



AGENDA
Bentley Town Council
Tuesday September 10, 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 August 27, 2024**

5. Financial:

- a) Prepaid Cheque Listing – Cheques No. 20240655 to 20240694**

6. New Business

- a) Town Mural Project – Office Building Facing Former Oxford School Site**
- b) Bylaw #249/2024 – Sunset Heights Area Structure Plan Bylaw**
- c) Sentinel Storage AB Women’s Curling Sponsorship - Rimbey**

7. Correspondence

- a) Lacombe County Council Highlights August 22, 2023**
- b) Good Neighbor Day Poster – Sept 25 - 3:30pm to 7:30pm**
- c) Hazardous Waste Roundup (LRWSC) – Bentley Transfer Site Oct 5, 2024, 1:00pm to 4:45pm**

8. Other Business

- a) **Medicine Lodge Ski Hill – Active Communities Grant Application Verbal Update from CAO**

9. Council Reports

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

10. Adjournment



**Minutes of the Regular of the Council of the Town of Bentley
August 27, 2024**

Date and Place Minutes of the Regular Meeting of the Council of the Town of Bentley held Tuesday, August 27, 2024, at 6:30 p.m., in the Bentley Municipal Office

In Attendance Mayor Greg Rathjen
Deputy Mayor Eastman
Councillor Valiquette
Councillor Hansen
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 157/2024 Moved by Councillor Valiquette, “THAT the agenda of the August 27, 2024, regular meeting be accepted.”

Carried

Previous Minutes

Motion 158/2024 Moved by Councillor Grimsdale, “THAT the minutes of the July 9, 2024, Regular Meeting of Council be accepted.”

Carried

Financial

a) Prepaid Cheque Listing – Cheques No. 20240501 to 20240653

Motion 159/2024 Moved by Deputy Mayor Eastman “THAT Cheques No. 20240501 to 20240653 be received for information.”

Carried

New Business

a) Sunset Heights Area Structure Plan Draft

Motion 160/2024 Moved by Councillor Hansen, “THAT Mayor and Council accept this update regarding the Sunset Heights Area Structure Plan Draft as information; AND

THAT Administration bring back the finalized plan to Council on September 10, 2024, for consideration of first reading of the Bentley Sunset Heights Area Structure Plan 2024 and the rescinding of the Summersault Area Structure Plan; AND

THAT a Public Hearing be scheduled for September 24, 2024, if first reading is approved on September 10, 2024.

Carried

b) Bentley Sports Field Conceptual Design

Motion 161/2024 Moved by Councillor Grimsdale, “THAT the Bentley Sports Field Conceptual Design be approved; AND

THAT Administration be directed to undertake a survey of the site to identify elevations, quantities of earth to be moved, material quantities for fill and finishing and prepare a formal budget estimate based on potential in-kind support from Lacombe County; AND

THAT Administration submit an RC1 application to Lacombe County for in-kind support; AND

THAT no additional funds from town taxpayers be allocated to the project for capital construction other than the value of land, survey cost and design cost, without further council approval.

Carried

Correspondence

- a) Lacombe County Council Highlights July 11, 2024
- b) Good Neighbor Day Poster – September 25 3:30pm to 7:30pm
- c) Hazardous Waste Roundup (LRWSC) – Bentley Transfer Site Oct 5, 2024, 1:00pm to 4:45pm

Motion 162/2024 Moved by Deputy Mayor Eastman, “THAT correspondence item a to c be accepted as information.”

Carried

Other Business

a) Annexation Update

CAO Marc Fortais provided a verbal update

On August 15th, 2024, administration and representation from Lacombe County, Town of Bentley Mayor and Council, Parkland Community Planning Services (Town of Bentley Planning Representation) and the landowner attended a Land and Property Rights Tribunal (LPRT) Public Hearing.

The hearing was hosted by the LPRT and provides the opportunity for the landowner or any other party to present a case if the Annexation is contested. The only issue with the annexation, as per the property owner, was about length of time for taxation at county rates as opposed to town rates, if the property remains as agricultural uses.

The property owner provided their concerns and the LPRT asked clarification questions from the Town of Bentley and our representation.

The decision now rests with the LPRT, who will make a recommendation to the Minister if approved. From there it goes to cabinet for consideration.

The Town of Bentley will wait for a formal decision and notification.

No Motion was made for this item

Council Reports

a) Mayor Rathjen

- **One amendment to mayor Rathjen's report it was MP Blaine Calkins not MLA Nixon regarding tools for schools.**

b) Deputy Mayor Hansen

c) Councillor Grimsdale

d) Councillor Eastman

e) Councillor Valiquette

Motion 163/2024 Moved by Councillor Valiquette, "THAT the July Council Reports be accepted as information."

Adjournment

Mayor Rathjen adjourned the August 27, 2024, Regular Council Meeting at 7:16pm

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 | | | | | |
| 20240655 | 2024-08-23 | CLEARTECH INDUSTRIES INC. | | PAYMENT | | 983.57 |
| | | | CM369226. | CHLORINE BARREL & WOODEN | (420.00) | |
| | | | CM369228. | CHLORINE BARREL & WOODEN | (420.00) | |
| | | | CM369229. | CHLORINE BARREL & WOODEN | (420.00) | |
| | | | CM369230. | CHLORINE BARREL & WOODEN | (420.00) | |
| | | | CM369231. | WOODEN PALLET RETURN | (42.00) | |
| | | | INV1111827. | WATER - CHEMICALS & FREIGHT | 362.06 | |
| | | | INV1112033. | WATER - CHEMICALS & CONTAIN | 1,172.89 | |
| | | | INV1126710. | WATER - CHEMICALS & CONTAIN | 1,170.62 | |
| 20240656 | 2024-08-23 | HI-WAY 9 EXPRESS LTD. | | PAYMENT | | 645.66 |
| | | | 66111499 | FREIGHT FOR CLEARTECH | 645.66 | |
| 20240657 | 2024-08-23 | HOME HARDWARE BUILDING CENTRE | | PAYMENT | | 67.74 |
| | | | AC5961 | ARENA BUILDING MAINTENANCI | 37.30 | |
| | | | AC9581 | GUTTER EXTENSION FOR BONF | 30.44 | |
| 20240658 | 2024-08-23 | LACOMBE COUNTY | | PAYMENT | | 1,306.23 |
| | | | IVC00045396 | FIRE DEPT TRAINING, MUNICIPA | 1,306.23 | |
| 20240659 | 2024-08-23 | PARKLAND GEOTECHNICAL CONSULTING LTD. | | PAYMENT | | 3,360.00 |
| | | | 2408-4389 | ARENA ICE PLANT FINAL INVOIC | 3,360.00 | |
| 20240660 | 2024-08-23 | SHAW CABLE | | PAYMENT | | 173.25 |
| | | | 12082024 | OFFICE INTERNET 12-SEP-24 TC | 173.25 | |
| 20240661 | 2024-08-23 | TELUS MOBILITY INC. | | PAYMENT | | 78.95 |
| | | | 11082024 | COMMUNITY SERVICES | 78.95 | |
| 20240662 | 2024-08-23 | TRANSALTA ENERGY MARKETING | | PAYMENT | | 12,650.35 |
| | | | 24-1365311 | STREET LIGHTING ELECTRICITY | 6,916.98 | |
| | | | 24-1365333 | ELECTRICITY BILL FOR JULY | 5,733.37 | |
| 20240663 | 2024-08-23 | YEG PROCESS SERVING | | PAYMENT | | 330.75 |
| | | | YEGPS 000371 | SERVICE ON JASPAL BOPARAI | 330.75 | |
| 20240664 | 2024-08-30 | CARSON, BARBARA J | | | | |
| 20240665 | 2024-08-30 | JENSEN, DARREN J | | | | |
| 20240666 | 2024-08-30 | MEREDITH, SANDRA L | | | | |
| 20240667 | 2024-08-30 | GIBSON, COLE C | | | | |
| 20240668 | 2024-08-30 | DENNEHY, NATHAN | | | | |
| 20240669 | 2024-08-30 | GREAVES, LORYANNE | | | | |
| 20240670 | 2024-08-30 | FORTAIS, MARC C | | | | |
| 20240671 | 2024-08-30 | KIKSTRA, ROBERT B | | | | |
| 20240672 | 2024-08-30 | LOOV, CHRISTOPHER D | | | | |
| 20240673 | 2024-08-30 | PIKE, JAKE J | | | | |
| 20240674 | 2024-08-30 | SMITH, JOCELYNN T | | | | |
| 20240675 | 2024-08-30 | VON KUSTER, KESALY K | | | | |
| 20240676 | 2024-08-30 | LISNEAC, ARTUR | | | | |
| 20240677 | 2024-08-28 | OLDS CONCRETE SERVICES (2014) LTD. | | PAYMENT | | 51,943.50 |
| | | | 2920. | SUBWAY SIDEWALK REPLACEM | 48,793.50 | |
| | | | 2937. | TRENCH DRAIN REPAIRS (CK LC | 3,150.00 | |
| 20240678 | 2024-08-29 | PARKLAND COMMUNITY PLANNING SERVICES | | PAYMENT | | 36,493.51 |
| | | | 22316 | SUMMERSAULT AREA STRUCTU | 900.00 | |
| | | | 22318 | STRATEGIC PLAN | 8,665.95 | |
| | | | 22342 | DAY TO DAY | 555.00 | |
| | | | 22343 | SUMMERSAULT AREA STRUCTU | 4,965.00 | |
| | | | 22344 | BENTLEY-LACOMBE JOINT DEVE | 11,473.81 | |
| | | | 22345 | LAND USE BYLAW REVIEW | 1,155.00 | |



TOWN OF BENTLEY

Cheque Listing For Council

| Cheque | | Vendor Name | Invoice # | Invoice Description | Invoice Amount | Cheque Amount |
|----------|------------|---|---------------------------------|--|--|---------------|
| Cheque # | Date | | | | | |
| 20240678 | 2024-08-29 | PARKLAND COMMUNITY PLANNING SERVICES | 22346 22375 22376 4324 | STRATEGIC PLAN DAY TO DAY SOMMERSAULT AREA STRUCTU GIS BUILD, ENHANCEMENTS & C | 783.75 1,417.50 5,610.00 967.50 | 36,493.51 |
| 20240679 | 2024-08-30 | JACKSON, BRIAN | 31082024 | PAYMENT CAMPGROUND CARETAKER AUC | 2,290.98 | 2,290.98 |
| 20240680 | 2024-08-30 | SHAW CABLE | 23082024 | PAYMENT PW INTERNET 23-SEPT-24 TO 22 | 105.00 | 105.00 |
| 20240681 | 2024-08-30 | SOUTH HILL WINDOW & AWNING (RED DEER) L | 48968 | PAYMENT ARENA - HANDICAP DOOR | 2,563.05 | 2,563.05 |
| 20240682 | 2024-09-03 | AQUATECH DIVING & MARINE SERVICES | 24234 | PAYMENT WATER - CLEARWELL REPAIR BI | 4,672.50 | 4,672.50 |
| 20240683 | 2024-09-03 | CANOE PROCUREMENT GROUP OF CANADA, D | AB226345 | PAYMENT PARKS & REC LAWN MOWER P# | 73.50 | 73.50 |
| 20240684 | 2024-09-03 | EMPRINGHAM DISPOSAL CORP. | 69678 | PAYMENT RECYCLING FOR AUGUST | 1,976.63 | 1,976.63 |
| 20240685 | 2024-09-03 | FCSS ASSOCIATION OF ALBERTA | 1901 | PAYMENT 2024-2025 FCSS ASSOCIATION M | 346.00 | 346.00 |
| 20240686 | 2024-09-03 | HOLDEN, KARI | 12 31082024 31082024 | PAYMENT FIRE HALL JANITORIAL FOR AUC OFFICE JANITORIAL FOR AUGUS BASEMENT JANITORIAL FOR AU | 240.00 135.00 15.00 | 390.00 |
| 20240687 | 2024-09-03 | INNOV8, DIGITAL SOLUTIONS INC. | IN511261 IN512262 | PAYMENT FCSS PHOTOCOPIER OFFICE PHOTOCOPIER & NEIGH | 21.06 647.88 | 668.94 |
| 20240688 | 2024-09-03 | KEY AGVENTURES INC. | IR85084 | PAYMENT PARKS & REC LAWN MOWER PII | 3.21 | 3.21 |
| 20240689 | 2024-09-03 | RECEIVER GENERAL | 31082024 31082024 | PAYMENT REDUCED EMPLOYMENT INSUR REGULAR EMPLOYMENT INSUR | 19,755.39 2,190.84 | 21,946.23 |
| 20240690 | 2024-09-03 | RIMBEY EXPRESS | 3671 | PAYMENT WATER SAMPLES & RETURNS FI | 110.00 | 110.00 |
| 20240691 | 2024-09-03 | SECURITY WATCH OF CANADA INC. | 11688 | PAYMENT FIRE HALL SECURITY ALARM MC | 567.00 | 567.00 |
| 20240692 | 2024-09-03 | WILD ROSE ASSESSMENT SERVICES | 9505 | PAYMENT PROGRESS PAYMENT FOR SEP | 1,330.88 | 1,330.88 |
| 20240693 | 2024-09-04 | MAGNUM FIREWORKS LTD. | 6224 | PAYMENT FINAL PAYMENT FIREWORKS BE | 5,775.00 | 5,775.00 |
| 20240694 | 2024-09-04 | WASTE CONNECTIONS OF CANADA INC. | 7425-00002660 | PAYMENT COMMERCIAL WASTE PICK UP F | 1,416.71 | 1,416.71 |

Total 176,536.81

*** End of Report ***



Agenda Date: September 10, 2024

Agenda Item: **New Business:**
Town Mural Project – Office Building Facing Former Oxford School Site

SUMMARY AND BACKGROUND

Town of Bentley Mayor and Council continue to work to find ways to beautify our community and pay tribute to our rich history. In 2022 the difficult decision was made to undertake the demolition of Oxford School. The decision to demolish the school was not made lightly and was based on significant costs to repair the building due to major concerns including the deterioration of the roof, load-bearing brick walls and foundations. In addition to the decision to demolish the building, Mayor and Council also directed administration to complete a formalized concept plan and present that plan through an additional public information session in the future to seek further feedback and finalize design and cost estimates of park improvements. The design was presented to Mayor and Council on September 12, 2023, however further work on the park was deferred to the 2024 budget process, in order for it to be considered with other competing priorities.

The 2024 Budget process included a priority of Mayor and Council as follows:

- 1.) Effective Communication and Engagement
 - A well connected, knowledgeable, and engaged citizenry
 - Bentley is a well-known regional centre and destination that people seek out.
 - All citizens, regardless of age and ability, are engaged in a wide variety of year-round events and activities.
- **Oxford Park Design**
 - Continued conversation with Council regarding park design
 - Council direction to build a washroom facility in preliminary budget workshop **(however upon review of costs during December Budget discussions asked to remove from 2024 Budget.**
 - Bathroom option presented to council on February 13, 2024, Regular council meeting (directed to bring back updated quotes once received) This was completed in Q1 2024
 - **Place mural on east side of building facing 50th street (was supposed to be completed by Q2)**

Due to competing priorities and the necessity to replace the ice plant due to continuous failures at the end of the ice season 2023 to 2024, Mayor and Council deferred investment into the Oxford Park including the washroom to ensure that we could focus on the emerging priority of the ice plant. However, administration did place additional picnic tables in the park area for the summer, and

administration continued to plan to work with Robert Murray based on negotiated pricing to install the mural by the end of Q2. Subsequently around May, Mr. Murray informed the Town of Bentley that he no longer wished to undertake the mural project, as he was no longer interested in the painting and preferred to work on landscapes. As such, administration began to seek out additional quotes from talented artists for the project.

Two quotes were received, one from Kris Friesen (www.krisfriesen.com) and one from John Ellenberger (www.littlejohnsmurals.ca). Both artists are incredibly talented and have done many mural projects in Canada. Mr. Friesen has done extensive work on Vancouver Island, Edmonton, Whitecourt AB, Sherwood Park AB, Strathcona County, AB, Peru, Las Vegas, and the Vancouver Area and additional locations. Mr. Ellenberger is a muralist who has painted the mural at the Bentley Library, and throughout the City of Lacombe, Pembroke ON.

Both artists paint the murals on sheet metal or aluminum panels and then install them on wooden strapping. Therefore, the murals can be created in a studio and installed at a later date, so they are not weather dependent for the work. It is anticipated that if we look to hire either artist that painting will take place this fall, and winter and install will now not happen until the spring.

The mural would ensure that oxford school and the grain elevators are incorporated to pay tribute to Bentley's history, with a prairie scene. Final designs would be approved by Mayor and Council and would be based on the artistic interpretation of the artist through a rendering.

Administration is looking for direction from Mayor and Council if we can proceed with the commissioning of the mural. .

BUDGET AND FINANCIAL

2024 Budget Estimate for Mural was \$4,000 based on the agreement with Robert Murray last year. However, he will not be proceeding with the mural.

New Quotes received from artists range from \$12,700 for a 370 square foot mural to \$14,500 for a 437 square foot mural.

- \$12,700 (370 sq ft mural)
- \$14,500 (437 sq ft mural)
- \$13,650 (546 sq ft mural)

REQUEST FOR DECISION

Mayor and Council to provide further direction to administration regarding if we proceed with the mural at the new budget estimate.

ADMINISTRATIVE RECOMMENDATION

THAT Mayor and Council, authorize CAO Marc Fortais to enter into a contract for a maximum price of \$13,650 plus GST with Little John's Custom Painting to commission a 546 sq foot mural that pays tribute to Oxford School and the historic Bentley Grain Elevators with a Prairie scene; AND

THAT Mayor and Council approve the final design and rendering for that mural.

ATTACHMENTS

- 1) None

Marc Fortais, CAO



Agenda Date: September 10, 2024

Agenda Item: New Business:
Bylaw # 249-2024 Sunset Heights Area Structure Plan

LEGISLATIVE REQUIREMENTS

WHEREAS the Council of the Town of Bentley recognizes the need to update the former Summersault Area Structure Plan with a new Area Structure Plan (Sunset Heights Area Structure Plan) to establish a framework and guide future development in better alignment to the market and to community priorities for the land legally described as S.W. 26-40-1-W5M, consisting of approximately 17.81 hectares (44acres) as shown and attached to Bylaw 249-2024 as Schedule B and forming part of the By-law;

AND WHEREAS, Section 633 of the Municipal Government Act, Chapter M-26 of the Revised Statutes of Alberta, provides for the development and adoption of an Area Structure Plan;

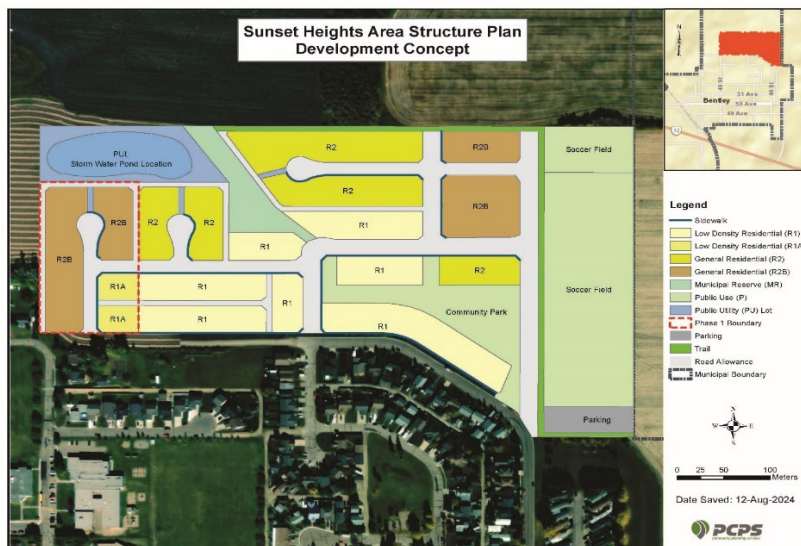
AND WHEREAS, notice has been given of Council's intention to pass this By-law on September 10, 2024, and September 17, 2024, issues of the Rimbey Review;

AND WHEREAS, a Public Hearing is scheduled for September 24, 2024, to allow the general public to further comment on the proposed Sunset Heights Area Structure Plan;

SUMMARY AND BACKGROUND

Sunset Heights Areas Structure Plan (**Figure 1**) is intended to create a framework for future subdivision and residential and recreational development of lands that are owned by the Town of Bentley in the North Side of the Community.

Figure 1 Sunset heights Area Structure Plan Concept



The area covered by the plan is approximately 17.81 ha (44 acres) (**Figure 2**) in total size and is legally described as SW 26-40-1-W5M. It is located within the Urban Reserve (UR) District. The area also includes phase 1 (**Attachment #1**) which has been developed and is formerly known as the New Beginnings Subdivision.

The Town owns the entire parcel and in phase 1 a total of 25 lots are currently fully serviced. Out of those 25 lots 4 lots were sold and a 4plex was constructed and occupied. 1 lot was developed as a single-family dwelling and is occupied. Currently 3 additional lots have been sold in 2024, and construction is beginning on two of them.

The subject site is located within the former Northeast Area Structure Plan (**Figure 3**), which was adopted in 1993 and envisioned as a low-density residential development. Although some development has occurred as a result of that initial ASP, the majority of the land remained undeveloped.

Figure 2 Site Area



Figure 3 1993 Development Concept



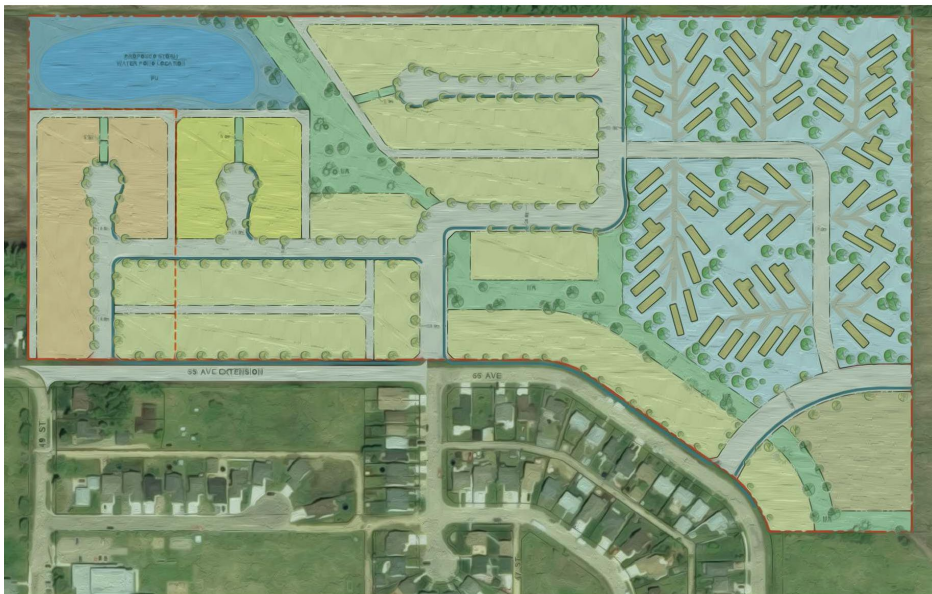
In 2005 and 2006 the site was revisited, and a number of environmental and engineering studies were undertaken to further assess the development potential of the property. **Figure 4** shows the revised development concept, which envisioned a neighborhood featuring detached single-family homes, however again it did not lead to development of the subject property.

Figure 4 2005 Development Concept



Further in 2014, the Town of Bentley again revisited the plan with the help of WSP and created the Summersault Area Structure Plan (ASP) as shown in **(Figure 5)** below. The Plan was passed through Bylaw 178/2014 (**Attachment #2**), which also rescinded the former Northeast Area Structure Plan Bylaw 528/93.

Figure 5 2014 Summersault Area Structure Plan



The adjacent land to Phase 1 is under consideration to incorporate additional recreational space and to remove the previously designated areas for an expansion of the Manufactured Home Park. This is the intent and purpose of revising the Area Structure Plan formally know as the Summersault Area Structure Plan, which is now being considered with a new name Sunset Heights Area Structure Plan (**Attachment #3**).

To properly revise the Summersault Area Structure Plan (ASP) developed by WSP in 2014, it is crucial to understand the governing documents and existing land use policies. Additionally, reviewing past technical documents was essential for assessing the developments feasibility and identifying any design related issues that may need to be addressed. As a result, the new Sunset Heights ASP must conform to the policies outlined in the Town's most recent Municipal Development Plan adopted in 2016 and the Town's new Community Strategic Plan adopted in 2024. In addition, once the Sunset Heights ASP is finalized , the town will recommend repealing the current Summersault ASP as part of the approvals process for the new Sunset Heights ASP.

The Town's consultant Parkland Community Planning Association (PCPS) has undertaken a thorough review of the MDP 2016. Community Strategic Plan 2024, Northeast Area Structure Plan (1993), Parks and Open Space Plan (2008), Land Supply and Future Growth Assessment Document, and the 2016 Land Use Bylaw and current proposed revisions to the Land Use Bylaw.

In addition to considering previous plans, policies, and strategies it was important to involve the Bentley community in the decision-making process so that any new plan reflects the desires, wants, and needs of the community. Therefore, two community surveys were undertaken in 2024, one for the new strategic plan, which ran in April and closed on April 26, 2024. The second, specifically regarding revisions to the Summersault Area Structure Plan ran in June and closed on June 24, 2024. Both Surveys made it clear that manufactured homes were not a priority for this area, and instead the community expressed a strong and enthusiastic desire for additional recreation space and a soccer field. This feedback has been taken into consideration and has been incorporated into the new ASP.

