measures.
 - Draft the Strategic Plan based on outcomes above from planning session.
 - Share the strategic plan with council and administration for their input.
 - Facilitate a public meeting open house to present the draft plan to the public.
 - Prepare and submit the final draft plan to council for approval.

RECOMMENDATION

THAT Mayor and Council accept this report as information.

ATTACHMENTS

- 1) Advertisement for Strategic Plan Update

Marc Fortais, CAO

Bentley Strategic Plan

**Public Meeting Date June 19, 2024
6pm to 8pm, Senior's Drop In**

This is an open house to discuss the future Bentley Strategic Plan

**Mayor and Council have been engaged and are working
on future goals and objectives for the community and
THEY NEED YOUR INPUT AND FEEDBACK!**

*Please come out and discuss where you would like to
see Bentley moving for the future.*



be in the know



HIGHLIGHTS OF THE REGULAR COUNCIL MEETING MAY 23, 2024

COUNCIL ORIENTATION

Lacombe County Councillors and senior administration will participate in a regional Council orientation hosted by the Town of Blackfalds on October 30, 2025.

REQUEST FOR INSTALLATION OF SEASONAL GATE ACROSS SCOTT DRIVE

The County Manager was directed to solicit feedback from Ebeling Beach property owners regarding the request from the Summer Village of Gull Lake and Alberta Parks to install a seasonal gate across Scott Drive to assist in preventing motorists from accessing and driving on the beach and Provincial Crown Land on the east and west sides of Scott Drive.

FINANCIAL POLICY UPDATES – CREDIT CARD AND BUDGET POLICIES

Updates to Policy AD(6) Use of Lacombe County Credit Cards and Policy AD(45) Budget Policy were approved as presented. Council resolution C/592/12 was repealed.

POLICY RC(1) RECREATION CAPITAL FUNDING REQUEST – MEDICINE LODGE SKI CLUB SAMSON T-BAR UPGRADE

Lacombe County will contribute up to \$190,637 to the Medicine Lodge Ski Club's Samson T-Bar upgrade and water study projects. This contribution will be funded from the County's Recreation Capital Assistance Reserve.

CAMP L.G. BARNES FUNDING REQUEST

A motion to approve annual operating funding in the amount of \$4,256 for Camp L.G. Barnes did not receive the approval of Council. A letter of support for Camp L.G. Barnes will be sent to the Minister of Seniors, Community, and Social Services.

CONSTRUCTION MANAGEMENT HIGHWAY 12/HIGHWAY 792

The County Manager was directed to enter into a Memorandum of Understanding with Alberta Transportation and Economic Corridors for the construction management of the upgrades to the intersection of Highway 12 and Highway 792.

POLICY CPO(1) AUTHORIZED EMPLOYER RESPONSIBILITIES UPDATE

Policy CPO(1) Authorized Employer Responsibilities was approved as presented. Outdated policies EN(1) through EN(8) were rescinded.

FEEDBACK ON THE CANADIAN SUSTAINABILITY STANDARDS BRANCH (CSSB) CANADIAN SUSTAINABILITY DISCLOSURE STANDARDS (CSDS) 1 (SUSTAINABILITY) and CSDS 2 (CLIMATE-RELATED) FINANCIAL DISCLOSURES

By way of letter and survey response, Lacombe County will provide feedback on the proposed changes to the CCSB's Canadian Sustainability Disclosure Standards.

**Next Regular Council Meeting is
June 13, 2024 – 9:00 a.m.**

**Next Committee of the Whole Meeting is
June 4, 2024 – 9:00 a.m.**

Lacombe County Administration Building

****For more details from Lacombe County Council meetings, please refer to the meeting minutes. All meeting minutes are posted on the website (www.lacombecounty.com) after approval.**



Greg Rathien

Council Report May 2024

- May 1 half day working on the new Strat Plan to following public response.
- May 6, we met and had a tour with Krista Gardner our rep from Alberta Municipalities
- May 9, we had a Municipal Planning Commission Meeting (MPC)
- May 14 Regular Council Meeting See minutes.
- May 23. CAEP meeting in red deer ...panel discussion with Premier Smith, and A group of MLAs in round table.
- May 28 county town IDP/ICF meeting for our Annexation application.
- May 28 regular council meeting



Pam Hansen

REPORT FOR May 2024

- May 1 : strat plan meeting :
 - reviewed public survey and had initial discussions on strat plan.

- May 8 Bentley municipal Library meeting:
 - discussed programs that have been happening as well as programming moving forward as well as parade entry and the 75th anniversary of the library.

- May 9 MPC to approve work on 4929 50th Ave.

- May 16 Parkland Library Received auditors report:
 - the auditors said it doesn't happen often however the audit was completely clean with no recommendations or changes required.

- Executive decided to leave Alberta Library association and explained some of the situations ; using mailing lists to contact all members regarding political matters etc.

- May 14 regular council meeting

- May 28 regular council meeting



Dale Grimsdale

REPORT FOR May 2024

- May 1 Council Strategic planning meeting.
- May 6 Town of Bentley tour and meeting with Krista Gardner the leader of Towns West and Vice President of AB Munis
- May 9 MPC meeting
- May 13 Bentley School Board Council Meeting: Highlights include:
 - Admin update, AGM resolutions discussion
 - Field trip update
 - Update on suicide awareness and prevention and BGC.
 - Trustee report as well as my council update.
 - Summer break and fall meeting set.
- May 14 - regular council meeting
- May 28 - regular council meeting



Brenda Valiquette

REPORT FOR May 2024

- May 1, 24 Strategic Planning plan meeting
- May 6, 24 Kirsta Gardner (Town West – AB Munis) Meeting and Tour
- May 9, 24 Municipal Planning Commission meeting
- May 14, 24 Regular Council Meeting
- May 28 24 IDP / ICP – Meeting regarding annexation report
- May 28 24 Regular meeting, great report from Darren, thank you. Also, our parks and Recreation Mr. Loov. Thank you ,the flowers look great .



Lenore Eastman

REPORT May 2024

- May 1, 2024, Strategic Planning Meeting and Workshop
- May 6, 2024, Meet Krista Gardner Towns West – AB Munis
 - Bus Tour of town and lunch
- May 9, 2024, Municipal Planning Commission Meeting
- May 13, 2024, Lacombe Foundation Meeting
- May 14, 2024, Regular Council Meeting
- May 23, 2024, Dinner with Alberta Premier
- May 28, 2024, Regular Council Meeting