CURRENT STATUS

In developing the new ASP several key factors have been considered including:

1.) Residential Land Use Districts in the Concept Plan

- Variety of housing types for current and future residents with diverse family structures and income levels.
- Flexibility of the plan that follows the MDP maximum of 15 units per hectare.
- Incorporation of recreation space – soccer field, park areas and 26.7 acres of net residential land.
- Alignment to existing land uses to the south by introducing detached SFD along 55th avenue. Remainder of site features a blend of detached SFD, duplexes, row houses, and multi-unit development potential.
- Multi-unit proposed in proximity to recreation space and includes a buffer zone between the residential and recreation space to ensure peaceful living environment while having convenient access to amenities.
- Compatibility and adequate parking space provisions will be determined during the development permit stage. Neither of these sites isolate individual parcels nor restrict.
- Neighborhood park and open space corridor have been integrated throughout the entire development. The open space corridor through the plan also continues to function as a stormwater drainage channel culminating with a dry landscaped stormwater retention pond in the northwest corner of the development.

2.) Land Use Statistics

| Table 5) Land Use Statistics | | |
|---|--------------|-------------|
| Land Use | Area (acres) | Percentage |
| Plan Area (total) | 44.05 | 100% |
| Residential Development | 26.74 | 61.70% |
| Public Parks and Open Space – Municipal Reserve | 6.51 | 14.78% |
| Circulation – Roads and Lanes | 7.83 | 17.78% |
| Public Utility – Stormwater Pond | 2.97 | 6.74% |

3.) Transportation and Road Network

Integrated urban transport and road network with better flow than the previous ASP. This takes into consideration extensions of 47A and 46 St to create better flow than the previous plans. The incorporation of green space will also allow for snow storage in winter to assist Public Works operations. There is a more efficient grid pattern established than in the previous ASP to allow for better access, circulation, and overall improved maintenance ability.

4.) Incorporation of New Soccer Field and Recreation Space

The public spoke and we listened. Amenities for youth including soccer fields, sports fields and running track to support the school to promote physical activity and provide a space for social interaction. The area will include additional parking and phaseable amenities such as bleachers, washrooms etc.

The draft Sunset Heights Area Structure Plan (**Attachment 4 – Power Point Sunset Heights Area Structure Plan**) was presented to council for additional feedback and direction regarding next steps on August 27, 2024. The current version of the plan incorporates all feedback obtained through extensive public engagement and from any comments and considerations from Mayor and Council.

Administration is requesting that Council consider Bylaw #249/2024 for First Reading and formally schedule and advertise the public hearing.

BUDGET AND FINANCIAL

- **\$19,000 for Planning work related to the ASP revisions. This included survey, research, draft, presentations, and finalization.**
- **Soccer Field cost finalization will be calculated once Lacombe County has a chance to review a finalized conceptual design and undertake materials and time calculations.**

RECOMMENDATION

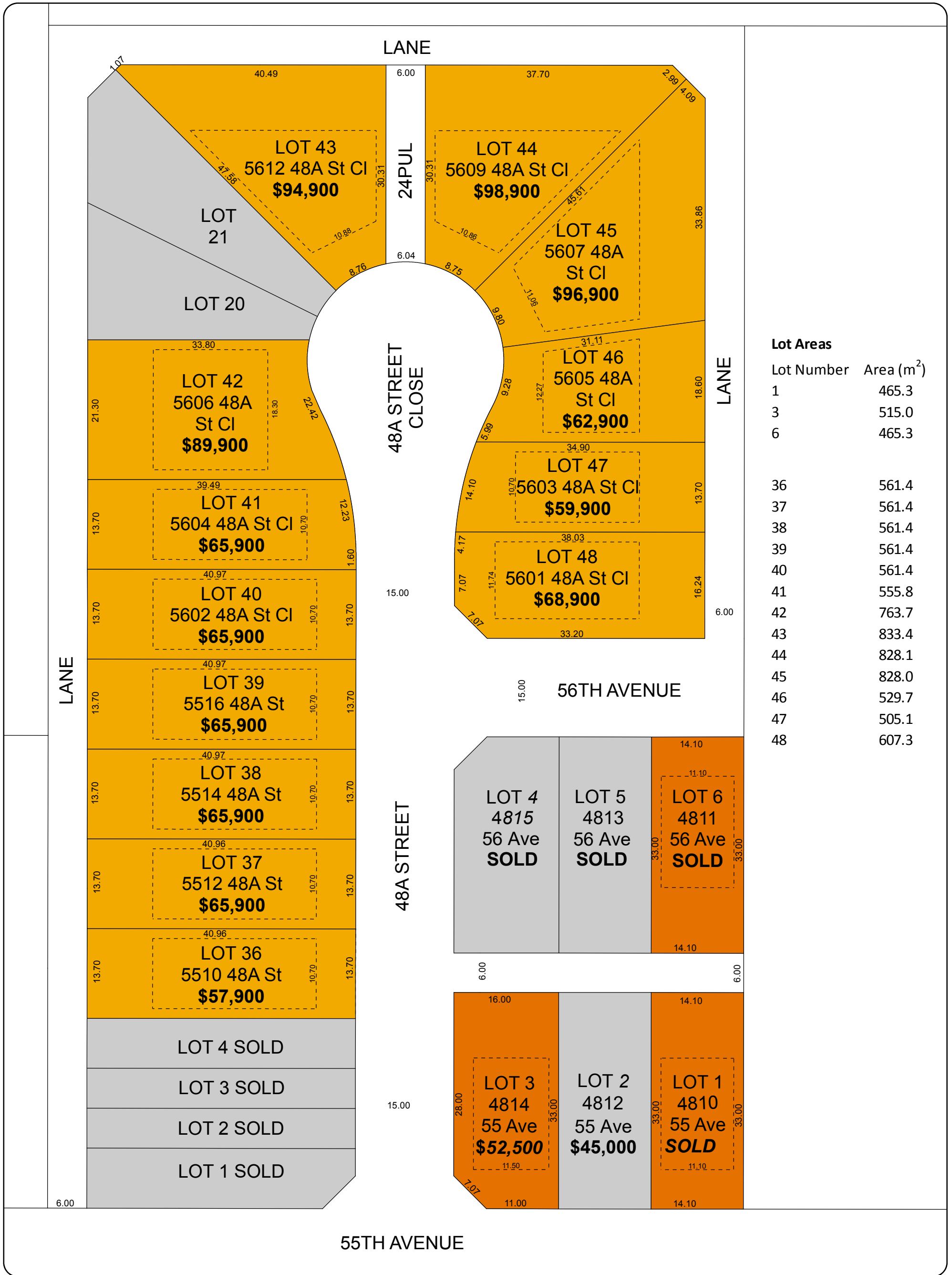
THAT Bylaw 249/2024 The Sunset Heights Area Structure Plan, be given first reading this 10th day of September 2024; AND

THAT a public hearing be scheduled for the September 24, 2024, Regular Meeting of Council;

ATTACHMENTS

- 1) Map – Phase 1 Sunset Heights Subdivision
- 2) Bylaw 178/2014 - Summersault Area Structure Plan
- 3) Bylaw 249/2024 - Sunset Heights Area Structure Plan Draft
- 4) Power Point Sunset Heights Area Structure Plan

Marc Fortais, CAO



Lot Areas

| Lot Number | Area (m ²) |
|------------|------------------------|
| 1 | 465.3 |
| 3 | 515.0 |
| 6 | 465.3 |
| 36 | 561.4 |
| 37 | 561.4 |
| 38 | 561.4 |
| 39 | 561.4 |
| 40 | 561.4 |
| 41 | 555.8 |
| 42 | 763.7 |
| 43 | 833.4 |
| 44 | 828.1 |
| 45 | 828.0 |
| 46 | 529.7 |
| 47 | 505.1 |
| 48 | 607.3 |

SUNSET HEIGHTS SUBDIVISION

- Parcels Not Owned By Town
- Building Envelop
- Single Family Detached (R2B)
- Single Family Detached (R1A)

Land Use Bylaw Designations: Low Density Residential (R1A)
General Residential (R2B)

Yard Requirements:
Front Yard 6.0 m
Side Yard 1.5 m or 3.0 m on Corner Parcel
Rear Yard 10.0 m



NOTE: All dimensions are metric.

N.T.S.

April 2023



By-law No. 178 / 2014

A By-law of the Town of Bentley, in the Province of Alberta, to rescind the North East Area Structure Plan By-law No. 528/93 and adopt the Summersault Area Structure Plan

WHEREAS, the Council of the Town of Bentley has recognized the need to prepare a new Area Structure Plan to establish the framework and guide the future development for the land legally described as S.W. 26-40-1-W5M, consisting of approximately 17.81 hectares (44 acres), as attached hereto as Schedule A and forming part of this By-law;

AND WHEREAS, Section 633 of the Municipal Government Act, Chapter M-26 of the Revised Statutes of Alberta, provides for the development and adoption of an Area Structure Plan;

AND WHEREAS, notice was given of Council's intention to pass this By-law in the August 5th, 2014 and August 12th, 2014 issue of the Rimbey Review;

AND WHEREAS, a Public Hearing was held on August 19th, 2014 to allow the general public to comment on the proposed Summersault Area Structure Plan;

NOW THEREFORE, the Council of the Town of Bentley, duly assembled, rescinds the North East Area Structure Plan By-law No. 528/93 and adopts the Summersault Area Structure Plan, being land legally described as the S.W. 26-40-1-W5M, as described in Schedule A, attached hereto and forming part of this By-law.

By-law No. 178 / 2014 read a first time this 29th day of July, 2014.

By-law No. 178 / 2014 read a second time this 19th day of August, 2014.


Initial

Amendment: Moved by Deputy Mayor Butch Howard that By-law No. 178/2014 be amended as follows:

That maps Schedule A – Land Use Plan and Schedule B – Landscaping Plan be amended to show that the row of future housing running east to west, abutting the currently developed 55th Avenue, will be designated Low Density Residential District (R-1) to provide for single family detached dwellings as set out in Clause 5.1 (1) b) and Figure 6: Area to be developed only for detached single family homes (shown in yellow).

By-law No. 178 / 2014 read a third time, *as amended*, and finally passed this 19th day of August, 2014.



Mayor



Chief Administrative Officer



Summersault Area Structure Plan

Summersault Developments

SW 26-40-1-5

Bentley, Alberta

September 15, 2014



141-16071-00

TABLE OF CONTENTS

| | |
|--|-----------|
| 1. INTRODUCTION..... | 1 |
| 1.1 Purpose..... | 1 |
| 1.2 Site Location, Context and History..... | 1 |
| 2. DEVELOPMENT CONCEPT..... | 3 |
| 2.1 Land Use..... | 3 |
| 2.2 Road Network..... | 5 |
| 2.3 Site Servicing..... | 5 |
| 3. DOCUMENT REVIEW..... | 7 |
| 3.1 Planning Documents..... | 7 |
| 3.2 Technical Studies..... | 13 |
| 4. RECOMMENDED POLICY CHANGES..... | 18 |
| 4.1 Municipal Development Plan..... | 18 |
| 4.2 Northeast Area Structure Plan..... | 18 |
| 4.3 Land Use Bylaw..... | 18 |
| 5. IMPLEMENTATION..... | 19 |
| 5.1 Development Policies..... | 19 |
| 5.2 Development Staging..... | 20 |
| 5.3 Redistricting and Subdivision..... | 20 |
| 5.4 Adopting and Amending the Area Structure Plan..... | 20 |

SCHEDULES

SCHEDULE A - Land Use Plan

SCHEDULE B - Landscaping Plan

SCHEDULE C - Road Plan

SCHEDULE D - Water Distribution System

SCHEDULE E - Sanitary Sewer System

SCHEDULE F - Stormwater System

1. INTRODUCTION

1.1 Purpose

The purpose of the Summersault Residential Area Structure Plan is to establish the framework for the future subdivision and development of the subject site legally described as SW 26-40-1-W5M. The Area Structure Plan provides detailed information on future land uses, densities, the location of parks and open spaces, vehicle circulation and municipal infrastructure. The Area Structure Plan has been prepared in consultation with Town Staff and is subject to the review and approval of Council.

1.2 Site Location, Context and History

The subject site is located in the north eastern portion of the Town of Bentley, north of 55th Avenue and east of 49th Street. The site is approximately 17.81 ha (44.0 acres) in size and located within the Urban Reserve (UR) District. As outlined in the Land Use Bylaw, the purpose of this district is to “*reserve land for future subdivision and Development until an overall plan is prepared for and approved by Council*”.

The lands surrounding the site to the north, east and west are primarily undeveloped farmland. Lands immediately south consist of predominantly detached single-family homes within either the R1 (Low Density Residential) District or R2 (General Residential) District.

Figure 1: Site Location (shown in red)



The subject site is located within the former North East Area Structure Plan (Figure 2). This plan was adopted in 1993 and envisioned as a primarily low density residential development. While it appears some development occurred as a result of the ASP, the majority of the land remained undeveloped. In 2005 and 2006 the site was revisited with a number of environmental and engineering studies undertaken to assess the development potential of the property. This development concept (Figure 3)

also envisioned a neighborhood featuring detached single-family homes; however, it did not lead to the development of the subject property.

Figure 2: Northeast Area Structure Plan Concept (1993)

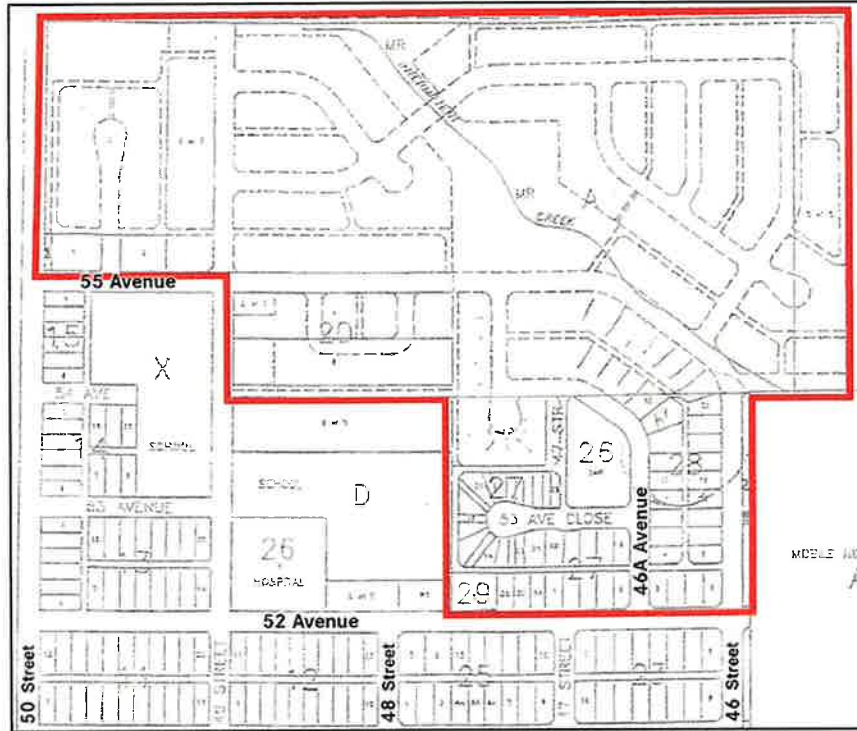


Figure 3: 2005 Development Concept



2. DEVELOPMENT CONCEPT

The proposed Land Use Plan is provided in Schedule A. The goal of the development is to provide numerous housing alternatives and styles not presently found in Bentley. While the exact breakdown and of the residential land uses is currently unknown, it is the developer's intent to provide a mixture of single-family, duplex, townhouse, manufactured dwellings and small apartment buildings. The limited housing alternatives are evidenced by the 2011 Census which indicates 86% of private dwelling units are detached single-family dwellings.

Roads and lots were designed around the natural drainage channel that runs northwest across the property to a proposed stormwater detention pond. While not a regulated water feature, the drainage channel provides a natural open space for the development. In addition to helping to manage stormwater, the drainage channel and stormwater pond are intended to be designed as public amenities and recreational space.

2.1 Land Use

The focus of the Land Use Plan (Schedule A) is to provide a variety of residential housing alternatives integrated with a high quality open space and trail network. Table 1 provides a breakdown of the land use statistics associated with the proposed development with the various land uses being described in more detail below.

| Table 1: Land Use Statistics | | |
|--|---------------------|------------------------------|
| <i>Developable Area</i> | <i>Area (acres)</i> | <i>%</i> |
| Plan Area (total) | 43.98 | 100% |
| Environmental Reserve (Drainage Channel) | 0.99 | 2.3% |
| Developable Area | 42.99 | 97.7% |
| <i>Land Use</i> | <i>Acres</i> | <i>% of Developable Area</i> |
| R1 (Low Density Residential) District | 3.46 | 8.0% |
| R2 (General Residential) District | 14.33 | 33.3% |
| R3 (Manufactured Home) District | 12.11 | 28.2% |
| Circulation - Roads and Lanes | 7.17 | 16.7% |
| Municipal Reserve (MR) | 2.72 | 6.3% |
| Public Utility Lot (PUL) | 3.21 | 7.5% |

2.1.1 Residential

The land use plan integrates within the existing land use pattern immediately south by proposing detached single-family homes along 55 Avenue across from existing development. The remaining portions of the property is intended to feature a mixture of detached single-family dwellings, duplexes,

row houses, multi-unit housing developments (consistent with the R1 and R2 Districts) and a manufactured home park (consistent with the R3 District). The variety of housing types provides new alternatives for existing and future residents of varying family composition and income levels. While the location of some land uses is provided in Schedule A, it is important to note that the exact disbursement and location of various land uses could change based on market demand. Development in smaller communities requires flexibility in terms of housing types as the market is often somewhat unknown and subject to dramatic shifts.

The Municipal Development Plan (MDP) stipulates a maximum density of 30 units per hectare for new developments. Based on 12.17 hectares of net developable land (Table 1), the site could accommodate 365 dwelling units under the MDP. It is estimated that the development (based on the current land use plan) could have between 240 and 275 residential units. While the exact density is not known at this time, at no point should the number of residential units exceed the 365 units permitted.

The residential streets will consist of a mix of lane and laneless dwellings. Detached single-family homes will be located along 55 Avenue immediately across from existing single-family homes. This is intended to provide a transition between the existing development and the proposed, higher density development on the subject site.

Manufactured homes continue to be a desirable homeownership option for young families, first time home buyers and lower income individuals. In understanding this, a manufactured home park has been proposed at the eastern portion of the subject site. The park will provide options for both single and double-wide manufactured homes with or without garages.

2.1.2 Open Space and Stormwater Detention Pond

The northwest corner of the site is designated for a stormwater detention pond. This is consistent with previous development concepts, engineering assessments and is based upon the natural topography and seasonal drainage channel found on the site. The seasonal drainage channel is not a regulated watercourse however it has been designated as Environmental Reserve. In addition to its benefits from a stormwater management perspective, the seasonal drainage channel and stormwater pond present the opportunity for an open space/park corridor extending from the southeast corner of the site to the northwest corner.

A trail network will be incorporated along the open space and provide a natural amenity feature and improved pedestrian connectivity within the development. The stormwater detention pond is intended to be a landscaped dry pond, designed to serve as an amenity and recreation feature for residents in addition to its stormwater management functions. Details surrounding the proposed open space and landscaping are outlined in Schedule B. The trail network and landscaping will be the responsibility of the developer with specifics surrounding the design being finalized at the detailed design stage of future phases.

2.2 Road Network

Three accesses to the subject site from 55 Avenue have been proposed. The Developer will be responsible for constructing the remaining portion of 55 Avenue between 49 Street and 47A Street. Road reserves are provided to the lands immediately north and east. Sidewalks have proposed along one side of the street and connect with the proposed trail network. The width and design of roadways in the development are based on consultation with Town Staff who are utilizing the standards currently in place for the City of Red Deer. Details surrounding the proposed roadway design are outlined in Schedule C.

2.3 Site Servicing

WSP Group prepared a Preliminary Servicing Study for the proposed development to determine the serviceability of the proposed development relative to Town's existing infrastructure. The following subsections outline the findings of this study.

2.3.1 Existing Conditions

The site is primarily rolling agricultural land. A seasonal watercourse meanders west from the southeast corner to the northwest corner of the site. Sanitary and water mains currently exist along 55 Ave.

2.3.2 Water Distribution System

The proposed water distribution system involves three connections to the existing water main in 55 Avenue and will include two stubs to allow for the future servicing of properties to the north and east. The watermain sizes will be 200mm, other than fire hydrant leads and dead end lines. There is a 250mm line provided to the north as identified in the North Bentley Development Study prepared by GM Will Consulting Limited. Modelling of the system will be completed as part of an Area Structure Plan to confirm sizing provided. Further details surrounding the proposed water distribution system can be found in Schedule D.

2.3.3 Sanitary Sewer System

The proposed sanitary sewer system is outlined in Schedule E. To achieve proper cover on the pipe the existing sanitary main in 55 Avenue will be reconstructed to the west as shown. This new 250mm main will service the entire development with a stub to the north and east for future servicing, as per the North Bentley Development Study prepared by GM Will Consulting Limited. Some fill will be required in a couple of the cul-de-sacs to achieve the minimum cover. These lots will most likely become walk out lots.

2.3.4 Site Grading and Major (Overland) Drainage

Road grades and surface drainage are designed to follow the natural land topography where practical. The general overland water flow is from the southeast to the northwest. Section 2.3.5 of this document provides greater detail on the overall stormwater concept.

2.3.5 Stormwater System

The stormwater drainage system is based upon the Dual Drainage Concept with minor and major

systems. The overall stormwater concept is provided in Schedule F.

A previously prepared stormwater report by Stantec in April, 2006 is still relevant today. The major changes are that predevelopment rates have gone down over the years and the predevelopment rate Stantec used of 13.6 litres per second per hectare (l/s/ha) is on the high side. Current rates are around 4 to 6 l/s/ha in this area. Based on a rate of 5 l/s/ha, the pond size would change requiring approximately 8,700 m³ in area versus the 5,500 m³ that Stantec had indicated. We have reviewed the pond area provided in the previously approved Outline Plan and determined it will be adequate for the increased storage volume. Modelling of the system will be completed as part of the Area Structure Plan to confirm the pond size.

The stormwater management facility will be dry pond designed as a landscaped feature. All inlets to the facilities will have sedimentation forebays designed to Alberta Environment Guidelines to remove suspended sediment.

2.3.6 Erosion and Sediment Control

During construction, silt fencing will be installed around the site, where feasible, to mitigate off-site flow of soil. All stockpiled material will have silt fence installed at the toe of the pile.

The storm ponds will have North American Green 'SedimentStop' or equivalent filtration system installed around the perimeters until the landscaped vegetation inside the ponds has matured enough to effectively reduce sediment pollution.

3. DOCUMENT REVIEW

In order to properly evaluate the proposed development, it is important to understand governing documents and existing land use policies. Furthermore, a review of past technical documents allows for the assessment of the feasibility of the development and any issues that may need to be addressed through design. The following section highlights relevant findings from existing policy documents and past studies.

3.1 Planning Documents

3.1.1 Town of Bentley: Municipal Development Plan (2007)

A Municipal Development Plan (MDP) establishes policies to manage growth across an entire municipality, while identifying the location of residential, commercial and industrial areas, environmentally sensitive areas, parks and major utility expansions.

The Town of Bentley MDP addresses a variety of municipal planning issues and objectives, particularly as they relate to future land uses and residential growth areas. To this point, a primary residential objective is to “ensure a variety of housing types to meet the community lifestyles and market requirements”, which is consistent with the Land Use Plan.

The subject site is located within an area identified for ‘Residential’ development. Additionally, ‘Park/Open Space’ has been identified in the areas as generally depicted on the Land Use Plan (Schedule A). The MDP also indicates a road from 55 Avenue is planned to provide connectivity to the eastern portion of the town. This has also been accounted for in the Land Use Plan. Figure 4 highlights the subject site relative to the MDP.

Figure 4: Town of Bentley MDP Land Use Concept



The following table outlines MDP policies that apply to the proposed development along with comment as to how it has been addressed:

| Table 2: Municipal Development Plan Policy Matrix | |
|---|---|
| Policy and Comment | Text |
| Policy 4.3.4 | <i>The overall density of the Town should not exceed 15 dwellings units per gross developable hectare (6 dwellings units per gross developable acre).</i> |
| Comment | Based on the 2011 Census, the Town has 469 private dwelling units and land area of 230 hectares (ha). This provides a density of 2.04 units per gross hectare. At the maximum permitted density the proposed development would have 365 units which would bring the Town's overall density to 3.63 units per gross hectare. While these densities are not based on developable hectares, unless over 2/3 of the Town is undevelopable, the proposed development would be in conformance with this policy. |
| Policy 4.3.5 | <i>The Town encourages the provision of a variety of housing forms...single family detached dwelling units should be a minimum of 70 percent of total potential dwelling units. Duplexes may contribute up to 10 percent...row house (townhouse), apartment developments should not exceed 20 percent...</i> |
| Comment | The Town's planning consultant has clarified that this policy is intended to apply to the entire town. The proposed development seeks to provide a mixture of housing types. While the exact ratio of each housing type is unknown, the first phase will feature detached single-family and townhouse units. |
| Policy 4.3.7 | <p><i>Factors to be considered in the potential approval of any site for multiple family housing are:</i></p> <ul style="list-style-type: none"> a) <i>Direction provided in an approved Area Structure Plan;</i> b) <i>Direct access to a collector or arterial road;</i> c) <i>Convenient access to institutional, recreation and community facilities and open space;</i> d) <i>Existing housing area suitable for increased residential density;</i> e) <i>Compatibility (e.g. height, volume, appearance) with existing housing;</i> f) <i>Proximity to commercial services and facilities;</i> g) <i>Potential impact of additional traffic on adjacent development;</i> h) <i>Availability of space on site to meet parking requirements;</i> i) <i>The development does not isolate an individual lot that it could not be subsequently redeveloped; and</i> j) <i>The presence of other medium and high-density buildings on the block face.</i> |

| | |
|--|--|
| Comment | <p>There is one site within the plan area that is identified for multiples family housing. It is planned for between two or three individual multi-unit buildings with approximately 8-12 units. Depending on market demand this could shift to two 18 unit buildings or one 36 unit building on each site.</p> <p>The site is located on the east side of the plan area south of the manufactured home park. This site is also adjacent to the natural drainage channel and open space. This multi-family site is located on a local road, however based on the MDP Land Use Map, it appears this will eventually be a collector or arterial road.</p> <p>Compatibility and adequate parking space provisions will be determined during the development permit stage. Neither of these sites isolate individual parcels nor restrict redevelopment.</p> |
| Policy 4.3.12 | <i>Adequate parks and open space shall be provided...</i> |
| Comment | As per the Land Use Plan, a park and open space corridor has been integrated throughout the entire development. This corridor also functions as a stormwater drainage channel, culminating with a dry landscaped stormwater detention pond in the northwest corner of the proposed development. |
| Policy 7.3.5 | <i>The Town requires that the type and alignment for major roads be established in area structure plans.</i> |
| Comment | Roads will be designed based on the City of Red Deer standards. This standard dictates a 15 m right of way for local roads with a 10 m wide paved surface. Collector roads and roads connecting to existing 20 m right of way will be developed as a 20 m right of way. |
| Policy 9.3.1 & Policy 9.3.4 | <p><i>Upon subdivision, the subdivision authority shall require the provision of up to 10 percent of the land as municipal reserve...</i></p> <p style="text-align: center;">- & -</p> <p><i>The Town may...dedicate public utility lots towards overall reserve dedications...</i></p> |
| Comment | The proposed development dedicates approximately 1.1 ha (6.3%) of land as municipal reserve (MR). These lands create a linear park system linking the entire development. In addition, the public utility lot (PUL), is intended for a dry landscaped stormwater detention pond, contributes an additional 1.3 ha (7.5%) of reserve land which could be designed as a dual stormwater management pond and park/open space. Depending on the determination of Council, any outstanding MR dedication would be paid cash-in-lieu. |

In summary, the proposed Land Use Plan is in conformance with the policies and mapping established in the MDP. The proposed development represents a logical extension of residential land uses and municipal services, and, most notably, the proposed development satisfies the Town’s residential growth objectives.

3.1.2 Town of Bentley / Lacombe County Intermunicipal Development Plan (2009)

The Town of Bentley and Lacombe County established an Intermunicipal Development Plan (IMDP) to provide direction related to land use in areas that reflect both the mutual and independent interests of both municipalities. As it relates to the Summersault Area Structure Plan, the IMDP provides broad

policy direction addressing growth management, environmental management and residential development. The following outlines relevant policies from the IMDP:

| Table 3: Intermunicipal Development Plan Policy Matrix | |
|--|---|
| Policy and Comment | Text |
| Policy 2.3 | <i>Both municipalities shall provide a variety of development opportunities within their jurisdiction maintaining the character of their respective communities.</i> |
| Comment | The proposed development is intended to provide new housing alternatives currently not available within Bentley which is in accordance this policy. |
| Policy 3.3 | <i>Subdivision applicants shall be required to dedicate all lands that qualify as environmental reserve in accordance with the provisions of the Municipal Government Act.</i> |
| Comment | The drainage channel located on the property could be considered environmental reserve at the discretion of the Town. Given the seasonal nature of the channel it could also be developed or integrated into the subdivision, through approval by the Provincial Department of Environment and Sustainable Resource Development (ESRD). Neither the MGA nor IMDP provide clear direction as it relates to setbacks from drainage channels though ESRD does recommend a 6 metres buffer. Through consultation with Town Staff, this setback was deemed appropriate and applied to the development concept. |
| Policy 4.3.7 | <i>A regional trail network shall be encouraged connecting points of interest within the Town and County to residential developments, natural features and other locations of cultural or recreational value.</i> |
| Comment | A trail network has been proposed along the drainage channel within the subdivision. This is in accordance with the Town's MDP and the above noted policy. |

3.1.3 Village of Bentley: North East Area Structure Plan (1993)

An Area Structure Plan (ASP) provides specific direction on how a specific area within a municipality is to develop, identifying the specific mix and density of land uses as well as layout of streets and blocks. The subject site is located within the former North East Area Structure Plan (NEASP). The NEASP was prepared in order to establish a development concept, planning policies and implementation strategy for the subject site and immediate surrounding area. The intent of the Plan was to provide guidance on the following development considerations:

- **Transportation:** the main objective of the NEASP was to extend 46th Street and 55th Avenue into the subject site. A series of local roads, including laneways designed for residential purposes, would

service the remaining lands.

- **Service and Utilities.** Prior studies indicated that the NEASP could accommodate 580 persons. A lift station would likely be required to service sewage disposal, and a storm water retention pond was proposed to service stormwater by gravity flow.
- **Future Land Uses.** The NEASP identified this area for major future residential growth consisting of a variety of housing types and densities. The envisioned plan was to foster the logical extension of existing residential areas into the NEASP. Specifically, it was projected that the subject site currently under consideration could accommodate 170 lots (500 persons).

The current Land Use Plan generally conforms to the 1993 NEASP, representing a logical residential expansion of the existing residential development south of 55 Avenue; an extension of major corridor roads and an internal local street network, inclusive of laneways, for individual units; and, services that include drainage channels and a storm water management pond (reference to the “Technical Documents” section below provides additional information regarding site servicing).

While the proposed development generally conforms to the above noted items, the development of alternative housing forms at a greater density on the site does not conform to the NEASP but do conform to the policies contained within the more recently adopted Municipal Development Plan. We understand it is the intent of the Town to repeal the NEASP as part of the approvals process for this proposed development.

3.1.4 Town of Bentley: Parks and Open Space Plan (2008)

According to the *Parks and Open Space Plan*, the most significant open space land base encompasses the northern sections of the Town. These lands are currently designated ‘Urban Reserve’ in the Land Use Bylaw and intended for future development. How these lands develop with respect to parks and open space should be considered in the development of this Area Structure Plan.

The proposed development’s open space (as per MDP Policy 9.3.4 above and Objective 1.3 below) will contribute to the Town’s ‘Neighbourhood Park’ and ‘Open Space Areas’ system. These are defined as “open areas designed primarily for passive and active, non-organized recreational activities”. The proposed park and open areas are intended to serve residents of the immediate neighbourhood, while simultaneously linking the development to adjacent lands.

The following *Parks and Open Space Plan* goals and objectives highlight select considerations as they apply to the proposed development’s ‘Neighbourhood Parks’ and ‘Open Space Areas’:

NEIGHBOURHOOD PARKS

Objective 1.2: Park Service Areas

“Residential neighbourhoods should be served by a developed park located within approximately 400-metres.”

- The proposed park corridor spans the entire length of the proposed development and is located well within the 400 metre radius. This corridor will provide for active linkages and leisure

opportunities for area residents.

Objective 1.3: Land Dedications

“Developers of residential neighbourhoods shall be required to contribute to park sites...”

- As outlined in Table 2 (Policy 9.3.4), the proposed development dedicates approximately 1.42 ha (8.0%) of land as municipal reserve (MR). These lands create a linear park system linking the entire development. In addition, the public utility lot (PUL), is intended for a dry landscaped stormwater detention pond, contributes an additional 1.20 ha (6.7%) of reserve land which could be designed as a dual stormwater management pond and park/open space. Depending on the determination of Council, any outstanding MR dedication would be paid cash-in-lieu.

Objective 3.1: Co-Location Opportunities

“Explore the feasibility to locate parks within storm water detention facilities provided sufficient park space can be provided.”

- The proposed park corridor functions as a stormwater management and drainage system, culminating with a dry landscaped storm water detention pond in the northwest corner of the proposed development.

OPEN SPACE AREAS

Objective 1.1: Network Concept

“Combine natural areas into a connected system that preserves environmentally sensitive lands, provides wildlife habitat, and creates a sense of openness throughout the community.”

- The proposed park corridor spans the entire length of the proposed development and will be fully landscaped with both natural and planned vegetation.

Objective 1.3: Recreation Opportunities

“Explore opportunities to incorporate compatible recreation and trail uses within open space areas.”

- Given the dual function as a drainage channel, as well as size and configuration limitations, the proposed open areas do not provide sufficient space for supervised parks such as soccer fields or baseball diamonds. However, passive and active recreation activities are being proposed such a trail system, and open areas suitable for leisure outdoor activities.

A primary intention of this Area Structure Plan is to continue providing high-quality residential neighbourhoods in the Town of Bentley. Providing parks and open spaces is, therefore, an essential component of this development proposal and important to the overall marketability of the development. It is understood that upon submission of detailed plans for subdivision, a parks and open space plan will be provided respective of the objectives and guidelines established in the *Parks and Open Space Plan*.

3.1.5 Town of Bentley Land Use Bylaw No. 153 (2011)

A Land Use Bylaw splits the municipality up into various districts which outline specific regulations regarding what uses are permitted on a site and guides where and how development will occur on individual parcels. The proposed land use districts for the development are outlined in Section 5.3.

3.2 Technical Studies

3.2.1 Town of Bentley: Investment Attraction Profile (2012)

According to this document, the Town of Bentley has experienced population growth over the past decade. This trend is expected to continue as primary sector employment opportunities are also anticipated to grow. In order to accommodate anticipated growth, additional residential neighbourhoods are required.

The subject property is specifically identified in this document as an “Excellent Opportunity for Land Development”. Adjacent to existing residential neighbourhoods, access to municipal services, and its general proximity to Town amenities, the subject site is identified as ideal for residential development investment.

3.2.2 Town of Bentley: Land Supply and Future Growth Potential (2013)

This document forecasts Bentley’s future residential growth opportunities over the next 30 years, and correlates anticipated growth to municipal land supply. According to this document, an annual growth rate of 1.32 % is anticipated. At this rate, the following growth scenario is anticipated:

| Year | Total Population | Number of Persons Increase | Assumed Average Household Size | Number of Dwellings Increase |
|------|------------------|----------------------------|--------------------------------|------------------------------|
| 2012 | 1,147 | 15 | 2.4 | 6 |
| 2017 | 1,225 | 93 | 2.4 | 39 |
| 2022 | 1,308 | 176 | 2.35 | 75 |
| 2027 | 1,396 | 264 | 2.35 | 112 |
| 2032 | 1,491 | 359 | 2.35 | 153 |
| 2037 | 1,592 | 460 | 2.35 | 196 |
| 2042 | 1,700 | 568 | 2.35 | 242 |

Single detached and semi-detached dwellings are likely to satisfy residential development needs (100%) of new housing unit construction between 2006 and 2011. Residential land supply will, therefore, need to respond to anticipated population growth and demand for housing. Based on the Land Supply and Future Growth Study’s findings, there is adequate residential land supply to accommodate development up to and well beyond 2042. The table below highlights these findings:

| Year | Total Population | Projected Demand (ha) | Overall Supply (ha) |
|------|------------------|-----------------------|---------------------|
| 2042 | 1,700 | 19.7 | 51.0 |

In relation to the document’s findings, the proposed development should satisfy anticipated growth potential and trends for the next 30 years.

3.2.3 Geotechnical Investigation: Proposed Bentley Residential Subdivision (2005)

This report was conducted to determine the nature and engineering properties of the site soils with regards to grading, the design of underground services, building foundations, and roadway subgrades. The investigation involved drilling eight 8 boreholes, each 6.7 metres deep, to examine soil profiles. The following soil types, in descending order, were identified:

- topsoil;
- lacustrine soils;
- till (0.3 to 1 metre below grade);
- weathered bedrock (1.8 to 4.8 metres below grade); and
- layers (approximately 1 metre thick) of dense coal were also identified in three of the eight boreholes.

According to the 2005 investigation, subsurface conditions are considered to be suitable for residential development. The most significant geotechnical issue is expected to be the presence of shallow bedrock which may impact underground service trench excavation. It is expected that buried services will be installed to depths of approximately 4 metres.

Notwithstanding this potential impact, site grading, building foundations and roadway design should follow generally accepted fill, soil and foundation engineering practices. In order to achieve the required grading on-site an approved fill, such as low to medium plastic clay, may be used. If coarse gravel is proposed, a maximum aggregate size of 100mm is recommended. Soil samples also determined that water soluble sulphates pose negligible threats to buried concrete and subgrade infrastructures.

The subject site has not been disturbed, outside of its ongoing agricultural use, since the time of this study so it is anticipated that the findings of this Geotechnical Investigation are still valid and applicable to the property.

3.2.4 Bentley North Subdivision: Phase 1 Environmental Site Assessment (2006)

A Phase 1 Environmental Site Assessment (ESA) was commissioned to identify potential environmental items that may require further site investigation or other action. The 2006 ESA concluded that the level of environmental risk associated with the subject site was low. Based on available information at the time, additional site investigation was not recommended. A secondary search of the Abacus Datagraphics (AbaData) online database on June 10, 2014 did not reveal the presence of any spills or oil and gas facilities on the subject property.

3.2.5 Traffic Impact Assessment (2014)

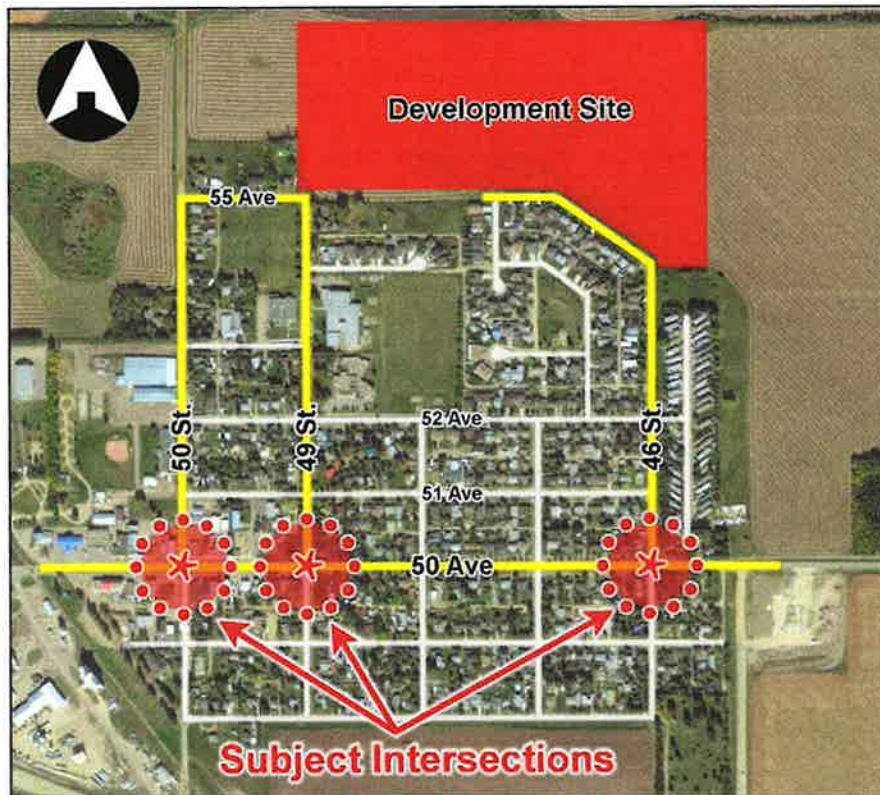
WSP Canada Inc. prepared a Traffic Impact Assessment (TIA) for the proposed development which has also been provided to the Town. A TIA is an unbiased assessment, prepared by a professional Engineer, that evaluates existing traffic conditions and infrastructure against the impact of a newly proposed development. Existing traffic conditions are determined through assessing existing traffic turning movements (obtained from Alberta Transportation or manual counts) and the geometric standards of existing transportation infrastructure and intersections. This determines the existing network's

functionality or level of service.

The existing level of service is then compared against the anticipated level of service once a proposed development is fully built-out and is based on anticipated future traffic growth and vehicle trips generated by a development during peak periods. This includes forecasting traffic volumes into the 20 year horizon. Depending on the outcomes of the modelling and assessment, upgrades to existing infrastructure and/or intersections can be required in order to maintain an acceptable level of service throughout the traffic network.

For the purposes of the proposed development, the TIA included assessments of three intersections: 50th Avenue / 50th Street, 50th Avenue / 49th Street and 50th Avenue / 46th Street 9 as shown in Figure 5.

Figure 5: Intersections Assessed in TIA



The following provides a summary of the findings from the TIA:

50th Avenue / 50th Street Intersection

- All traffic movements during AM and PM peak periods at this intersection will operate at an acceptable level of service at the development's full build-out and will be capable of accommodating the forecasted traffic up to the 20 year horizon.

- While not required as part of Phase 1, an exclusive eastbound left turn lane for vehicles turning left (north) from 50th Avenue onto 50th Street will be necessary at full build out of the development.
- Though not necessary based on current projections, best practices indicate the Town consider the addition of an exclusive westbound left turn lane for vehicles turning left (south) from 50th Avenue onto 50th Street.
- Traffic signals are not necessary at the intersection.
- It is recommended that the Town install and/or maintain appropriate pedestrian crosswalk pavement markings and signage at this location.
- The existing geometry of the intersection should allow for all of the above-noted changes and should be incorporated into the Town's streetscape improvement program.

50th Avenue / 49th Street Intersection

- All traffic movements during AM and PM peak periods at this intersection will operate at an acceptable level of service at the development's full build-out and will be capable of accommodating the forecasted traffic up to the 20 year horizon.
- While not required as part of Phase 1, an exclusive eastbound left turn lane for vehicles turning left (north) from 50th Avenue onto 49th Street will be necessary at full build out of the development. However, given the width of the existing eastbound lane at this intersection, adequate maneuvering space is available for vehicles to travel around vehicles waiting to make this left turn. Based on this, no geometric improvements to the intersection are required as a result of the proposed development, though the Town may consider adding lane markings for clarity.
- On-street parking in the vicinity of the 50th Avenue / 49th Street intersection is recommended to be limited during AM and PM peaks.
- Traffic signals are not necessary at the intersection.
- It is recommended that the Town install and/or maintain appropriate pedestrian crosswalk pavement markings and signage at this location.

50th Avenue / 46th Street Intersection

- All traffic movements during AM and PM peak periods at this intersection will operate at an acceptable level of service at the development's full build-out and will be capable of accommodating the forecasted traffic up to the 20 year horizon.
- A westbound right turn lane for vehicles turning right (north) from 50th Avenue onto 46th Street, though technically warranted, is not recommended. This is due to the low posted speed limit (50 km/h) and road right-of-way constraints.
- Traffic signals are not necessary at the intersection.

- It is recommended that the Town install and/or maintain appropriate pedestrian crosswalk pavement markings and signage at this location.

3.2.6 Preliminary Servicing Study (2014)

WSP Group was retained to prepare a Watermain Analysis and Stormwater Management Plan to confirm the serviceability of the existing development relative to the Town's existing infrastructure. Findings related to this analysis were previously outlined in Section 2.4 with the complete reports being provided to the Town.

4. RECOMMENDED POLICY CHANGES

4.1 Municipal Development Plan

The proposed development conforms with the Policies of the Town's Municipal Development Plan and no amendments are required to the Municipal Development Plan to permit the proposed development.

4.2 Northeast Area Structure Plan

With the approval of this Area Structure Plan the Town will repeal the Northeast Area Structure Plan.

4.3 Land Use Bylaw

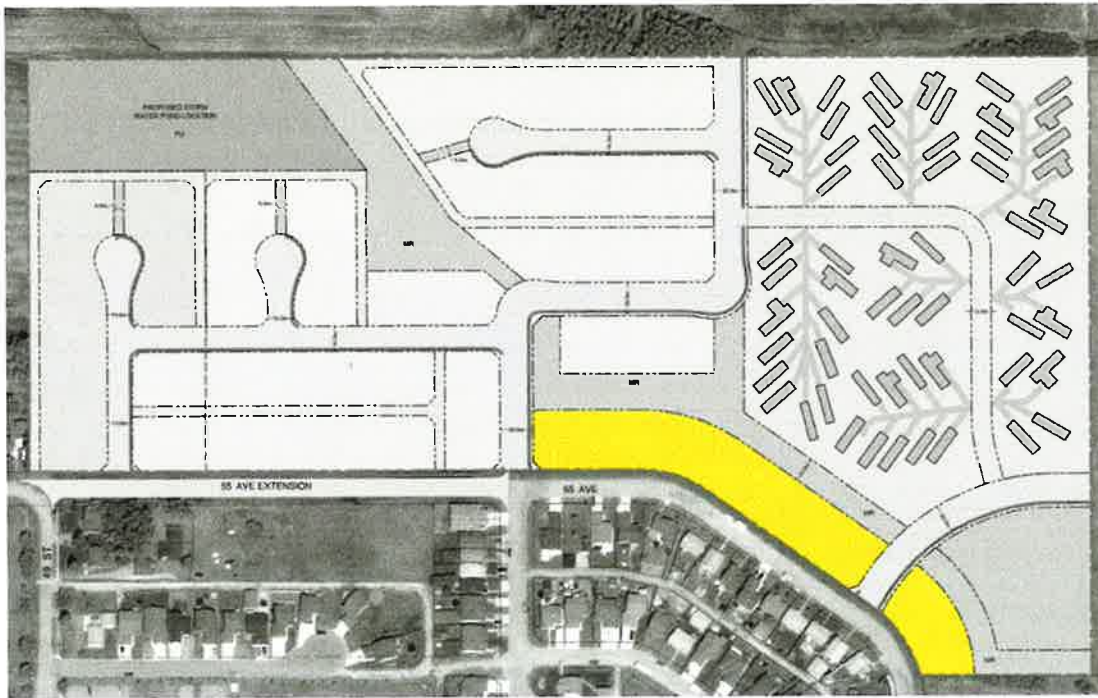
The property is currently zoned Urban Reserve and will require a rezoning which is outlined further in Section 5.3. As part of future phases of the development, the Town and Developer may explore the creation a new district aimed at allowing narrower lots.

5. IMPLEMENTATION

5.1 Development Policies

- (1) Development across the majority of the subject property will be based on market demand and allow for a variety of low and medium density residential uses consistent with the R1, R2 and R3 Districts under the Town's Land Use Bylaw. The only exceptions are as follows:
 - a) Manufactured homes shall only be located in the area zoned and designated for a manufactured home park; and
 - b) Lots directly across from existing detached single-family homes on 55 Avenue as shown in Figure 6 shall only be used for detached single-family homes.

Figure 6: Area to be Developed with Only for Detached Single-Family Homes (Shown in Yellow)



- (2) The developer and Town should work together in the final design of the proposed trail network and dry stormwater pond intended to serve as recreational and amenity features.
- (3) The manufactured home park should be screened from adjacent land uses, properties and public roads through the use screening in the form of deciduous and coniferous trees along the entire length of the property's boundaries.
- (4) Multi-unit dwellings and their associated parking shall be screened from adjacent land uses through a combination of deciduous and coniferous trees, an opaque wooden fence or some combination thereof to the satisfaction of the Development Authority.

- (5) Notwithstanding sight triangle requirements, deciduous trees shall be planted along all public street frontages at the following rates:
- a) 1 tree per detached single family dwelling and duplex lot;
 - b) 1 tree per every two lots planned for townhouse dwellings; and
 - c) 1 tree per 15 linear metres for multi-unit sites or the side yard of a corner lot that faces a street.
- (6) Trees required under (5) shall be high leafing deciduous trees when planted within the Municipal right-of-way.

5.2 Development Staging

As indicated on the Land Use Concept, the development is anticipated to begin in the west, at the intersection of 49th Street and 55th Avenue in the area identified as Phase I. Development will progress in an easterly direction based on market demand and includes further extension of services and roadways. Approximate lot dimensions have been provided, though these could be subject to minor changes as building designs and footprints are finalized.

5.3 Redistricting and Subdivision

All of the land within plan area is currently districted as (UR) Urban Reserve District. Redistricting and subdivision of the land is intended to conform to the following:

- **R1 (Low Density Residential) District:** lands immediately northeast of 55 Avenue (across from existing detached single-family homes) and some lots associated with Phase 1 of the development.
- **R2 (General Residential) District:** any lands not indicated as manufactured homes, municipal reserve or public utility lots on the Land Use Plan (Schedule A).
- **R3 (Manufactured Home) District:** manufactured home park including both single-wide and double-wide lots.
- **P (Public Use) District:** stormwater detention pond, trail and open space.

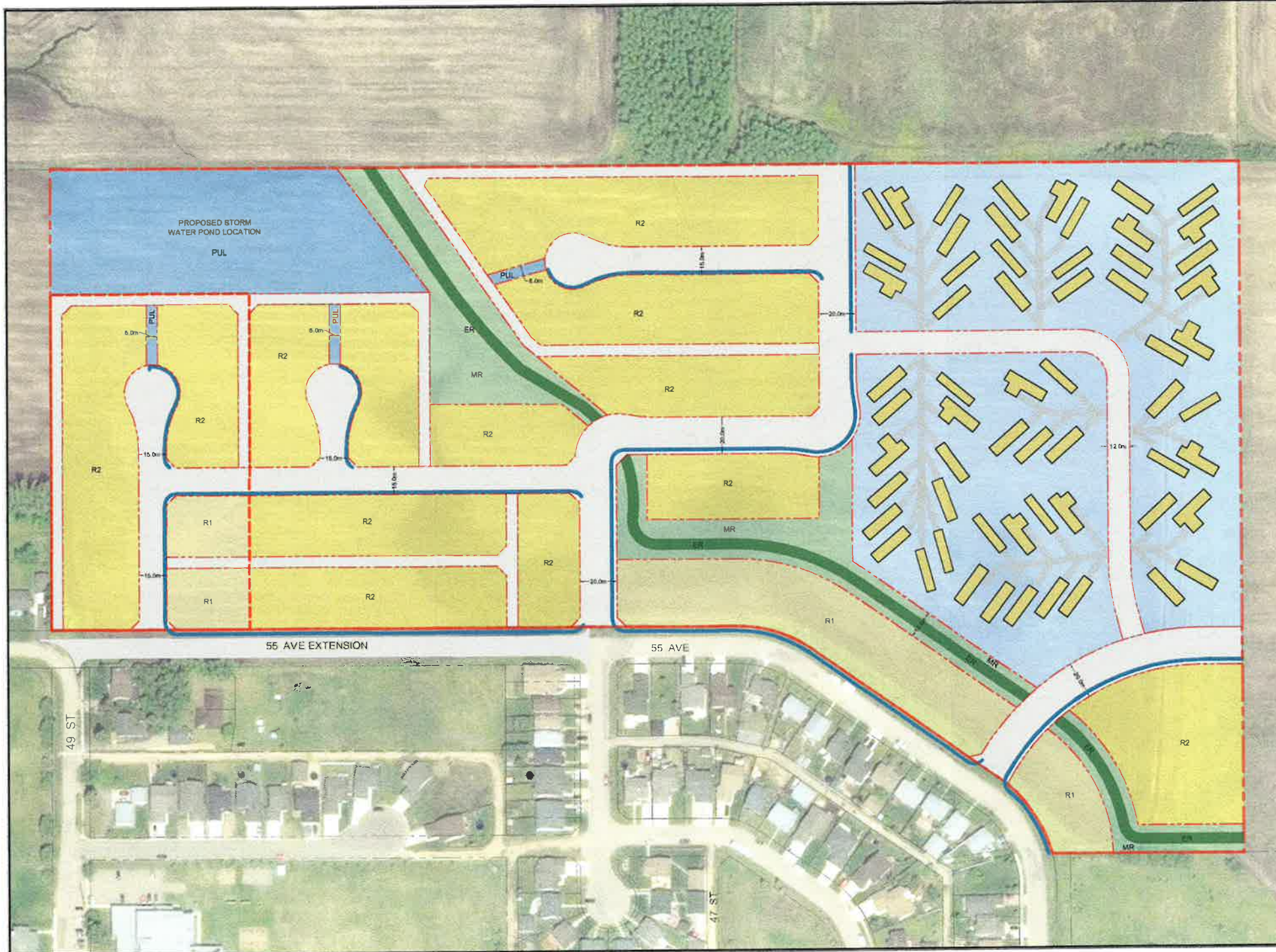
While the R2 (General Residential) District has been applied to the majority of lots, the developer and municipality may explore a new district for future phases as part of an amendment to the Land Use Bylaw.

5.4 Adopting and Amending the Area Structure Plan

Adoption and any amendment of this Area Structure Plan would be the responsibility of Council. The Summersault Residential Area Structure Plan provides a conceptual development framework for the subject site.



SCHEDULE A:
Land Use Plan



- LEGEND**
- Phase 1 Boundary
 - Proposed Lots
 - Proposed Sidewalk
 - R1 (Low Density Residential) District
 - R2 (General Residential) District
 - R3 (Manufactured Home) District
 - Municipal Reserve (MR)
 - Drainage Channel-Environmental Reserve (ER)
 - Public Utility (PU) Lot
 - Municipal Reserve (MR)

LAND USE SUMMARY:
 R1 AREA: 1.4 hectares
 R2 AREA: 5.8 hectares
 R3 AREA: 4.9 hectares
 PUL AREA: 1.3 hectares
 MR AREA: 1.1 hectares
 ER AREA: 0.4 hectare
 ROAD AREA: 2.9 hectares
TOTAL AREA: 17.8 hectares

- NOTES:**
- Property lines approximate only. Site subject to survey
 - Lot dimensions based on new district proposed in Outline Plan

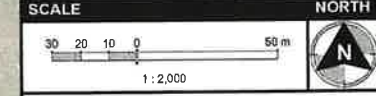
SOURCES:
 • Property lines from AllALIS

Designer: J. GRANT/WANG
 Planner: S.FASH

| |
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| VERSION |
| 101 |

LAND USE PLAN
 BENTLEY, ALBERTA

SW26 40-1-W5M
 September 8, 2014 141-16071-101

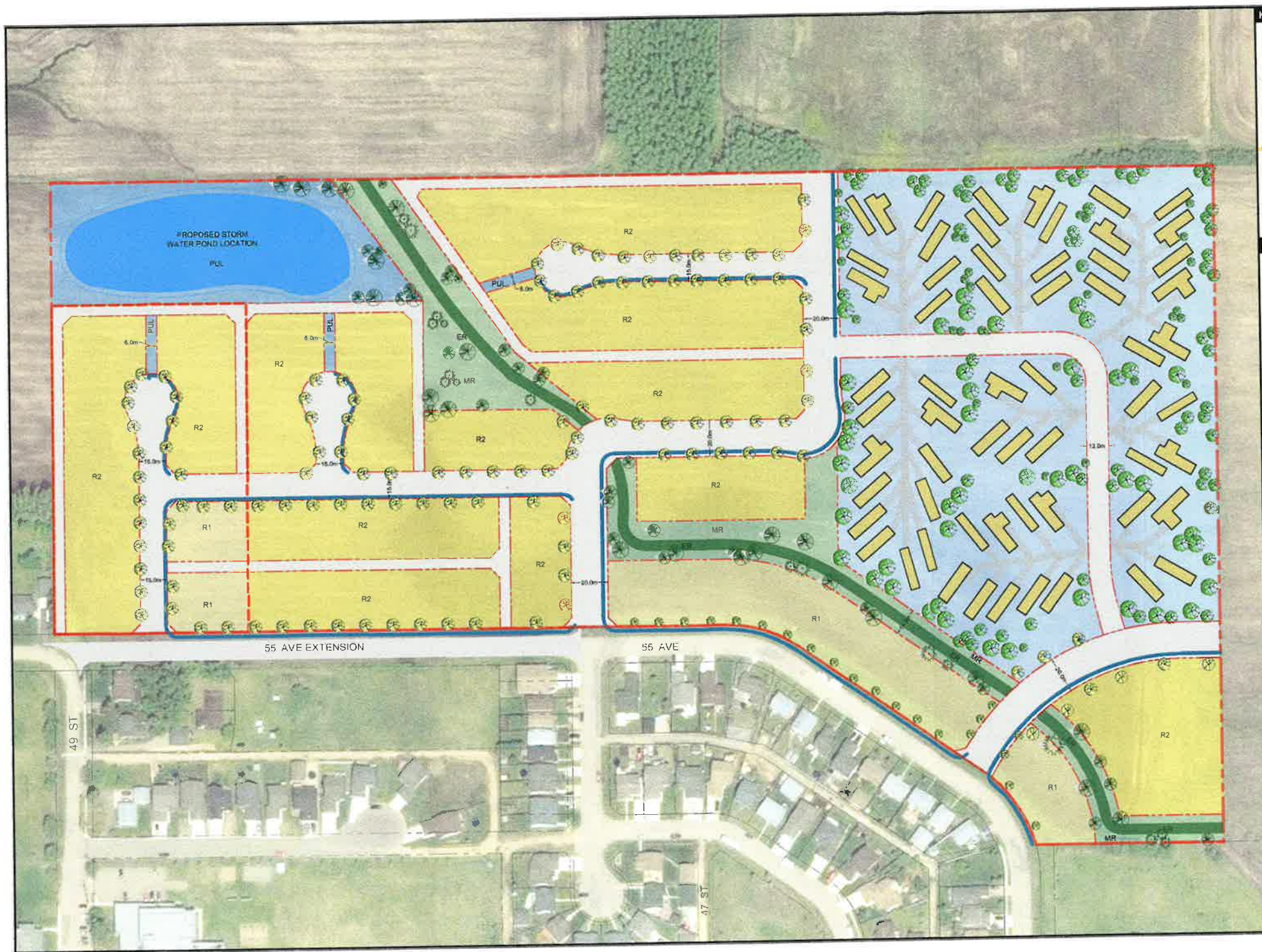


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 SHERWOOD PARK, ALBERTA CANADA, T9H 0G1
 PHONE: 780 410-6740 - FAX: 780 449-1050 - WWW.WSPGROUP.COM

Sheet Number: FILE: S:\ALIN\031\3131-20108-00 - BENTLEY TOWNSHIP CONCEPT PLAN 101.DWG



SCHEDULE B:
Landscaping Plan



KEY PLAN

TOWN OF BENTLEY

LEGEND

- Phase 1 Boundary
- Proposed Sidewalk
- R1 (Low Density Residential) District
- R2 (General Residential) District
- R3 (Manufactured Home) District
- Municipal Reserve (MR)
- Drainage Channel-Environmental Reserve (ER)
- Public Utility (PU) Lot
- Municipal Reserve (MR)
- Deciduous Trees
- Coniferous Trees

Note - Selected trees shall be of a species capable of health growth in this region of Alberta

SITE SUMMARY:

- Land Area - 17.83 hectares
- Municipal Reserve - 1.1 ha (6.0%)
- Environmental Reserve - 0.4 ha (2%)
- Public Utility - 1.3 ha (7.3%)
- Public Roads & Lanes - 3.17 ha (16.3%)

NOTES:

- Property lines approximate only. Site subject to survey
- Lot dimensions based on new district proposed in Outline Plan

SOURCES:

- Property lines from AltaLIS

| | |
|-------------------------------------|----------------|
| Designer: <u>L. GRANT / A. WANG</u> | VERSION |
| Planner: <u>S. FASH</u> | 101 |

LANDSCAPE PLAN
BENTLEY, ALBERTA

SW26 40-1-W5M
SEPTEMBER 8, 2014 141-18071-101

SCALE **NORTH**

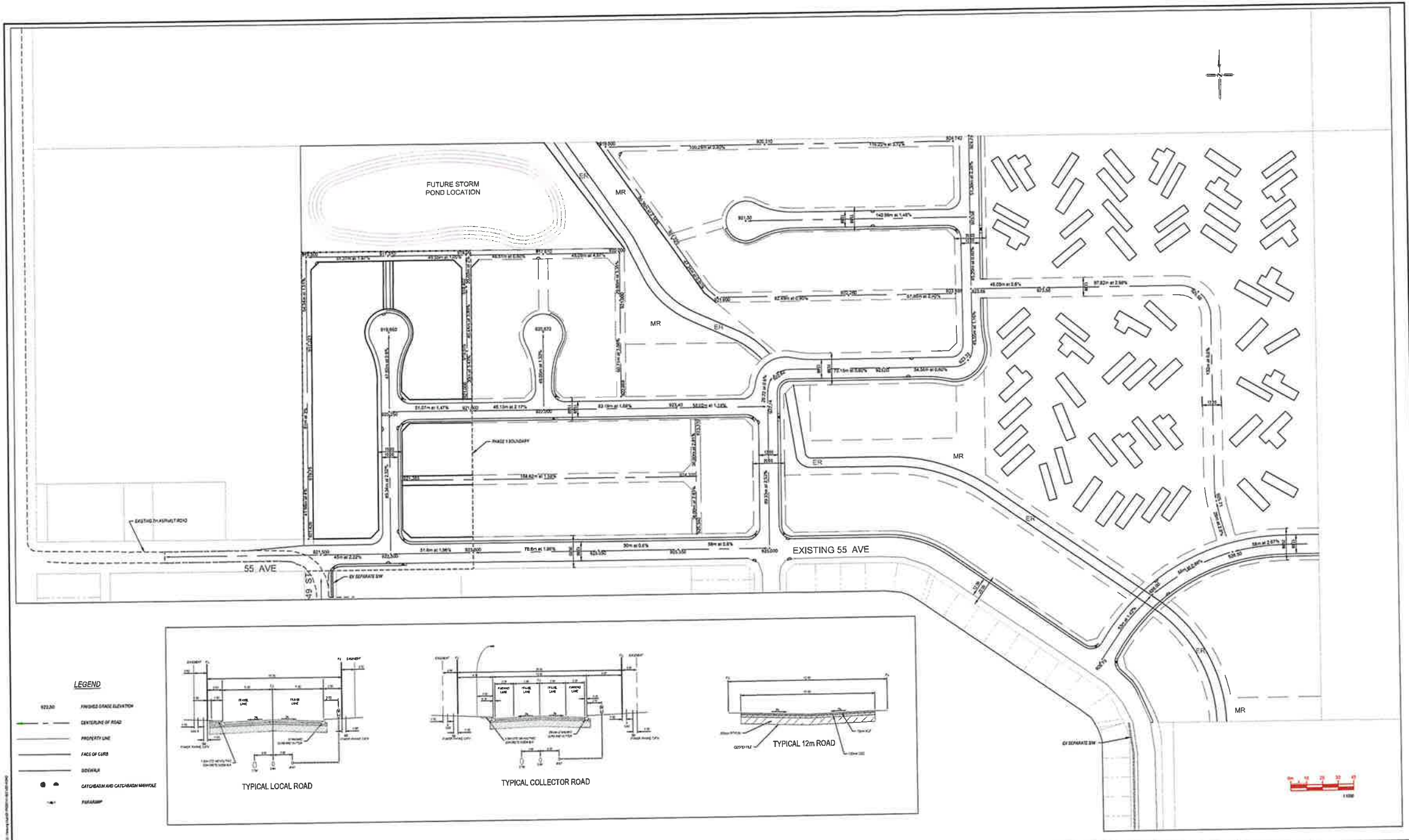
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132 - 2993 BROOKWOOD BOULEVARD
HERSCOVES PARK, ALBERTA CANADA, T8H 0G1
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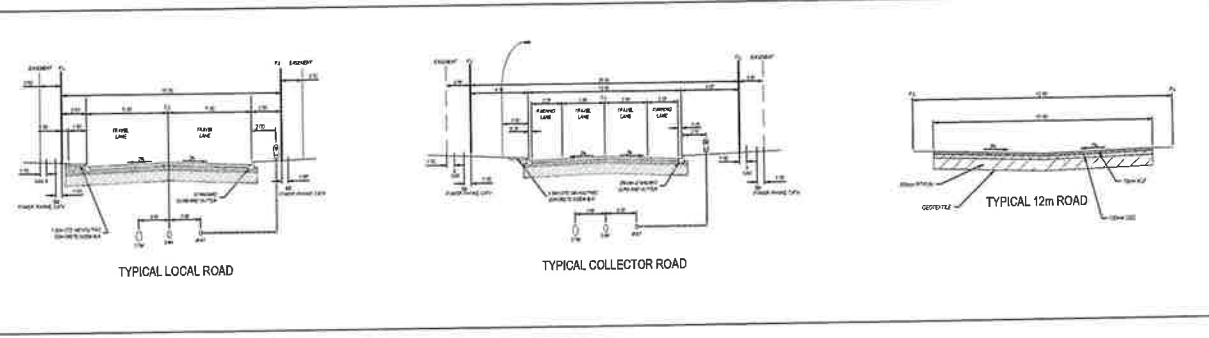
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SCHEDULE C:
Road Plan



- LEGEND**
- FINISHED GRADE ELEVATION
 - CENTERLINE OF ROAD
 - PROPERTY LINE
 - FACE OF CURB
 - SIDEWALK
 - ● CATCHBASIN AND GUTTER/GRASSWAY/WHOLE
 - FURROW



NOT TO SCALE
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| 2 | 20140515 | ISSUE FOR REVIEW | AM | CS | ES |

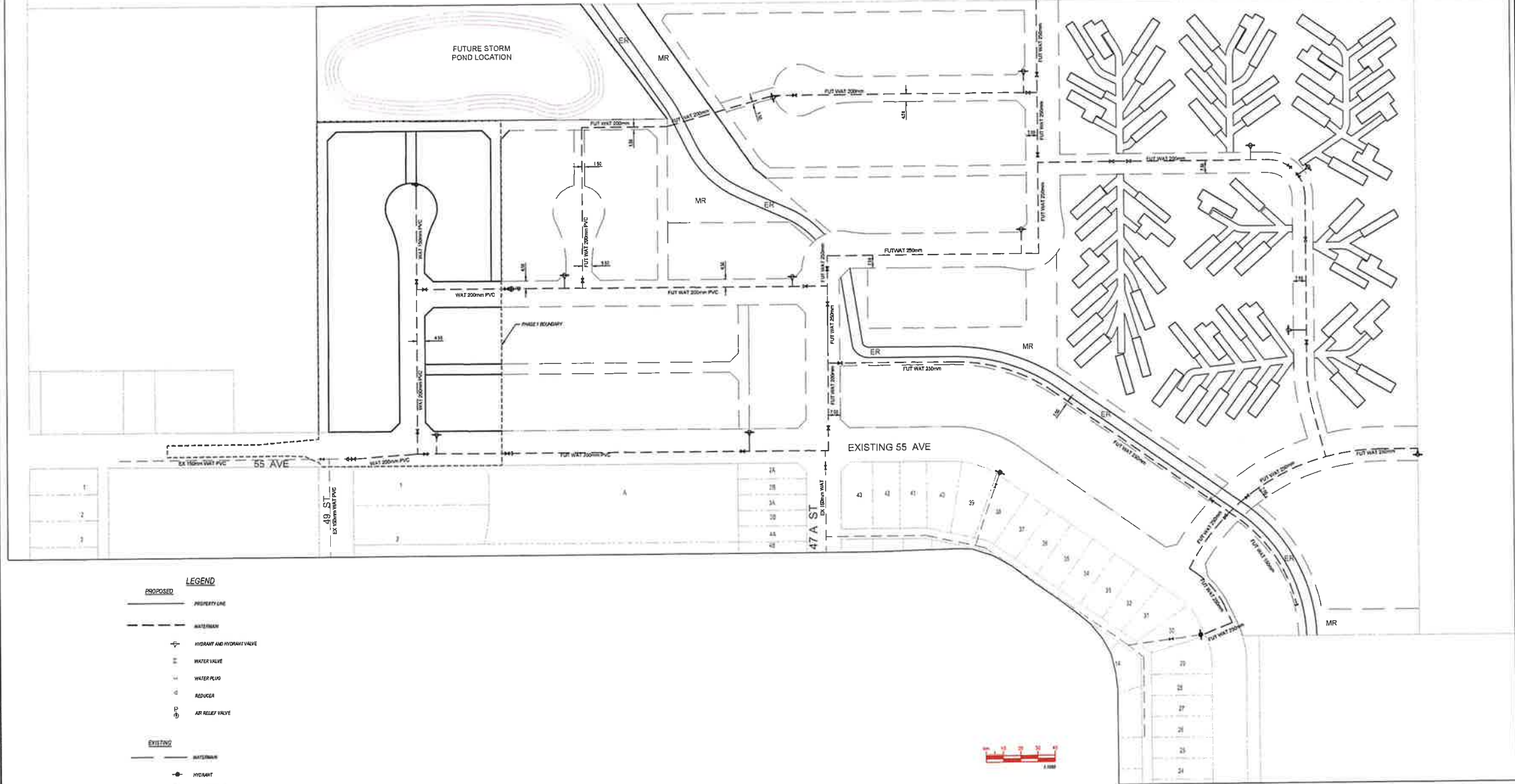
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| PROJECT NO: 141-16071 | DRAWING NO: 141-16071-00-C001 |
| ORIGINAL SCALE: 1:500 | DATE: MAY 2014 |
| DRAWN BY: C. SUDHY | CHECKED BY: A. MCNULTRE |
| DRAWN FOR: MUNICIPAL INFRASTRUCTURE | DATE: 20140515 |
| | SHEET: 1 OF 1 |



SCHEDULE D:
Water Distribution System



LEGEND

PROPOSED

- PROPERTY LINE
- WATER MAIN
- ⊕ HYDRANT AND HYDRANT VALVE
- ⊕ WATER VALVE
- ⊕ WATER PLUG
- ⊕ REDUCER
- ⊕ AIR RELIEF VALVE

EXISTING

- WATER MAIN
- ⊕ HYDRANT
- ⊕ WATER VALVE

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| 3 | 20140514 | | AM | CM | CS |

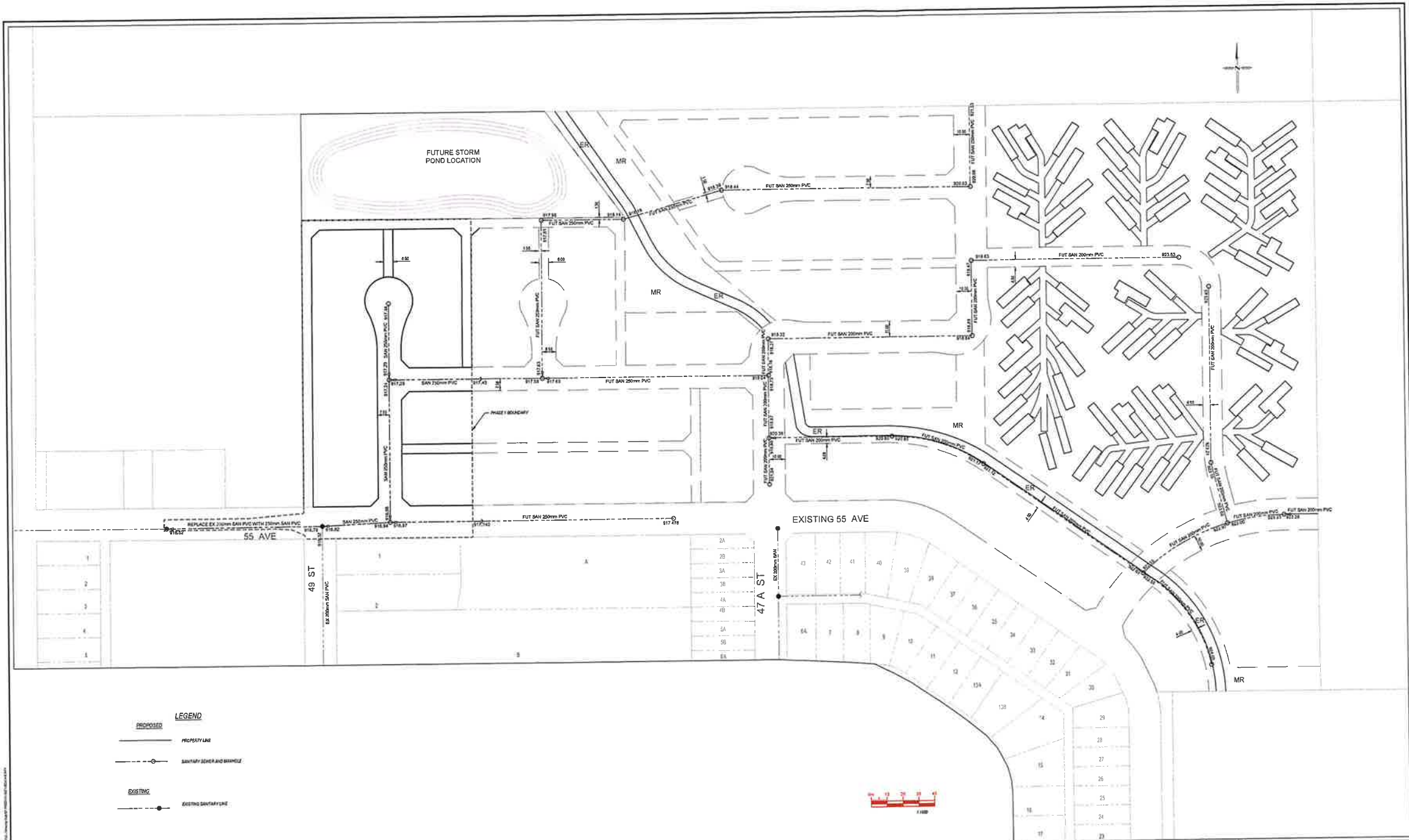
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| PROJECT | | FILE | |
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| SUMMERSAULT SERVICING STUDY | | WATER DISTRIBUTION PLAN | |
| PROJECT NO. 141-16071 | DATE MAY 2014 | DRAWING NO. 141-16071-00-C002 | SHEET 1 OF 1 |
| DESIGNED BY C. BUCKY | DRAWN BY A. MCMURTRIE | FOR ASP | DATE 20140515 |
| MUNICIPAL INFRASTRUCTURE | | | |



SCHEDULE E:
Sanitary Sewer System



LEGEND

| | |
|--|------------------------|
| | PROPOSED |
| | PROPERTY LINE |
| | MANHOLE |
| | EXISTING |
| | EXISTING SANITARY LINE |



NOTES

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| 3 | 2014/05/12 | DESIGN | AS | CS |

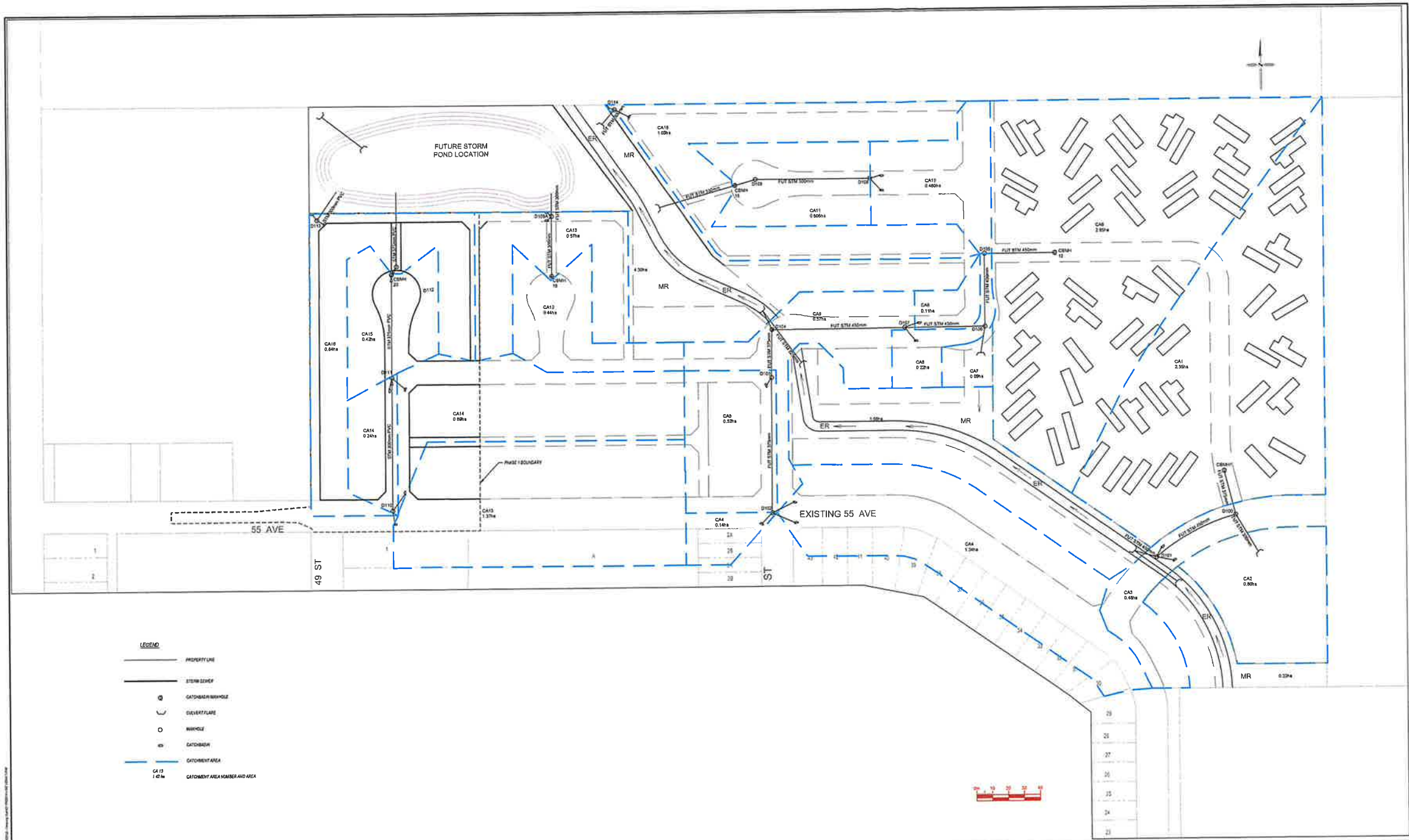
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| DESIGNER: C. SUDY | DRAWN: A. MCMURTRY | FOR ASP: 2014/05/10 | SHEET: 1 |
| MUNICIPAL INFRASTRUCTURE | | | |



SCHEDULE F:
Stormwater System



LEGEND

| | |
|--|--|
| | PROPERTY LINE |
| | STORM LINE |
| | CATCHBASIN/WHOLE |
| | DEWATER LAPE |
| | WHOLE |
| | CATCHBASIN |
| | CATCHMENT AREA |
| | CA 12 1.2ha CATCHMENT AREA NUMBER AND AREA |

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By-law No. 249/2024

A by-law of the Town of Bentley, in the Province of Alberta, to rescind the Summersault Area Structure Plan By-law No. 178-2014 and to adopt the Sunset Heights Area Structure Plan.

WHEREAS, the Council of the Town of Bentley recognizes the need to update the former Summersault Area Structure Plan with a new Area Structure Plan (Sunset Heights Area Structure Plan) to establish a framework and guide future development in better alignment to the market now and into the future as well as to match community priorities for the land legally described as S.W. 26-40-1-W5M, consisting of approximately 17.81 hectares (44 acres) as shown and attached to this Bylaw 249/2024 as Schedule B and forming part of this By-law;

AND WHEREAS, Section 633 of the Municipal Government Act, Chapter M-26 of the Revised Statutes of Alberta, provides for the development and adoption of an Area Structure Plan;

AND WHEREAS, Notice has been given of Council's intention to pass this By-law 249-2024 on September 10, 2024, and September 17, 2024, issues of the Rimbey Review;

AND WHEREAS, a Public Hearing was scheduled for September 24, 2024, to allow the general public to further comment on the proposed Sunset Heights Area Structure Plan;

NOW THEREFORE, the Council of the Town of Bentley, duly assembled, rescinds the Summersault Area Structure Plan By-law No. 178-2014 and adopts the Sunset Heights Area Structure Plan, Bylaw 249/2024, being land legally described as the S.W, 26-40-1-W5M, as described in Schedule B, attached hereto and forming part of this By-law.

By-law No. 249/2024 read a first time this ____ day of _____, 2024.

By-law No. 249/2024 read a second time this ____ day of _____, 2024.

By-law No. 249/2024 read a third time and passed, this ____ day of _____, 2024



Town of Bentley

SUNSET HEIGHTS AREA STRUCTURE PLAN

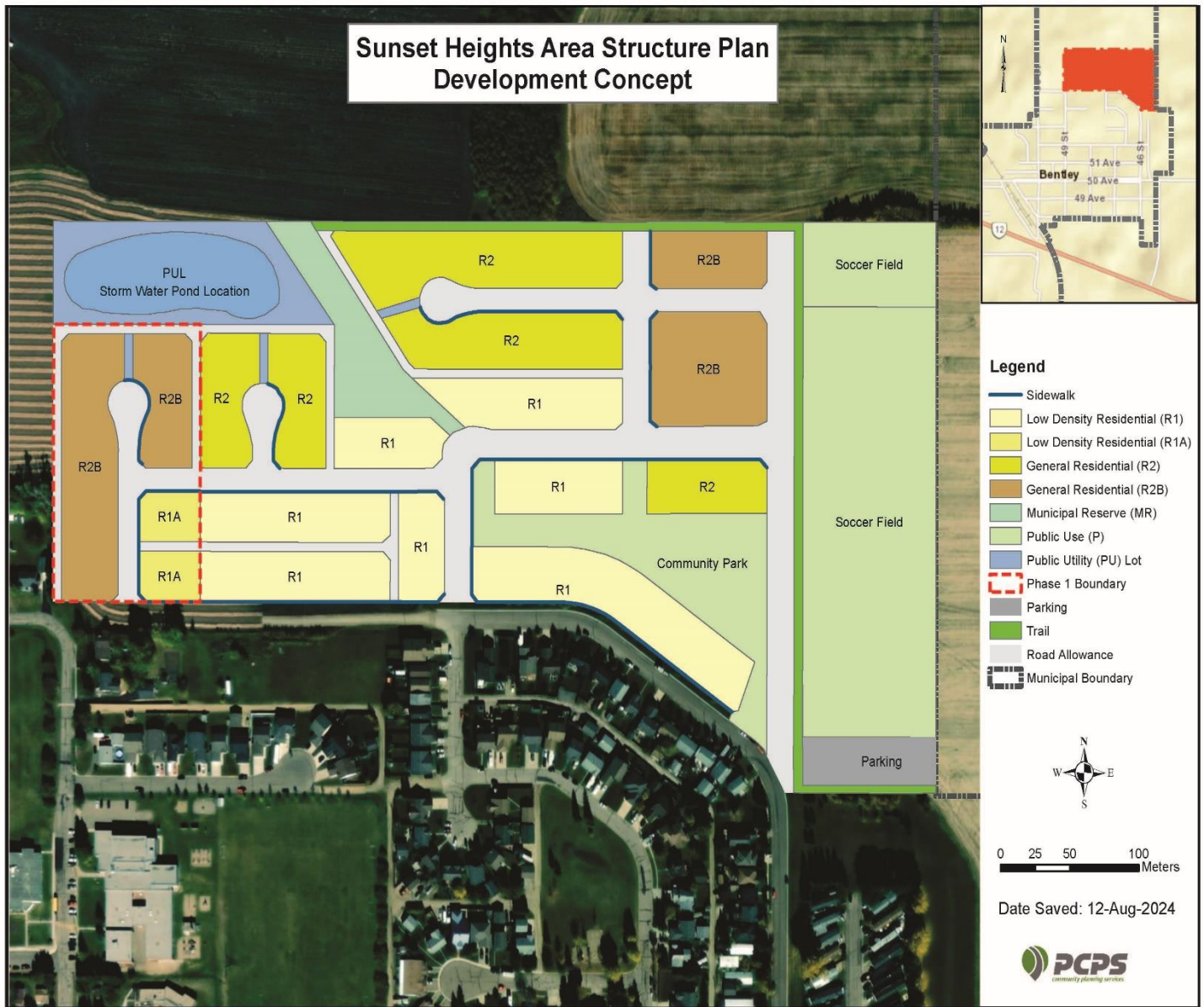


Table of Contents

| | |
|--|----|
| 1. INTRODUCTION | 1 |
| 1.1 Purpose | 1 |
| 1.2 Site Location and History | 1 |
| 1.3 Concept Plan Developed By WSP In 2014..... | 4 |
| 2. TRANSPORTATION AND INFRASTRUCTURE REVIEW | 6 |
| 2.1 Road Network | 6 |
| 2.2 Active Transportation Network..... | 6 |
| 2.3 Open Space and Stormwater Detention Pond | 6 |
| 2.4 Site Servicing | 6 |
| 2.4.1 Existing Conditions..... | 7 |
| 2.4.2 Water Distribution System | 7 |
| 2.4.3 Sanitary Sewer System | 7 |
| 2.4.4 Site Grading and Stormwater System | 7 |
| 2.4.5 Erosion and Sediment Control..... | 8 |
| 2.4.6 Traffic Impact Assessment (2014)..... | 8 |
| 2.4.7 Geotechnical Investigation: | 10 |
| 2.4.8 Bentley North Subdivision:..... | 11 |
| 3. THE DEVELOPMENT CONCEPT PLAN..... | 12 |
| 3.1 Planning and Land Use Policies | 12 |
| 3.1.1 MDP 2016 Review | 14 |
| 3.1.2 Community Strategic Plan 2024 - 2028..... | 16 |
| 3.1.3 Northeast Area Structure Plan (1993) | 17 |
| 3.1.4 Parks and Open Space Plan (2008) | 18 |
| 3.1.5 Land Supply and Future Growth Assessment | 19 |
| 3.2 Land Use | 20 |
| 3.3 The Development Concept | 21 |
| 3.3.1 Key Criteria for Developing the Concept Plan | 22 |

| | | |
|-------|---|----|
| 3.3.2 | Land Uses Statistics | 24 |
| 3.3.3 | Transportation and Road Network in the Development Concept..... | 24 |
| 3.3.4 | Incorporating a new Soccer Field in the ASP area..... | 25 |
| 4. | IMPLIMENTATION | 27 |
| 4.1 | Development Policies | 27 |
| 4.2 | Development Phasing | 28 |
| 4.3 | Redistricting and Subdivision..... | 28 |
| 4.5 | Adopting and Amending the Plan | 29 |
| 4.5.1 | Municipal Development Plan | 29 |
| 4.5.2 | Land Use Bylaw..... | 29 |
| 4.5.3 | Summersault Area Structure Plan | 29 |
| 4.5.4 | Financial Support and Investment Attraction | 29 |
| | SCHEDULES | 31 |
| A. | Community Survey Results..... | 31 |
| B. | Sunset Heights ASP – Development Concept | 31 |
| C. | Road Network | 31 |
| D. | Active Transportation Network | 31 |
| E. | Water Distribution System..... | 31 |
| F. | Sanitary sewer System | 31 |
| G. | Site Grading and Stormwater System | 31 |

1. INTRODUCTION

1.1 Purpose

An Area Structure Plan (ASP) is a long-term statutory planning document that outlines the overall development concept for a specific area within a municipality in Alberta. The ASP provides a comprehensive framework for land use, infrastructure, transportation, and environmental considerations, guiding future development and growth within the designated area. The ASP acts as a guide for land use decisions, development approvals, and infrastructure investments by the municipality and other stakeholders.

The Sunset Heights Area Structure Plan aims to create a framework for future subdivision, residential, and recreational development within the SW 26-40-1-W5M site. The ASP is designed to offer guidance to developers based on community preferences gathered through extensive engagement. However, the plan is flexible, and developers have the opportunity to revise or modify their proposed development configuration, with the requirement of additional community engagement and Council approval of the proposed amendments.

Structure of this Document

The document is divided into four main parts. Part I gives background information about the Area Structure Plan, providing context and history. Part II deals with Engineering and Infrastructure -related materials, focusing on Engineering Assessments and Studies, examining technical aspects such as infrastructure and environmental impact. Part III introduces the new Concept Plan that consolidates all previous information to present a comprehensive vision for future development. Lastly, Part IV details the Implementation of the plan.

1.2 Site Location and History

The subject site is located in the northeastern portion of the Town of Bentley, north of 55th Avenue and east of 49th Street. The site is approximately 17.81 ha (44.0 acres) in size and located within the Urban Reserve (UR) District. As outlined in the Land Use Bylaw, the purpose of this district is to “*reserve land for future subdivision and Development until an overall plan is prepared for and approved by Council*”.

The lands surrounding the site to the north, east and west are primarily undeveloped farmland. Lands immediately south consist of predominantly detached single-family homes within either the R1 (Low Density Residential) District or R2 (General Residential) District.

Figure 1: Site Location (shown in red)



The subject site is located within the former Northeast Area Structure Plan (Figure 2). This plan was adopted in 1993 and envisioned as a primarily low-density residential development. While it appears, some development occurred as a result of the ASP, the majority of the land remained undeveloped. In 2005 and 2006 the site was revisited with a number of environmental and engineering studies undertaken to assess the development potential of the property. This development concept (Figure 3) also envisioned a neighborhood featuring detached single-family homes; however, it did not lead to the development of the subject property.

Figure 2: Northeast Area Structure Plan Concept (1993)



Figure 3: 2005 Development Concept



1.3 Concept Plan Developed By WSP In 2014

The Summersault ASP concept plan developed in 2014 by WPS included a combination of single-family, duplex, townhouse, manufactured dwellings and apartment buildings. The goal was to provide several housing alternatives in Bentley responding to the limited housing choices had been evidenced by the 2011 Census.

The focus of the development concept was to provide a variety of residential housing alternatives integrated with a high-quality open space and trail network.

In the concept plan roads and lots were designed around the natural drainage channel that runs from the lower southeast corner of the plan area to the Northwest corner to a proposed stormwater detention pond. While not a regulated water feature, the proposed drainage channel provides a natural open space for the development. In addition to helping to manage stormwater, the drainage channel and stormwater pond were intended to be designed as public amenities and recreational space. (Figure 4).

Figure 4: 2014 Development Concept - WSP



Through collaboration with the Bentley Community and the Town’s Administration, Parkland Community Planning Services (PCPS) undertook the task of revisiting and updating the plan. This plan has undergone a transformation and is rebranded as the Sunset Heights Area Structure Plan. Prior to being implemented, this revised version of the plan must undergo a comprehensive review and approval process by Council.

2. TRANSPORTATION AND INFRASTRUCTURE REVIEW

2.1 Road Network

Two accesses to the subject site from 55 Avenue and one access from 46 Street, have been proposed. With the Town's collaboration, the developer will be responsible for constructing the remaining portion of 55 Avenue between 49 Street and 47A Street. Road reserves are provided to the lands immediately north and east. Sidewalks have proposed along one side of the street and connect with the proposed trail network. The width and design of roadways in the development are based on consultation with Town Administration. Details surrounding the proposed roadway design are outlined in [Schedule B](#).

2.2 Active Transportation Network

An active transportation network with a capacity of natural walking trail, bike path will be incorporated along the open spaces and the proposed soccer field. It will provide a natural amenity feature and improved pedestrian and bikers connectivity within the development. The stormwater detention pond was intended to be a landscaped dry pond, designed to serve as an amenity and recreation feature for residents in addition to its stormwater management functions. Details surrounding the proposed open space and landscaping are outlined in [Schedule C](#).

Currently, additional construction is taking place in the first phase of the subdivision. The plan is to hydroseed the pond area and include a trail around the perimeter as part of the development.

With the Town's collaboration, building the trail network and landscaping will be the responsibility of the developer with specifics surrounding the design being finalized at the detailed design stage of future phases.

2.3 Open Space and Stormwater Detention Pond

A stormwater detention pond has been built on the northwest corner of the site as designated for. This is consistent with previous development concepts, engineering assessments and is based upon the natural topography and seasonal drainage channel found on the site. The seasonal drainage channel is not a regulated watercourse, so it does not require designation as Environmental Reserve. However, in addition to its benefits from a stormwater management perspective, the seasonal drainage channel and stormwater pond present the opportunity for an open space/park corridor extending from the southeast corner of the site to the northwest corner.

2.4 Site Servicing

WSP Group was retained to prepare a Watermain Analysis and Stormwater Management Plan to confirm the serviceability of the existing development relative to the Town's existing infrastructure.

WSP Group prepared a Preliminary Servicing Study in 2014 for the Summersault ASP to determine the serviceability of the proposed development relative to the Town's existing infrastructure. The following subsections outline the findings of this study.

2.4.1 Existing Conditions

The site is primarily rolling agricultural land. A seasonal watercourse meanders west from the southeast corner to the northwest corner of the site. Sanitary and water mains currently exist along 55 Ave.

2.4.2 Water Distribution System

The proposed water distribution system involves three connections to the existing water main in 55 Avenue and will include two stubs to allow for the future servicing of properties to the north and east. The watermain sizes will be 200mm, other than fire hydrant leads and dead-end lines. There is a 250mm line provided to the north as identified in the North Bentley Development Study prepared by GM Will Consulting Limited. Modelling of the system will be completed as part of an outline plan to confirm sizing provided. Further details surrounding the proposed water distribution system can be found in [Schedule D](#).

2.4.3 Sanitary Sewer System

The proposed sanitary sewer system will be connected to the existing municipal sewer system to provide proper waste disposal for the development. As per the North Bentley Development Study prepared by GM Will Consulting Limited, the 250mm main pipe will ensure that all properties within the development have access to sewer services.

In the interim, a temporary on-site septic system may be utilized for the proposed soccer field until the sanitary network is extended to the east and northeast of the site. This temporary solution will ensure that waste can be properly managed until the permanent sewer system is in place.

Overall, the proposed sanitary sewer system will provide efficient and effective waste disposal for the development, ensuring the health and safety of residents and the surrounding environment. The proposed sanitary sewer system is outlined in [Schedule E](#).

2.4.4 Site Grading and Stormwater System

Road grades and surface drainage are designed to follow the natural land topography where

practical. The general overland water flow is from the southeast to the northwest.

The stormwater drainage system is based upon the Dual Drainage Concept with minor and major systems. The overall stormwater concept is provided in [Schedule F](#).

A previously prepared stormwater report by Stantec in April 2006 is still relevant today. The major changes are that predevelopment rates have gone down over the years and the predevelopment rate Stantec used of 13.6 litres per second per hectare (l/s/ha) is on the high side. Based on a rate of 5 l/s/ha, the pond size would change requiring approximately 8,700 m³ in area versus the 5,500 m³ that Stantec had indicated. The pond area provided in the previously approved Outline Plan has been reviewed and determined it is adequate for the increased storage volume. Modelling of the system was completed by WSP as part of the Summersault Area Structure Plan to confirm the pond size.

The stormwater management facility is a dry pond designed as a landscaped feature. All inlets to the facilities will have sedimentation forebays designed to Alberta Environment Guidelines to remove suspended sediment.

2.4.5 Erosion and Sediment Control

During construction, silt fencing should be installed around the site, where feasible, to mitigate off-site flow of soil. Additionally, all stockpiled material should have silt fence installed at the toe of the pile.

The current storm pond installed around the perimeters, along with the matured landscaped vegetation inside the ponds, enhances the functionality to effectively reduce sediment pollution.

2.4.6 Traffic Impact Assessment (2014)

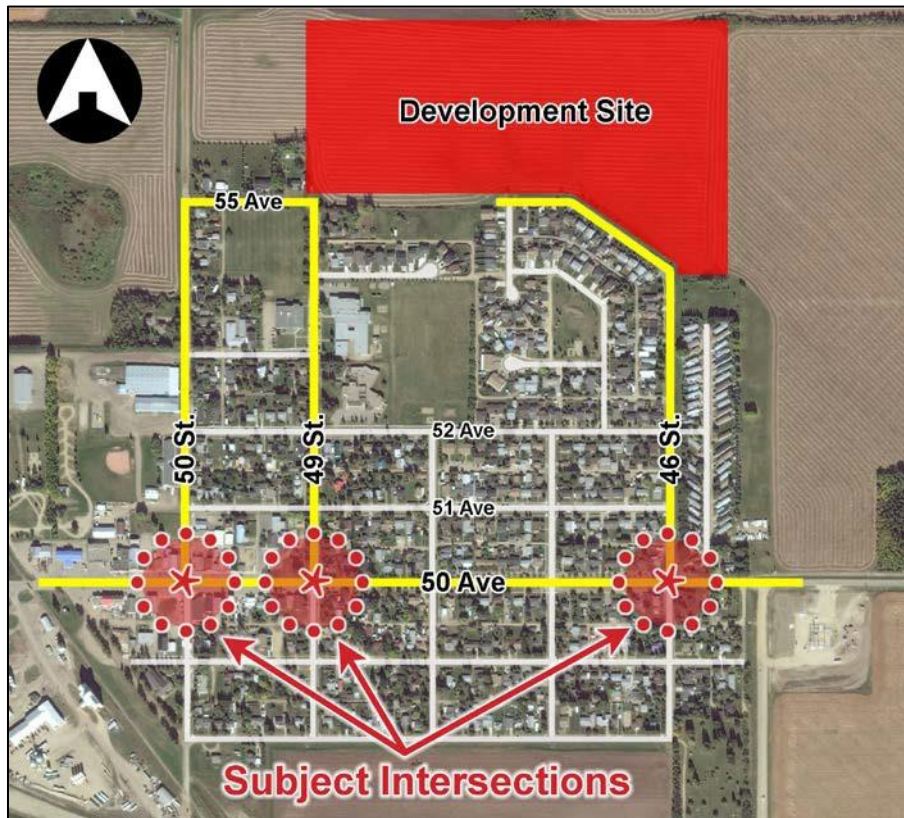
WSP Canada Inc. prepared a Traffic Impact Assessment (TIA) for the proposed development which has also been provided to the Town. A TIA is an unbiased assessment, prepared by a professional Engineer in 2014, that evaluated existing traffic conditions and infrastructure against the impact of the proposed development. Existing traffic conditions were determined through assessing existing traffic turning movements (obtained from Alberta Transportation or manual counts) and the geometric standards of existing transportation infrastructure and intersections. This study determined the existing network's functionality or level of service.

The existing level of service is then compared against the anticipated level of service once a proposed development is fully built-out and is based on anticipated future traffic growth and vehicle trips generated by a development during peak periods. This includes forecasting traffic volumes into the 20-year horizon. Depending on the outcomes of the modelling and assessment, upgrades to existing infrastructure and/or intersections may be required in order to maintain an acceptable level of service throughout the traffic network.

For the purposes of the proposed development, the TIA included assessments of three intersections: 50th Avenue / 50th Street, 50th Avenue / 49th Street and 50th Avenue / 46th Street 9

as shown in Figure 5.

Figure 5: Intersections Assessed in TIA



The following provides a summary of the findings from the TIA:

50th Avenue / 50th Street Intersection

- All traffic movements during AM and PM peak periods at this intersection will operate at an acceptable level of service at the development's full build-out and will be capable of accommodating the forecasted traffic up to the 20-year horizon.
- While not required as part of Phase 1, an exclusive eastbound left turn lane for vehicles turning left (north) from 50th Avenue onto 50th Street will be necessary at full build out of the development.
- Though not necessarily based on current projections, best practices indicate the Town consider the addition of an exclusive westbound left turn lane for vehicles turning left (south) from 50th Avenue onto 50th Street.
- Traffic signals are not necessary at the intersection.
- It is recommended that the Town install and/or maintain appropriate pedestrian crosswalk pavement markings and signage at this location.
- The existing geometry of the intersection should allow for all of the above-noted changes and should be incorporated into the Town's streetscape improvement

program.

50th Avenue / 49th Street Intersection

- All traffic movements during AM and PM peak periods at this intersection will operate at an acceptable level of service at the development's full build-out and will be capable of accommodating the forecasted traffic up to the 20-year horizon.
- While not required as part of Phase 1, an exclusive eastbound left turn lane for vehicles turning left (north) from 50th Avenue onto 49th Street will be necessary at full build out of the development. However, given the width of the existing eastbound lane at this intersection, adequate maneuvering space is available for vehicles to travel around vehicles waiting to make this left turn. Based on this, no geometric improvements to the intersection are required as a result of the proposed development, though the Town may consider adding lane markings for clarity.
- On-street parking in the vicinity of the 50th Avenue / 49th Street intersection is recommended to be limited during AM and PM peaks.
- Traffic signals are not necessary at the intersection.
- It is recommended that the Town install and/or maintain appropriate pedestrian crosswalk pavement markings and signage at this location.

50th Avenue / 46th Street Intersection

- All traffic movements during AM and PM peak periods at this intersection will operate at an acceptable level of service at the development's full build-out and will be capable of accommodating the forecasted traffic up to the 20-year horizon.
- A westbound right turn lane for vehicles turning right (north) from 50th Avenue onto 46th Street, though technically warranted, is not recommended. This is due to the low posted speed limit (50 km/h) and road right-of-way constraints.
- Traffic signals are not necessary at the intersection.
- It is recommended that the Town install and/or maintain appropriate pedestrian crosswalk pavement markings and signage at this location.

2.4.7 Geotechnical Investigation:

Proposed Bentley Residential Subdivision (2005)

A Geotechnical Investigation was conducted in 2005 to determine the nature and engineering properties of the site soils with regards to grading, the design of underground services, building foundations, and roadway subgrades. The investigation involved drilling eight 8 boreholes, each 6.7 metres deep, to examine soil profiles. The following soil types, in descending order, were identified:

- topsoil;
- lacustrine soils;

- till (0.3 to 1 metre below grade);
- weathered bedrock (1.8 to 4.8 metres below grade); and
- layers (approximately 1 metre thick) of dense coal were also identified in three of the eight boreholes.

According to the 2005 investigation, subsurface conditions are considered to be suitable for residential development. The most significant geotechnical issue is expected to be the presence of shallow bedrock which may impact underground service trench excavation. It is expected that buried services will be installed to depths of approximately 4 metres.

Notwithstanding this potential impact, site grading, building foundations and roadway design should follow generally accepted fill, soil and foundation engineering practices. In order to achieve the required grading on-site an approved fill, such as low to medium plastic clay, may be used. If coarse gravel is proposed, a maximum aggregate size of 100mm is recommended. Soil samples also determined that water soluble sulphates pose negligible threats to buried concrete and subgrade infrastructures.

The subject site has not been disturbed, outside of its ongoing agricultural use, since the time of this study so it is anticipated that the findings of this Geotechnical Investigation are still valid and applicable to the property.

2.4.8 Bentley North Subdivision:

Phase 1 Environmental Site Assessment (2006)

A Phase 1 Environmental Site Assessment (ESA) was commissioned to identify potential environmental items that may require further site investigation or other action. The 2006 ESA concluded that the level of environmental risk associated with the subject site was low. Based on available information at the time, additional site investigation was not recommended. A secondary search of the Abacus Data graphics (AbaData) online database in June 2014 did not reveal the presence of any spills or oil and gas facilities on the subject property.

3. THE DEVELOPMENT CONCEPT PLAN

To properly revise the Summersault Area Structure Plan (ASP) developed by WSP in 2014, it is crucial to understand the governing documents and existing land use policies. Additionally, reviewing past technical documents is essential for assessing the development's feasibility and identifying any design-related issues that may need to be addressed.

Accordingly, the new Sunset Heights ASP must conform to the policies outlined in the Town's most recent Municipal Development Plan adopted in 2016 and the Town's Community Strategic Plan adopted in 2024 and previous strategic plans and policies. Evidently, the Town may repeal the current Summersault ASP as part of the approvals process for the proposed ASP.

The following sections highlights relevant findings from existing policy documents and past studies, providing a comprehensive foundation for revisiting the ASP.

3.1 Planning and Land Use Policies

A Municipal Development Plan (MDP) establishes policies to manage growth across an entire municipality, while identifying the location of residential, commercial and industrial areas, environmentally sensitive areas, parks and major utility expansions.

The Town of Bentley MDP addresses a variety of municipal planning issues and objectives, particularly as they relate to future land uses and residential growth areas. To this point, a primary residential objective is to “ensure a variety of housing types to meet the community lifestyles and market requirements”, which is consistent with the development concept.

The subject site is located within an area identified for ‘Residential’ development. Additionally, ‘Park/Open Space’ has been identified in the areas as generally depicted on the development concept. The MDP also indicates building two roads from 55 Avenue and from 46 Street are planned to provide connectivity to the east and north portions of the town. This has also been accounted for in the development concept. Figure 6 highlights the subject site relative to the MDP.

Figure 6: Town of Bentley MDP Land Use Concept



3.1.1 MDP 2016 Review

Section 9 – RECREATION AND OPEN SPACE

9.2 Policies

1. *The Town shall provide developed and natural settings for recreation including facilities, parklands, open space areas and trails and recreational facilities to meet the needs of a growing community.*
 - The development of a new soccer field directly supports the Town’s commitment to providing developed recreational facilities to meet the needs of a growing community.
2. *The Town shall establish long-term priorities for the recreational needs of the residents and shall solicit public input from Town residents with regards to parks and recreational area planning and development.*
 - Establishing a new soccer field aligns with long-term recreational priorities and demonstrates responsiveness to community demands for diverse recreational options.
3. *The Town encourages a range of recreational uses. A balance of indoor and outdoor experiences shall be explored to ensure recreational facilities achieve optimum usage and are accessible by Town and district residents for year-round recreational pursuits.*
 - The soccer field adds to the range of outdoor recreational options, promoting balanced usage of both indoor and outdoor facilities.
4. *In new residential subdivisions the provision and development of buffer strips, walkways, pathways and utility rights-of-way will be encouraged to separate incompatible land uses and, if possible, to keep important natural and nature-like areas generally intact.*
 - The integration of buffer strips, walkways, and pathways in new subdivisions complements the development of the soccer field by enhancing accessibility and preserving natural areas.

KEY MESSAGE

The existing recreational policies in the Municipal Development Plan strongly support the creation of a new soccer field in the community. These policies emphasize the provision of diverse recreational facilities to meet the needs of a growing population, the importance of long-term planning with public input, and the encouragement of both indoor and outdoor recreational activities to ensure year-round usage.

Additionally, the policies advocate for the central and safe siting of recreational facilities within residential neighborhoods, and the integration of buffer strips and pathways to enhance accessibility and preserve natural areas. Establishing a new soccer field aligns perfectly with these policies, providing a valuable outdoor recreational option that responds to the interests of residents, promotes active lifestyles, and enhances the overall recreational infrastructure of the community.

Section 12. RESIDENTIAL DEVELOPMENT

Bentley offers a mix of housing types and ownership although single family housing is the

predominant form. There is an increase in the mix of housing types to support the needs, income levels and preferences of current and future residents in infill opportunities and as identified in the Area Structure Plan Area.

12.2 Policies

Policy 3: The Town will encourage a diversity of housing and subdivisions in new residential areas. This will facilitate infill development, by allowing for higher density residential developments. Modular homes are welcomed and treated as a type of Single-Family residential dwelling.

- While the policy welcomes modular homes to diversify housing, currently there is no demand for modular and mobile homes. Therefore, the focus of the ASP should shift towards incorporating recreational facilities, such as a soccer field, within the residential districts and new subdivisions. This approach would also contribute to the overall goal of creating diverse and vibrant residential areas by enhancing recreational opportunities.

Policy 4: New residential areas should be developed and integrated with existing development in a manner that facilitates linkages to community facilities, efficient servicing, and adherence to appropriate development standards. Residential areas shall be buffered from highways, railways, industrial and commercial areas.

- Integrating new residential districts with community facilities is crucial. The proposed residential development in the ASP area must be integrated with neighbouring housing development, and the proposed soccer field should be strategically placed within the new residential developments to ensure easy access and integration with existing community facilities. This will enhance the recreational infrastructure and aligns with the policy of efficient servicing and appropriate development standards.

Policy 10: Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and community uses which are compatible with the residential area. This includes parks, recreational and institutional uses, places of worship, childcare facilities, seniors housing and nursing homes.

- The new soccer field qualifies as a compatible community use within residential areas, similar to parks and recreational facilities mentioned in the policy. Prioritizing the soccer field development aligns with this policy, ensuring that non-residential developments enhance community living without disrupting the residential character of the area.

Policy 12: Parks, open spaces, and linkages shall be provided to integrate and connect new subdivisions with the Town's trail system through the use of municipal and environmental reserve and public utility lots.

- The new soccer field should be part of an integrated network of parks, open spaces, and trails, connecting new subdivisions with the Town's existing trail system. Utilizing municipal and environmental reserves for the soccer field will promote connectivity, active lifestyles, and a cohesive community structure, in line with this policy.

Residential Density in the MDP

The Municipal Development Plan mandates specific density of future residential developments within the town:

Policy 13: The overall residential density of the Town should not exceed 15 dwelling units per gross developable hectare (6 dwelling units per gross developable acre).

Policy 14: For developing neighbourhoods, the proportion of single family detached dwelling units should be a minimum of 70 percent of total potential dwelling units. Duplexes may contribute up to 10 percent, while triplex, fourplex, townhouses, other multi-unit dwellings, apartments, and modular home units should not exceed 20 percent of total potential dwelling units.

Policy 15: Multiple housing sites (i.e. townhouse, apartment, multi-unit dwellings) may be accommodated within a neighbourhood in a number of suitable locations, which may contain one or more compatible developments provided each location does not exceed 1.75 hectares (4.32 acres). Exceptions include:

- (a) when there are special site characteristics or design features that reasonably accommodate larger sites characteristic of the neighbourhood and surrounding land uses.
- (b) except for apartments, densities on multiple unit dwelling sites should not exceed 30 units per net hectare (12 units per acre).
- The proposed development concept largely complies with the prescribed density requirements stated in the MDP. Nonetheless, the precise density will be determined during the development phase. If a future residential development proposal exceeds the density required in the MDP, amendments to the MDP and/or ASP must be made before approval of the proposal.

In summary, the proposed ASP must be in conformance with the policies and mapping established in the MDP. The proposed development should represent a rational extension of residential land uses and municipal services, and the Town's residential growth objectives.

3.1.2 Community Strategic Plan 2024 - 2028

Bentley new Community Strategic Plan was completed in Summer 2024. The establishment of a new soccer field in the Town of Bentley plays a central role in realizing the goals outlined in the Community Strategic Plan, particularly Goal 3: Develop Recreational Facilities for Youth.

Goal 3: Develop Recreational Facilities for Youth

This goal aims to provide a variety of recreational facilities and programs that meet the needs of young people, fostering a sense of belonging, promoting physical activity, and encouraging positive social interactions. It involves both physical infrastructure and collaborative programs with schools and other youth-oriented groups.

Objective 3.1: Expand Recreational Opportunities for Youth

To meet the recreational needs of youth, Town of Bentley intends to create a Recreation Master Plan, which serves as a roadmap for identifying and developing facilities. Developing a new soccer field

represents a tangible step toward this goal. Additionally, diversifying existing recreational facilities with new programs and features will ensure a wide range of activities for youth engagement.

Priority Action 3.1.2: Develop a New Soccer Field

- *A new soccer field will cater to youth and the broader community, providing a space for organized sports and recreational activities. It signifies a commitment to youth engagement and community wellness.*

This proposal not only addresses the critical need for increased recreational opportunities but also aligns with the Town’s broader objective of expanding and diversifying youth engagement programs.

A dedicated soccer field will serve as a practical hub for organized sports, fostering physical activity, teamwork, and healthy lifestyles among young residents. It will also provide a communal space for various recreational activities, reinforcing our commitment to community wellness and cohesion.

By investing in this infrastructure, Bentley demonstrates a proactive approach to youth development, ensuring that the young population has access to high-quality facilities that encourage positive social interactions and a strong sense of belonging. Furthermore, the proposed soccer field will act as a catalyst for collaborative programs with schools and youth organizations, enhancing the overall recreational landscape of Bentley and creating a vibrant, inclusive environment for all community members.

3.1.3 Northeast Area Structure Plan (1993)

The Sunset Heights ASP site is located within the former Northeast Area Structure Plan (NEASP) area. The NEASP was prepared in order to establish a development concept, planning policies and implementation strategy for the subject site and immediate surrounding area. The intent of the Plan was to provide guidance on the following development considerations:

- **Transportation:** the main objective of the NEASP was to extend 46th Street and 55th Avenue into the subject site. A series of local roads, including laneways designed for residential purposes, would service the remaining lands.
- **Service and Utilities:** Prior studies indicated that the NEASP could accommodate 580 persons. A lift station would likely be required to service sewage disposal, and a storm water retention pond was proposed to service stormwater by gravity flow.
- **Future Land Uses:** The NEASP identified this area for major future residential growth consisting of a variety of housing types and densities. The envisioned plan was to foster the logical extension of existing residential areas into the NEASP. Specifically, it was projected that the subject site currently under consideration could accommodate 170 lots (500 persons).

The proposed development concept in the Sunset Heights ASP largely aligns with the above-mentioned criteria. However, the creation of a new soccer field on the site, in an area previously designated for mobile homes, represents a significant addition to the ASP, marking a departure from previous plans.

Further, the inclusion of alternative housing forms with diverse densities on the site deviates from the Summersault ASP 2014.

3.1.4 Parks and Open Space Plan (2008)

Another previous plan reviewed was Parks and Open Space Plan developed in 2008. According to the *Parks and Open Space Plan (2008)*, the most significant open space land base encompasses the northern sections of the Town. These lands are currently designated ‘Urban Reserve’ in the Land Use Bylaw and intended for future development. How these lands are developed with respect to parks and open space should be considered in the development of this Area Structure Plan.

The proposed development’s open space will contribute to the Town’s ‘Neighbourhood Park’ and ‘Open Space Areas’ system. These are defined as “*open areas designed primarily for passive and active, non-organized recreational activities*”. The proposed park and open areas are intended to serve residents of the immediate neighbourhood, while simultaneously linking the development to adjacent lands.

The following *Parks and Open Space Plan* goals and objectives highlight select considerations as they apply to the proposed development’s ‘Neighbourhood Parks’ and ‘Open Space Areas’:

Neighbourhood Parks

Objective 1.2: Park Service Areas

“Residential neighbourhoods should be served by a developed park located within approximately 400-metres.”

- The proposed park corridor spans the entire length of the proposed development and is located well within the 400-metre radius. This corridor will provide for active linkages and leisure opportunities for area residents.

Objective 1.3: Land Dedications

“Developers of residential neighbourhoods shall be required to contribute to park sites...”

- As outlined in Table 2 (Policy 9.3.4), the proposed development dedicates approximately 1.42 ha (8.0%) of land as municipal reserve (MR). These lands create a linear park system linking the entire development. In addition, the public utility lot (PUL), is intended for a dry landscaped stormwater detention pond, contributes an additional 1.20 ha (6.7%) of reserve land which could be designed as a dual stormwater management pond and park/open space. Depending on the determination of Council, any outstanding MR dedication would be paid cash-in-lieu.

Objective 3.1: Co-Location Opportunities

“Explore the feasibility to locate parks within storm water detention facilities provided sufficient park space can be provided.”

- The proposed park corridor functions as a stormwater management and drainage system, culminating with a dry landscaped storm water detention pond in the northwest corner of the proposed development.

Open Space Areas

Objective 1.1: Network Concept

“Combine natural areas into a connected system that preserves environmentally sensitive lands, provides wildlife habitat, and creates a sense of openness throughout the community.”

- The proposed park corridor spans the entire length of the proposed development and will be fully landscaped with both natural and planned vegetation.

Objective 1.3: Recreation Opportunities

“Explore opportunities to incorporate compatible recreation and trail uses within open space areas.”

- Given the dual function as a drainage channel, as well as size and configuration limitations, the proposed open areas do not provide sufficient space for supervised parks such as soccer fields or baseball diamonds. However, passive and active recreation activities are being proposed such as a trail system, and open areas suitable for leisure outdoor activities.

A primary intention of this ASP is to continue providing high-quality residential neighbourhoods in the Town. Providing parks and open spaces would, therefore, be an essential component of this development concept and important to the overall marketability of the development. It is understood that upon submission of a concept plan for the area, a new Parks and Open Space plan may be developed in accordance with the objectives and guidelines established in the *Parks and Open Space Plan* developed in 2008.

3.1.5 Land Supply and Future Growth Assessment

In an optimal situation, Bentley is projected to experience consistent residential expansion over the next 25 years, with a maximum annual growth rate of 1.0%. This growth trend will lead to an increase in population and create opportunities for future development in the town. As a result, it is crucial for the Town to carefully manage the municipal land supply to accommodate this anticipated growth and ensure sustainable development in Bentley. By effectively planning and allocating land resources, the town can capitalize on these growth opportunities and create a vibrant and prosperous community for its residents.

| Table 3: Projected Population (Based on 1.0% Annual Increase) | | | | |
|--|-------------------------|--------------------|---------------------------------------|---------------------------------------|
| Year | Total Population | Change Rate | Assumed Average Household Size | Number of New Dwellings Demand |
| 2016 | 1,078 | | 2.4 | |
| 2021 | 1,032 | -4% | 2.3 | - |
| 2022 | 1,037 | 0.48% | 2.3 | 3 |
| 2030 | 1,122 | 1% | 2.3 | 37 |

| | | | | |
|------|-------|----|-----|----|
| 2040 | 1,240 | 1% | 2.3 | 52 |
| 2050 | 1,370 | 1% | 2.3 | 57 |

Residential land supply will, therefore, need to respond to anticipated population growth and demand for housing. Based on the land supply and future growth assessment results, there is adequate residential land supply to accommodate development up to and well beyond 2050. The table below highlights the results.

| Table 4: Residential Land Projections | | | | |
|--|--------------------------------|--------------------------------|-----------------------------------|-----------------------------------|
| <i>Year</i> | <i>Total Population growth</i> | <i>Projected Demand (unit)</i> | <i>Overall Land Demand (acre)</i> | <i>Overall land Supply (acre)</i> |
| 2050 | 333 | 145 | 24 | 27 |

Accordingly, the proposed development will satisfy anticipated growth potential and trends for the next 30 years.

3.2 Land Use

A land use bylaw designates various districts in a municipality which outline specific regulations regarding what uses are permitted on a site and guides where and how development will occur on individual parcels.

Through revisiting the current land use and in order to incorporate a new soccer field in the proposed concept plan it is necessary to assess the current and proposed land use designations in the plan area.

Incorporating various types of housing development, including single-family detached homes, semi-detached homes, row houses, and multi-unit apartments, in this plan area aligns with the desires of the community for diverse housing options. This mix of housing types responds to the varying needs and preferences of residents, accommodating different household sizes, lifestyles, and income levels that can contribute to a vibrant and sustainable community

The second major land use designation in the plan area is Public Park and Open Spaces.

Incorporating public parks and open spaces in the plan area serves as an essential component of this plan enhancing quality of life for residents. Public parks offer a range of benefits and amenities that respond to various recreational needs of the community.

The incorporation of a soccer field within a public park aligns with the popularity of this land use for sports and physical activities. The most popular land use for a soccer field is typically a public park or

recreational area. These spaces are commonly designated for various outdoor activities and sports facilities, providing a central location that is easily accessible to the community. Public parks and recreational areas often include amenities such as playgrounds, walking paths, picnic areas, and other sports fields, making them ideal for accommodating a soccer field. This land use promotes community engagement, physical activity, and provides a multipurpose area for residents to enjoy.

3.3 The Development Concept

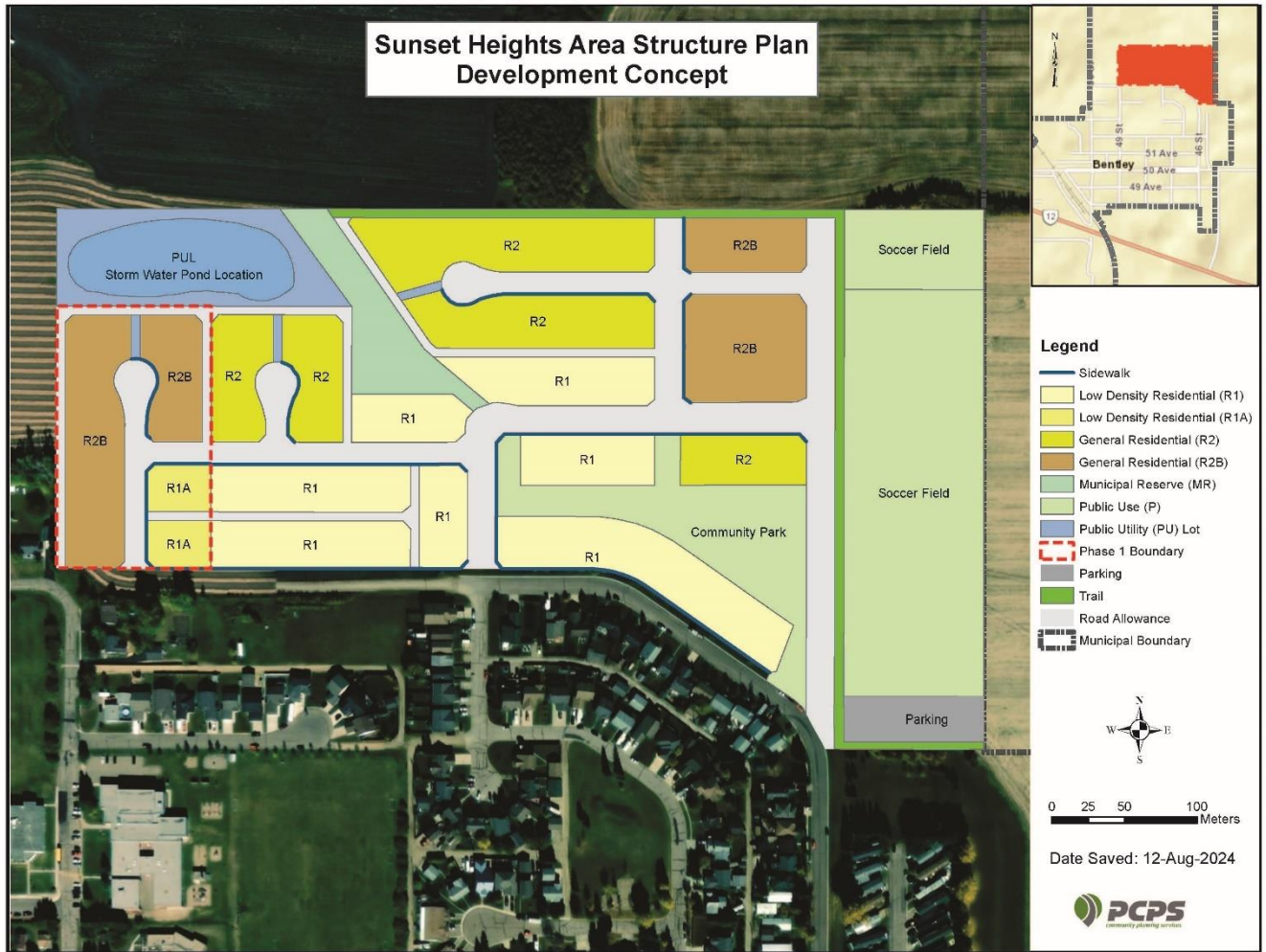
In addition to considering previous plans, policies and strategies, involving the Bentley community in the decision-making process was crucial for developing a plan that truly reflects the desires and needs of the Town. Through two community surveys conducted for both the 2024 Strategic Plan and the revision of the Summersault Area Structure Plan, residents made it clear that manufactured and mobile homes are not a priority for Bentley.

Instead, the community expressed a strong and enthusiastic desire for the addition of a new soccer field in town. This feedback has been taken into consideration, leading to the incorporation of a new soccer field in the updated Sunset Heights ASP. The proposed soccer field development is located on the plan area, creating a hub for sports and recreation in Bentley.

As a result of this community-driven decision, the previous plans for manufactured homes in the residential development concept was removed to accommodate the new soccer field.

Considering all planning policies, engineering assessments and technical studies, a Development Concept is illustrated in Figure 7 below.

Figure 7: Development Concept Plan



3.3.1 Key Criteria for Developing the Concept Plan

In developing the Concept plan several key factors have been carefully considered including:

Residential Land Use Districts in the Concept Plan

The variety of housing types provides new alternatives for both current and future residents of with diverse family structures and income levels. While the development concept outlines the general location of various land uses, it is important to acknowledge that the specific distribution and placement of these land uses may evolve depending on market demand. Flexibility is key in the development of smaller communities given the inherent uncertainty and potential fluctuations in the housing market. The following points have been considered in designing the residential districts in the ASP development concept:

1. The Town of Bentley Municipal Development Plan (MDP - 216) requires a maximum overall

density of 15 units per hectare (6 units per acre) for new developments. With a gross area of the approximately 41 acres, the total number of units should not exceed 246 units to achieve the desired overall density of 15 residential units per acre.

2. The proposed development concept plan designates a soccer field, park areas, and approximately 26.7 acres of net residential land (see Table 5). While the proposed development concept suggests a range of 240 to 275 residential units, the exact density will be flexible and may vary based on the number of units in the future development proposal. However, it is crucial to ensure that the total number of residential units does not exceed the permitted limit in the MDP. In case a feasible development proposal requires a higher density, the MDP and ASP shall be amended accordingly before approval.
3. The ASP development concept plan aligns with the existing land use layout to the immediate south by introducing detached single-family homes along 55 Avenue, opposite the already established developments. The remainder of the site will feature a blend of detached single-family dwellings, duplexes, row houses, multi-unit housing developments, and a soccer field.
4. The design of residential streets will incorporate a combination of laned and laneless zones. Detached single-family homes have been positioned along 55 Avenue, directly across from the existing single-family residences. This layout aims to create a smooth transition between the established community and the proposed higher-density development on the site.
5. Taking into account the lifestyle preferences and typical age demographics of the residents in the area, multi-residential units and apartments have been strategically situated in close proximity to the soccer field. A designated buffer zone has been established between the residential and soccer field areas to ensure that residents can enjoy a peaceful living environment while still having convenient access to recreational amenities.
6. There are two sites within the plan area identified for multiples family housing. It is planned for between two or three individual multi-unit buildings with approximately 8-12 units. Depending on market demand this could shift to two 18-unit buildings or one 36 unit building on each site.
7. Compatibility and adequate parking space provisions will be determined during the development permit stage. Neither of these sites isolate individual parcels nor restrict
8. One residential site (R2), designed on a cul-de-sac, is located adjacent to the natural drainage channel and open space. The site is not located on an arterial or collector road, however based on the overall scale and intensity of development on the site, as well as the scale and intensity of development within the entire plan area, traffic volumes should not be a concern.
9. As per the development concept a neighbourhood park and open space corridor have been integrated throughout the entire development. The open space corridor also functions as a stormwater drainage channel, culminating with a dry landscaped stormwater detention pond in the northwest corner of the proposed development.

Overall, the residential land use districts designed in the concept plan aim to provide a diverse range of housing options to accommodate various family structures and income levels within the community. While the plan offers a general framework for the distribution of land uses, it is essential to remain adaptable to changing market dynamics and demands. By adhering to the

guidelines set forth in the Town of Bentley Municipal Development Plan, the goal of the development concept is to create cohesive and inclusive neighborhoods that prioritizes both functionality and quality of life for the residents. Through thoughtful planning and flexibility, the development concept seeks to foster a harmonious blend of housing options while preserving the unique character of the surrounding area.

3.3.2 Land Uses Statistics

Table 5 below presents a detailed breakdown of the land use statistics associated with the proposed development concept, with each land use category described in more detail below. The proposed soccer field, a key feature of this development, is estimated to cover approximately 3.0 acres of the site.

| Table 5) Land Use Statistics | | |
|---|---------------------|-------------------|
| <i>Land Use</i> | <i>Area (acres)</i> | <i>Percentage</i> |
| Plan Area (total) | 44.05 | 100% |
| Residential Development | 26.74 | 60.6% |
| Public Parks and Open Space – Municipal Reserve | 6.51 | 14.8% |
| Circulation – Roads and Lanes | 7.83 | 17.8% |
| Public Utility – Stormwater Pond | 2.97 | 6.7% |

This table will be updated after council approval

3.3.3 Transportation and Road Network in the Development Concept

An integrated urban transportation and road network in a community should proficiently be designed to create effective and safe movements in the area while also promoting sustainable development and enhancing the overall quality of life in the community. With this primary principle in mind, the following key elements have been taken into consideration in the design of the road network in the Area Structure Plan (ASP) development concept:

- 1 Connectivity: The road network is designed to provide seamless connectivity throughout the plan area, linking residential areas and recreational facilities. A grid pattern with multiple access points has been considered to prevent traffic congestion and facilitate easy navigation.

2 Access and circulation: Adequate access points to major roads and potential future public transportation routes have been planned. Various transport modes, including sidewalks, pedestrian paths, natural trails, bike lanes, and public transport stops, have been incorporated to promote safe and efficient movement within the community.

3 Sustainability: The incorporation of active transportation practices, such as encouraging walking, cycling, and the use of future public transportation, is a priority. Additionally, the implementation of green infrastructure, such as permeable pavements and roadside vegetation, aims to manage stormwater runoff and improve air quality.

4 Land use integration: By aligning road design with land use planning, the transportation network would support the overall development goals of the ASP. This strategic coordination ensures that the road network complements the surrounding land uses effectively.

5 Roads may be designed based on the City of Red Deer standards. This standard dictates a 15 m right of way for local roads with a 10 m wide paved surface. Collector roads and roads connecting to existing 20 m right of way will be developed as a 20 m right of way.

3.3.4 Incorporating a new Soccer Field in the ASP area.

Incorporating a new soccer field in a community development plan can greatly enhance community engagement, promote physical activity, and provide a space for social interaction.

The key steps have been taken to design and integrate a new soccer field into the Sunset Heights Area Structure Plan include:

A. Assess Community Needs and Preferences

- **Community Surveys and Meetings:** A community survey has been conducted to assess community interest in a soccer field. The results helped the project team to understand the community's preferences regarding location, size, and additional facilities.
- **Stakeholder Engagement:** This practice has involved local sports clubs, and community groups in the planning process to ensure the proposed soccer field meets the needs of various users.

B. Site Selection

1. **Location Analysis:** In addition to the community and stakeholders' engagement through considering key elements of accessibility, the lands owned by the Town, safety, and proximity to other amenities, project team have identified potential sites for a soccer field development within the community.
2. **Environmental Impact:** A general environmental assessment was conducted to ensure the project would not adversely affect local ecosystems.
3. **Feasibility Study:** A technical and financial feasibility of the project will be assessed at the design stage considering land availability, soil quality, drainage requirements, and construction costs.

C. Planning and Design Criteria

- **Connectivity:** The proposed soccer field should be planned in conjunction with new residential developments in the plan area, ensuring it is connected via pathways and buffered by green spaces to create an integrated recreational and natural environment.
- **Additional Amenities:** General criteria for incorporating essential amenities such as running track, seating, lighting, restrooms, changing rooms, and parking have been considered in the planning process.
- **Field Specifications:** The size and type of the soccer field (e.g., full-size, half-size, artificial turf, natural grass) will be analysed and determined at the design stage.
- **Accessibility:** The accessibility of the field and facilities to people with disabilities shall be considered at the architectural design stage.

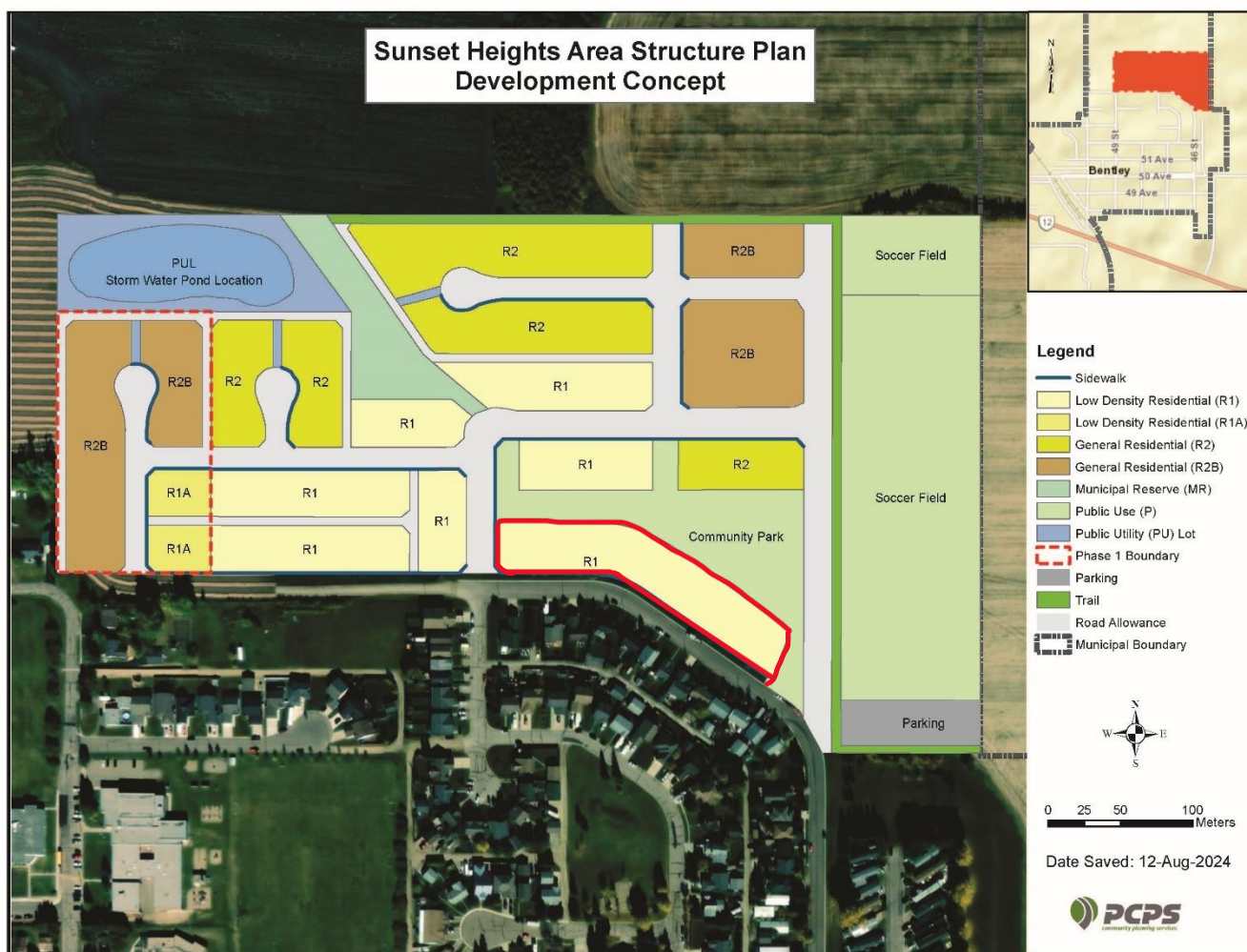
By following these steps and structuring the plan comprehensively, the project team has effectively integrated a soccer field into the Area Structure Plan, ensuring it meets the needs and enhances the well-being of the community of Bentley.

4. IMPLEMENTATION

4.1 Development Policies

- (1) Areas designated for specific land uses on the development concept are intended to be flexible and not prohibit the development of other housing types permitted under this plan. The only exception are as follows:
 - a) Lots directly across from existing detached single-family homes on 55 Avenue as shown in Figure 6 shall only be used for detached single-family homes.

Figure 8) Area to be Developed with Only for Detached Single-Family Homes (Shown in red line)



- (2) The developer and Town should work together in the final design of the proposed trail network and a neighbourhood park intended to serve as recreational and amenity features.
- (3) Multi-unit dwellings and their associated parking shall be screened from adjacent land uses

through a combination of trees, a dense wooden fence or some combination thereof to the satisfaction of the Development Authority.

- (4) Notwithstanding sight triangle requirements, deciduous trees should be planted along all public street frontages at the following rates:
 - a) 1 tree per detached single-family dwelling and duplex lot;
 - b) 1 tree per every two lots planned for townhouse dwellings; and
 - c) 1 tree per 15 linear metres for multi-unit sites or the side yard of a corner lot that faces a street.
- (5) Trees required under (4) should be high leafing deciduous trees when planted within the Municipal right-of-way.

4.2 Development Phasing

Given the scale of the proposed development, the current demand in the housing market, and the resources available to the Town, it is evident that the development will be executed in multiple phases.

Phase I:

The initial phase of development has commenced in the western section, at the intersection of 49th Street and 55th Avenue, which is designated as Phase I. Progression will occur towards the east in alignment with housing market demand, encompassing the extension of services and road networks. Although approximate lot dimensions have been outlined, minor adjustments may be made as building designs and footprints are finalized.

Phase II:

In response to the community's expressed interest in establishing a soccer field, it would be prudent to incorporate the proposed soccer field and related amenities within Phase II. Additionally, it is recommended to introduce the proposed neighborhood park in this phase. This park not only caters to the community but also enhances the overall environment, thus attracting new residents, developers, and investors to the Town.

Subsequent phases will be determined based on factors such as housing demands, available Town resources, and development proposals presented by developers, investors, and landowners.

4.3 Redistricting and Subdivision

Apart the land designated as Phase I, all other land within plan area is currently districted as (UR) Urban Reserve District. Redistricting and subdivision of the land is intended to conform to the following:

- **R1 District)** To provide and area for low density residential development in the form of Detached dwellings
- **R2 District:** To provide and area for low density residential development in the form of detached and Semi-detached dwellings

- **R2B (General Residential) District:** To provide an area for low density residential development in the form of detached and Semi-detached dwellings and multiple units
- **PU (Public Use) District:** stormwater detention pond, trails, parks and open spaces.

As the plan area has been allocated specific districts, it is important to note that future phases of development may necessitate the exploration of new districts based on housing demand. In collaboration with the developer and municipality, amendments to the Land Use Bylaw could be pursued to introduce these new districts to accommodate the evolving needs of the community and the project.

4.5 Adopting and Amending the Plan

Adoption and any amendment of this Area Structure Plan would be the responsibility of Council. The Summersault Residential Outline Plan provides a conceptual development framework for the subject site.

4.5.1 Municipal Development Plan

The proposed development conforms with the residential and recreational policies of the current Town’s Municipal Development Plan, no policy amendments are required to approve the proposed development.

4.5.2 Land Use Bylaw

In the current Town’s Land Use Map, the developed part of the ASP plan area in the west has been designated as R1 and R2B. Following the adoption of the ASP, the land use bylaw must be amended to reflect the proposed land use designations. As part of an Area Structure Plan and future phases of the development, the Town and developers may explore the creation of new zones aimed at allowing narrower lots.

4.5.3 Summersault Area Structure Plan

With the approval of this Area Structure Plan the Council will repeal the Summersault Area Structure Plan.

4.5.4 Financial Support and Investment Attraction

The subject property is specifically identified in this document as an “Excellent Opportunity for Land Development”. Adjacent to existing residential neighbourhoods, access to municipal services, and its general proximity to Town amenities, the subject site is identified as ideal for residential development investment.

- (1) With the support of Bently Residents, Lacombe County and other partners, it is recommended that the Town allocates the necessary resources to ensure the soccer field is not only well established but also well maintained. This will help elevate the soccer field to become a regional recreational asset for residents to enjoy.
- (2) Based on the feedback gathered from the community survey, it is evident that there is a strong interest in building a soccer field and its related facilities in the town. Therefore, it is crucial

that the town takes into consideration the community expectations when designing and constructing the soccer field. (For detailed survey results, please refer to attachment G).

- (3) Building of recreation amenities is a priority for the community, however this needs to be balanced with affordability and costs and the ability to maintain. As per the survey there was support for fundraising efforts to support such amenities as well. Amenities which are built not only support the Town, but families in the County as well. They should be built through joint efforts and funding or in-kind support.
- (4) It is recommended that the Town of Bentley utilize the generous donation received and leverage this to access funding support from the county and possibly any other grants available. Soccer and other forms of recreation are important attractors to a community.

SCHEDULES

A. Community Survey Results

B. Sunset Heights ASP – Development Concept

C. Road Network

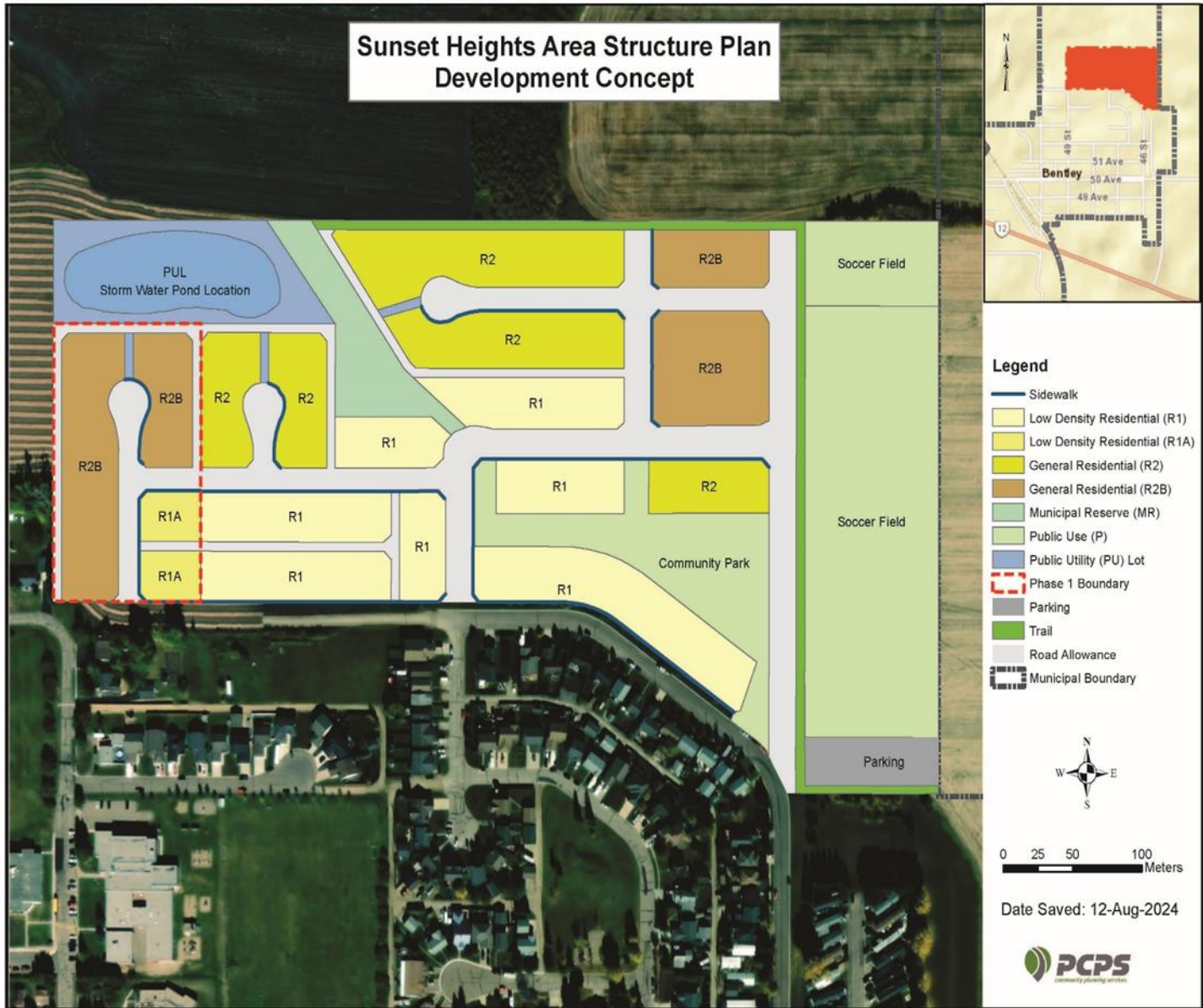
D. Active Transportation Network

E. Water Distribution System

F. Sanitary sewer System

G. Site Grading and Stormwater System

Schedule A: Sunset Heights Area Structure Plan – Development Concept



Schedule G: Community Survey Results

Survey Overview

- Total Respondents: 191
 - Most respondents are middle-aged and long-term residents, which may influence their preferences for stability and community-oriented developments.
 - Key Sections: Housing Development, Community Soccer Field Proposal
-

Q1: What type of housing would you like to see developed in the Summersault area?

| Housing Type | Score |
|---------------------|-------|
| Single-family Homes | 4.55 |
| Townhouses | 3.67 |
| Senior Living | 3.02 |
| Apartments | 2.47 |
| Mobile Homes | 1.29 |

Analysis:

- Single-family Homes are the most preferred type of housing, with the highest score of 4.55 out of 5.
- Townhouses are the second most preferred, with a score of 3.67.
- Senior Living has moderate preference with a score of 3.02.
- Apartments and Mobile Homes are less preferred, scoring 2.47 and 1.29 respectively.

Q2: What are your biggest concerns regarding housing development in the Summersault area?

| Concern | Score |
|--------------------------|-------|
| Affordability | 4.32 |
| Traffic & Infrastructure | 3.88 |

| Concern | Score |
|--------------------------------|-------|
| Density | 3.74 |
| Impacts on Community Character | 3.22 |

Analysis:

- Affordability is the biggest concern, with a score of 4.32 out of 5.
- Traffic & Infrastructure is also a significant concern, scoring 3.88.
- Density has a notable level of concern with a score of 3.74.
- Impacts on Community Character is the least concerning, with a score of 3.22.

Q3: Additional comments or suggestions about housing development:

Key Themes:

- Adequate parking and green spaces
- Variety of recreational facilities
- Concerns about low-cost housing affecting property values
- Requests for rental houses and single-family homes
- Maintaining community aesthetics and avoiding low-quality developments

Q4: What do you think are the benefits of building a new soccer field in the Summersault area?

| Benefit | Score |
|---------------------------------------|-------|
| Better Opportunities for Youth Sports | 4.72 |
| Increased Community Engagement | 4.50 |
| Improved Health and Wellness | 4.33 |
| Potential Revenue from Events | 3.98 |

Analysis:

- Better Opportunities for Youth Sports is seen as the greatest benefit, with a score of 4.72 out of 5.
- Increased Community Engagement is also highly valued, with a score of 4.50.
- Improved Health and Wellness has a strong positive perception, scoring 4.33.
- Potential Revenue from Events is viewed positively but to a slightly lesser extent, with a score of 3.98.

Q5: What concerns do you have about building a soccer field?

| Concern | Score |
|----------------------|-------|
| Cost | 4.22 |
| Traffic | 3.85 |
| Environmental Impact | 3.54 |
| Noise | 3.12 |

Analysis:

- Cost is the primary concern, with a score of 4.22 out of 5.
- Traffic is also a significant concern, scoring 3.85.
- Environmental Impact is a moderate concern, with a score of 3.54.
- Noise is the least concern, with a score of 3.12.

Q6: Where do you think the new soccer field should be located?

| Location | Score |
|--------------------------------------|-------|
| North of the Community (Town's land) | 4.85 |

Analysis:

- The overwhelming preference is for the soccer field to be located North of the community (Town of Bentley land), with a score of 4.85 out of 5.

Q7: What size should the soccer field be?

| Size | Score |
|--------------------------------|-------|
| Full-size (100-130 yards long) | 4.61 |
| Medium-size | 4.08 |
| Small size | 3.47 |

Analysis:

- Full-size (100-130 yards long) is the most preferred, with a score of 4.61 out of 5.
- Medium-size is also favored, with a score of 4.08.
- Small size is the least preferred, with a score of 3.47.

Q 8) Expected Usage Frequency:

- Several Times a Week: Expected by 42.41%.
- Daily Usage: Anticipated by 35.60%.
- Weekly and Occasional Usage: Less expected.

The majority of respondents (42.41%) expect to use the soccer field several times a week, followed closely by those anticipating daily usage (35.60%). This indicates a high level of interest and expected usage of the soccer field by the community.

Q 9) Additional Facilities Desired:

Respondents highly desire essential facilities such as restrooms (89%), seating/bleachers (65%), and a running track (62%). Suggestions for other facilities such as lighting, picnic shelters, and equipment storage show a desire for a well-equipped and comfortable soccer field.

Q10) Accessibility for people with disability

| Answer Choices | Responses |
|--------------------|-----------|
| Very Important | 49% |
| Somewhat important | 44% |
| Not important | 8% |

Nearly half of respondents (49%) consider it very important and 44% of respondents believe that it is somewhat important that the soccer field and its facilities are accessible to people with disabilities, highlighting the community's commitment to inclusivity and accessibility.

Q11) Supporting hosting community events and soccer tournaments

| Answer Choices | Responses |
|----------------|-----------|
| Yes | 87.4% |
| No | 3.2% |
| Maybe | 9.5% |

The majority of respondents (87.4%) are in favor of supporting community events and soccer tournaments, indicating a willingness to make the soccer field a central hub for community gatherings and activities.

Q12) Potential environmental impact of the development

| Importance | Responses |
|------------|-----------|
|------------|-----------|

| | |
|----------------------|-----|
| Very concerned | 25% |
| Somewhat concerned | 50% |
| Not very concerned | 20% |
| Not at all concerned | 5% |

A majority of respondents express some level of concern about environmental impacts, indicating the need for careful environmental planning and communication.

Q13) Supporting community fundraising efforts to help costs of the soccer field

| Answer Choices | Responses |
|----------------|-----------|
| Yes | 71.6% |
| No | 7.9% |
| Maybe | 21% |
| Other | 5% |

A majority of respondents (71.6%) are willing to support community fundraising efforts to help cover the costs of the soccer field, demonstrating a strong sense of community collaboration and investment in the project.

Q14) Your age group

1. **Under 18:** 1.58%
2. **19-29:** 2.63%
3. **30-44:** 52.11%
4. **45-60:** 32.63%
5. **61 or older:** 11.05%

The majority of respondents (85%) are in the 30-44 and 45-60 age groups, suggesting the survey results are heavily influenced by middle-aged residents.

Q15) How long have you lived in Bentley?

1. **Less than a year:** 1.57%
2. **1-5 years:** 12.04%
3. **6-10 years:** 18.32%
4. **11-20 years:** 28.27%
5. **More than 20 years:** 24.61%

6. **Don't live in Bentley:** 19.37%

Most respondents (53%) have lived in Bentley for more than 10 years, indicating a well-established community with a long-term resident base.

Q 16) Additional comments or suggestions

1. Outline long-term costs clearly
2. Consider building a splash park for younger kids
3. Need for a pool, gym, and play space for kids
4. Attend busy soccer nights to understand community needs

Further, respondents provided constructive feedback, emphasizing transparency in costs and suggesting additional recreational facilities.

Conclusion

The community survey indicates overwhelming support for developing a new soccer field in the proposed area, emphasizing youth sports and community engagement. There is a strong preference for single-family homes and a cautious approach towards affordability and maintaining community character. Cost and traffic remain significant concerns, but there is a clear consensus on the proposed location and the need for additional amenities including seating stages, running track and rest rooms to support the soccer field's usage.

Sunset Heights Area Structure Plan Development Concept



- Legend**
- Sidewalk
 - Low Density Residential (R1)
 - Low Density Residential (R1A)
 - General Residential (R2)
 - General Residential (R2B)
 - Municipal Reserve (MR)
 - Public Use (P)
 - Public Utility (PU) Lot
 - Phase 1 Boundary
 - Parking
 - Trail
 - Road Allowance
 - Municipal Boundary

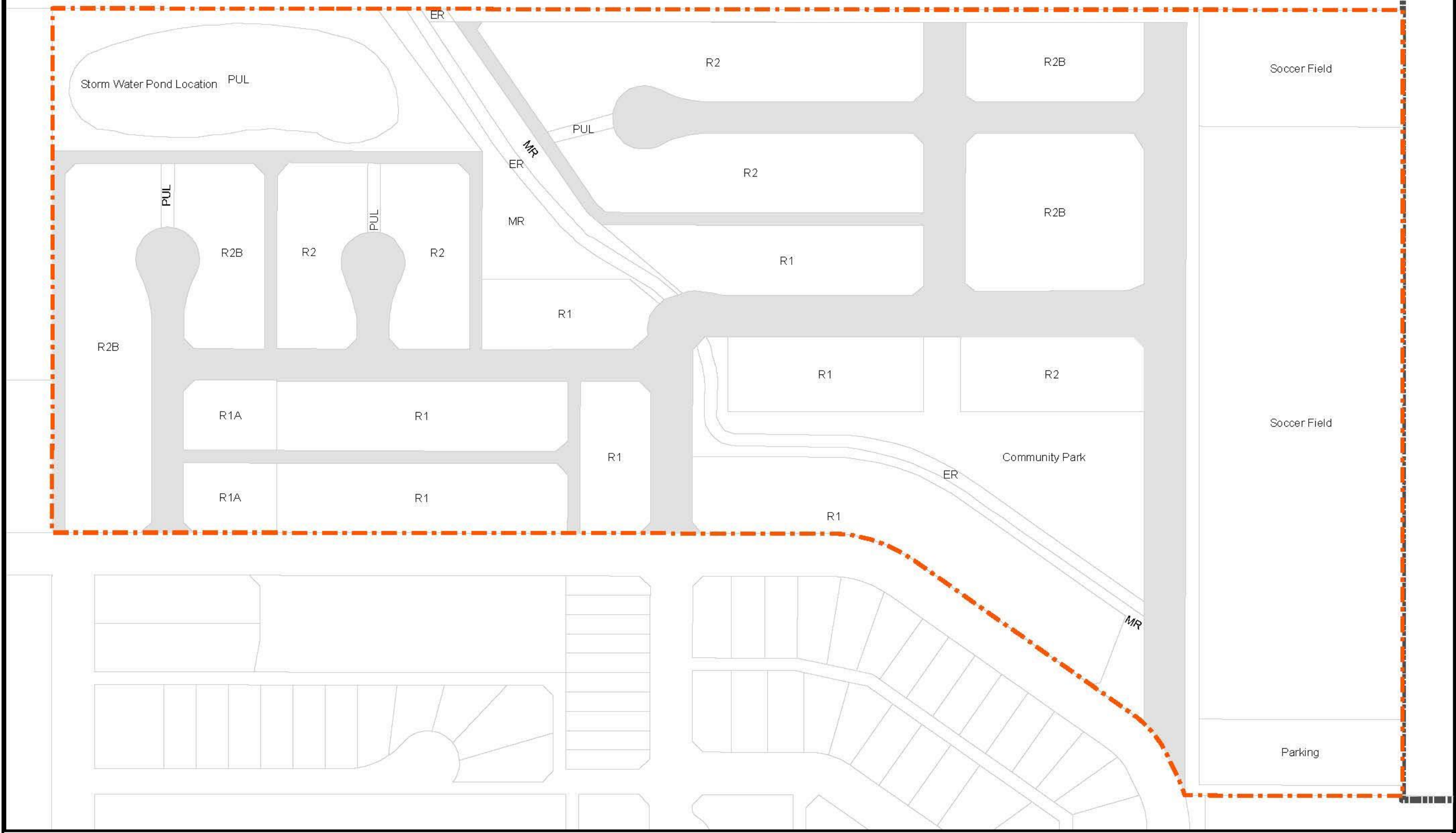


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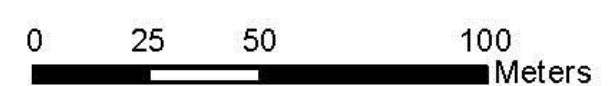
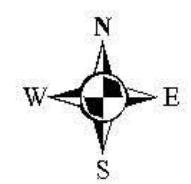


Sunset Heights Road Plan



Legend

-  Parcels
-  Road Allowance
-  ASP Boundary
-  Municipal Boundary



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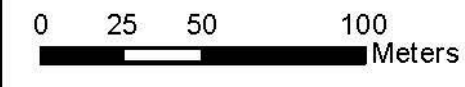
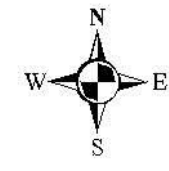


Sunset Heights Area Structure Plan Active Transportation Concept



Legend

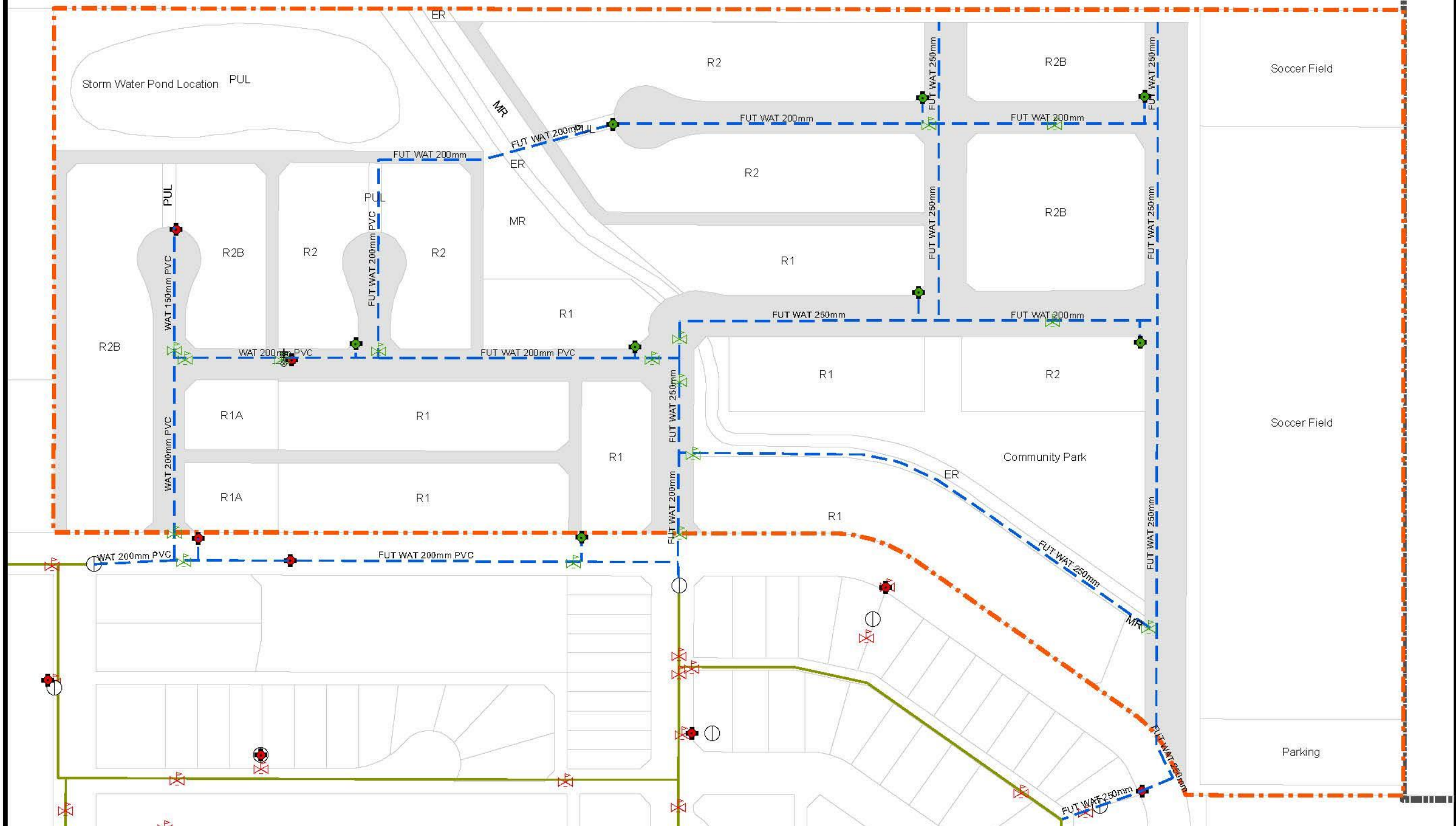
- ASP Boundary
- Sidewalk
- Community Park
- Parcels
- Trails
- Road Allowance
- Municipal Boundary



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Sunset Heights ASP Water Distribution Plan



Legend

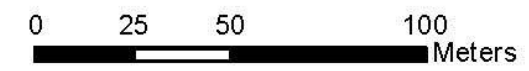
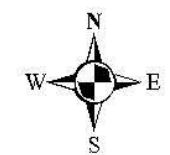
Proposed

- Hydrant
- Air Relief Valve
- Water Valve
- Watermain

Existing

- Hydrant
- Water Plug
- Water Valves
- Watermain

- ASP Boundary
- Municipal Boundary



Date Saved: 23-Aug-2024





Sunset Heights (Summersault) Area Structure Plan



Summersault Area Structure Plan - **WSP**

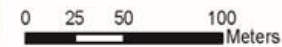


Sunset Heights Area Structure Plan Development Concept



Legend

- Sidewalk
- Low Density Residential (R1)
- Low Density Residential (R1A)
- General Residential (R2)
- General Residential (R2B)
- Municipal Reserve (MR)
- Public Use (P)
- Public Utility (PU) Lot
- Phase 1 Boundary
- Parking
- Trail
- Road Allowance
- Municipal Boundary



Date Saved: 12-Aug-2024

Sunset Heights Area Structure Plan - **PCPS**

Sunset Heights Area Structure Plan

REVISION:

1. Remove Mobile Home Park
2. New Soccer Field(s)
3. New Road Configuration/Alignment
4. Trail Network
5. Neighbourhood Park

Sunset Heights Area Structure Plan Active Transportation Concept



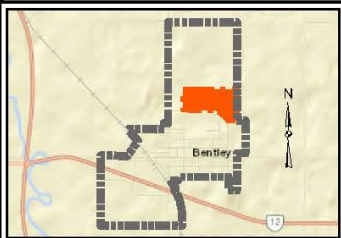
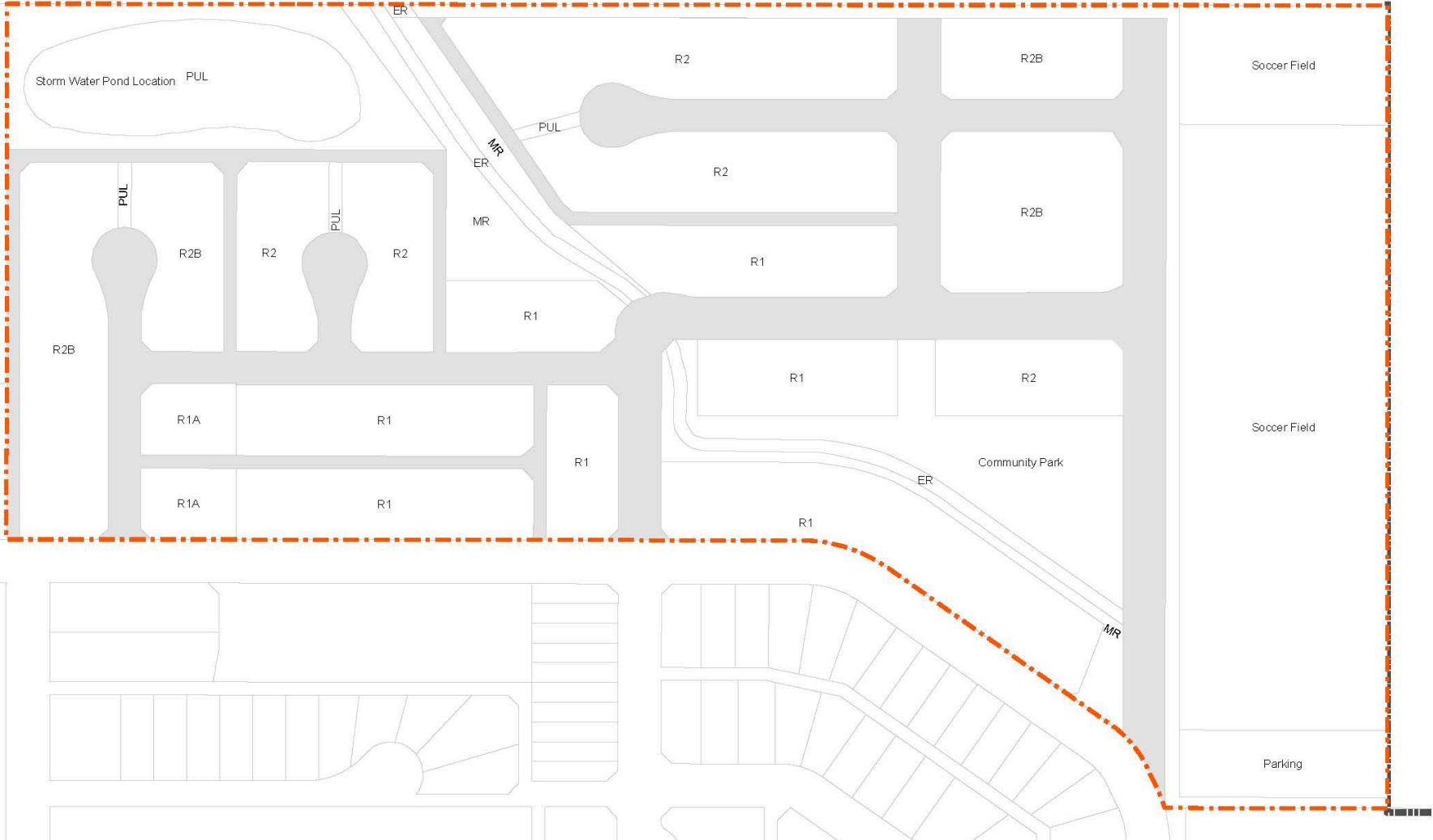
- Legend**
- ASP Boundary
 - Sidewalk
 - Community Park
 - Parcels
 - Trails
 - Road Allowance
 - Municipal Boundary



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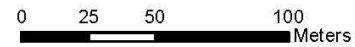


Sunset Heights Road Plan



Legend

-  Parcels
-  Road Allowance
-  ASP Boundary
-  Municipal Boundary



Date Saved: 23-Aug-2024



Sunset Heights ASP Water Distribution Plan



Legend

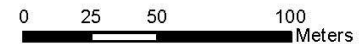
Proposed

- Hydrant
- Air Relief Valve
- Water Valve
- Watermain

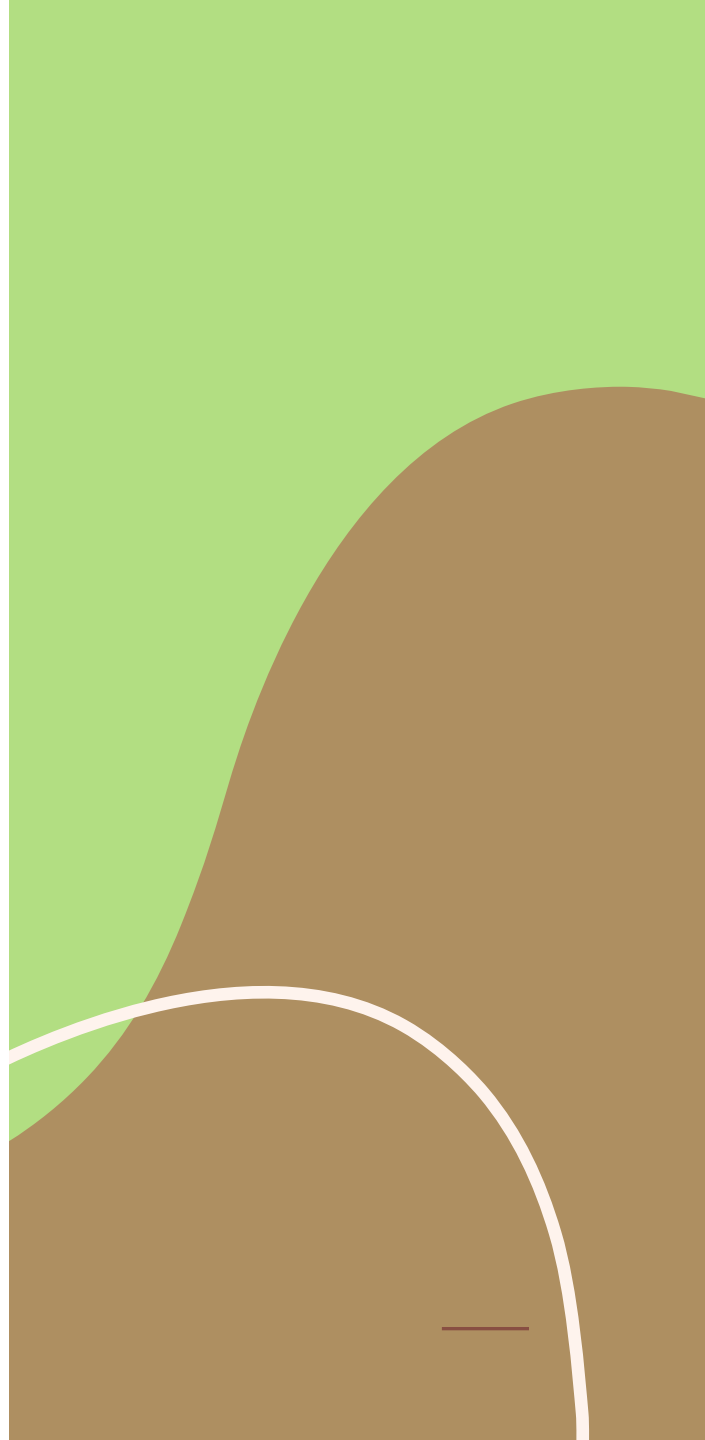
Existing

- Hydrant
- Water Plug
- Water Valves
- Watermain

- ASP Boundary
- Municipal Boundary



Date Saved: 23-Aug-2024



April 26, 2024

To Whom It Concerns,

The Sentinel Storage Alberta Women’s Curling Championships have a long standing history in Alberta. This annual competition for women has been expanded from an 8 team tournament to a 12 team tournament. It features a round robin and concludes with playoffs, where the top team will advance to the National Scotties Tournament of Hearts. Although Curling Alberta provides a support program/package for the host city/curling club, the financial assistance from them is limited. Therefore, the cost of hosting this event falls on the host - in this case a combination of the Rimbey Lion’s Club, the Rimbey Town Council and the Rimbey Curling Club. We are all working together to bring an exciting and beneficial event to Rimbey and its surrounding communities.



Our three groups have already created The Rimbey Sentinel Curling Championship Committee, and our mission is to provide a unique and inclusive experience for the players, fans, businesses, and surrounding communities. The event will highlight the provincial and local curling community and draw people to Rimbey and its surrounding communities. There will likely be an influx of more than 2500 people to our community. Thus, Rimbey and its surrounding communities will become very active. Consequently, there will be an economic boon for the entire town and its surrounding communities. Even though we are a smaller community, our committee plans to develop a memorable and inclusive event for all of Central Alberta.

Rimbey will be hosting the top 12 Alberta women’s teams from Jan. 21 - Jan. 26, 2025. The RSCC Committee is offering businesses an opportunity to participate in this prestigious event. Of course, the Curling Zone will be providing live streaming and Curling Alberta is currently in negotiations with CBC for televised coverage. These two aspects of coverage provide a wealth of opportunity for businesses to share the spotlight with the talented female curlers.

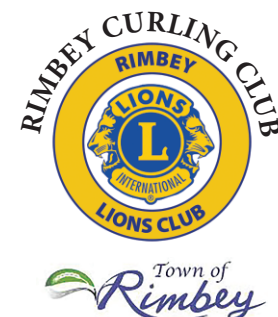
To make the Sentinel Women’s Curling Championships of 2025 a huge success, our committee needs your help. To contribute to this event, please refer to the next page as the RSCC Committee has a variety of sponsorship opportunities available. If you would prefer to speak with someone in person, please contact the committee people below. If you have any questions or concerns, please contact the committee members listed below. We truly appreciate you taking the time to consider being a sponsor for this provincial event and we look forward to working with you.

Thank you, from the RSCC Committee,

Rick Pankiw - RSCC Executive (403) 783-9878
rick.pankiw@rimbey.com

Leah Bousfield - RSCC Executive (250) 804 - 3157
leah.bousfield2@gmail.com

2025 Alberta Sentinel Storage Women’s Championship Rimbey Alberta Jan 21-26



Sponsorship and Promotional Opportunities

Platinum Sponsor \$10,000
8 Spots available for logo in the ice
Includes VIP Box, seats up to 10 people
10 tickets per draw including playoffs
Logo mention in brochure
Business mention on streaming
Includes 3 x 5 Rink Board Signage
Average of 30,000 people streamed each draw.

Gold Sponsor \$7,500
Includes logo in ice
Includes 1 of 6 VIP Boxes available in either side of the rink
6 Booths available total
VIP booths seat up to 8 people
8 Tickets available per draw including playoffs.
Includes 3x5 Rink Board Signage

Logo mention in brochure
Business mention on streaming
Average of 30,000 people streamed each draw.

Silver Sponsor \$3000
Includes 3x5 Rink Board signage
4 Tickets per draw including playoffs
Logo mention in brochure
Business mention on streaming
Average of 30,000 people streamed each draw.

Bronze Sponsor \$1500
Includes 2 Tickets per draw including playoffs
Logo mention in brochure
30 x 30 signage to be display in a visible area throughout the venue.

\$250 - \$1000 Community Sponsorship
Logo mention in brochure



HIGHLIGHTS OF THE REGULAR COUNCIL MEETING August 22, 2024

LETTER OF SUPPORT FOR MEDICINE LODGE SKI CLUB

Lacombe County will provide the Medicine Lodge Ski Club with a letter of support regarding its application for grant funding through the Alberta Active Communities Initiative to upgrade the ski lifts at Medicine Lodge Ski Hill.

ANNUAL APPOINTMENT OF AUDITORS FOR 2024

Council approved the appointment of BDO Canada LLP as Lacombe County's auditors for the 2024 fiscal year, at an estimated cost of \$78,126.50.

PROPERTY TAX CANCELLATION REQUEST

A motion that Lacombe County cancels \$42,000 of the 2024 property tax levied on tax account # 3927232040, and further, that Council cancel the entire 2025 tax levy for the same tax account, estimated at \$101,000, did not receive Council approval.

RC(1) RECREATION CAPITAL FUNDING REQUEST – MIRROR LIBRARY

By resolution of Council, Lacombe County will contribute up to \$3,250 to the Friends of Mirror Library Society's water line replacement project. The contribution will be funded from the County's Recreation Capital Assistance Reserve.

UTILITIES EMERGENCY SANITARY SEWER REPAIRS – HAMLET OF MIRROR

The County Manager was authorized to complete upgrades to the Mirror 46th Street sanitary sewer system at a cost of \$47,197.48. The repairs will be funded from the Hamlet of Mirror Utility Reserve.

AUC CONSULTATION ON RULE 007

The Alberta Utilities Commission (AUC) is reviewing Rule 007: Applications for Power Plants, Substations, Transmission Lines, Industrial System Designations, Hydro Developments, and Gas Utility Pipelines and initiated a series of consultations on specific topics. Interested parties have been invited to provide input through email to the AUC.

Council endorsed a draft response to the AUC Consultation on Rule 007. The response will be submitted to the AUC, via email, on behalf of Lacombe County.

OPPORTUNITY FOR MEETING WITH MINISTER OF MUNICIPAL AFFAIRS

The County Manager was directed to submit a request for Council to meet with the Honourable Ric McIver, Minister of Municipal Affairs during the 2024 RMA Fall Convention. Discussion topics for the meeting will include:

1. Energy Industry and Municipalities
 - a. Ministerial Order 43/2023;
 - b. Mature Asset Strategy;
 - c. Assessment Model Review;



WHERE PEOPLE ARE THE KEY

- d. Premier's review of the AER; and
 - e. Subsidization of the energy industry from municipal revenues.
2. AUC decisions re: solar facilities
 3. Impact on municipalities from the deteriorated condition of provincial roads.

RMA MEMBER ADVOCACY REQUEST: POSSIBLE RAIL WORK STOPPAGE

Due to a breakdown in negotiations between CPKC and CN and the union representing rail workers, a nationwide rail work stoppage has recently occurred. In response to a request from Rural Municipalities of Alberta (RMA), Lacombe County will send a letter to the Honourable Steven MacKinnon, Federal Minister of Labour, calling on him to implement binding arbitration to resolve the dispute and emphasizing the local risks and impacts that the rail work stoppage will have on the rural economy and communities.

GULL LAKE REGIONAL MASTER DRAINAGE FEASIBILITY STUDY

Bruce Rout provided Council with a presentation regarding the proposed subject study and a request to participate in an Alberta Community Partnership grant application with Ponoka County. The presentation was received for information and the County Manager was directed to provide a report and recommendation regarding the request for consideration at a future Council meeting.

Next Regular Council Meeting is
September 12, 2024 – 9:00 a.m.

Next Committee of the Whole Meeting is
October 1, 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.**

EVERYONE IS WELCOME TO JOIN US

GOOD NEIGHBOR DAY

FREE EVENT

FREE EVENT

SEPTEMBER 25 FROM 3:30 TO 7:30 PM

COME & GO AT THE BENTLEY AG CENTRE

LAST YEARS' EVENT HAD OVER 400 PEOPLE! CAN WE BEAT THAT THIS YEAR?

HAMBURGERS/HOT DOGS & MORE
MUSIC KIDZ ZONE TOUCH A TRUCK
COMMUNITY GROUPS INFORMATION
VISIT WITH NEIGHBORS - MEET NEW ONES
LEARN ABOUT THE COMMUNITY

If you are non-profit and would like to have an information table and/or contribute in any way to this annual event, contact 403-748-2160 or community@townofbentley.ca



Businesses are welcome to contribute as well, LET'S CHAT!

The School will also be holding their open house, s families can pop by both opportunities!

ALECIA AICHELE

Performing 2 sets - starting at 5:30

www.facebook.com/AleciaAichelleMusic

TOGETHER WE ARE BETTER!

Nutrien
Ag Solutions®



This Event is in recognition of September 28th, National Good Neighbor Day

JOIN THE RECYCLING ROUNDUP!

GET READY TO RECYCLE THESE ITEMS FOR FREE:
**ELECTRONICS • PAINT • TIRES • USED OIL MATERIALS
HOUSEHOLD HAZARDOUS WASTE**

Bring your recyclables to:



Alberta
recycling
MANAGEMENT AUTHORITY

Learn more about recycling these materials at albertarecycling.ca



Greg Rathjen

Council Report August 2024

- August 15 Land and Property Rights Tribunal Hearing – Bentley Southeast ASP Annexation Hearing

- Aug 8 to 10 Bentley Rodeo Events
 - Great week with all the activities:
 - Parade
 - Farmers Market
 - Dignitaries Luncheon
 - Car Show
 - Visit with biker members and police
 - Hundreds of Visitors

- Aug 24 Monkey Top Rebuild Unveiling
- Aug 26 Regular Council Meeting

August was a great month in our small community packed full of events for the Rodeo. I was on the streets and many places with people and was able to welcome a few hundred people to our community and encourage them to check out all the activities. Business opportunities and I gave away many copies of the community news to show them what Bentley has to offer.

Mayor Greg
Bentley THE PLACE TO BE



Pam Hansen

REPORT FOR August 2024

- August 8 to 10 Attended all the fabulous Bentley Rodeo Events
- August 24, 2024, Monkey Top Rebuild Unveiling
- August 27, 2024, Regular Council Meeting



Dale Grimsdale

REPORT FOR August 2024

- August 21, 2024, LRWSC Meeting
 - Waste Haul Summary
 - Mid Year Budget Review
 - Hazard Waste Collection Review
 - Diversionary Credits ending April 2025 due to EPR program implementation
 - Asset Retirement Obligation Discussion

- August 24, 2024 Monkey Top Rebuild Unveiling

- August 27, 2024, Regular Council Meeting



Lenore Eastman

REPORT August 2024

- August 8, 2024, Bentley Parade Day
- August 24, 2024, Monkey top Rebuild Unveiling
- August 27, 2024, Regular Council Meeting



Brenda Valiquette

REPORT FOR August 2024

- August 15 Land and Property Rights Tribunal Hearing – Bentley Southeast ASP Annexation Hearing
- August 24, 2024, Monkey Top Rebuild Unveiling
- August 27, 2024, Regular Council Meeting