



**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;

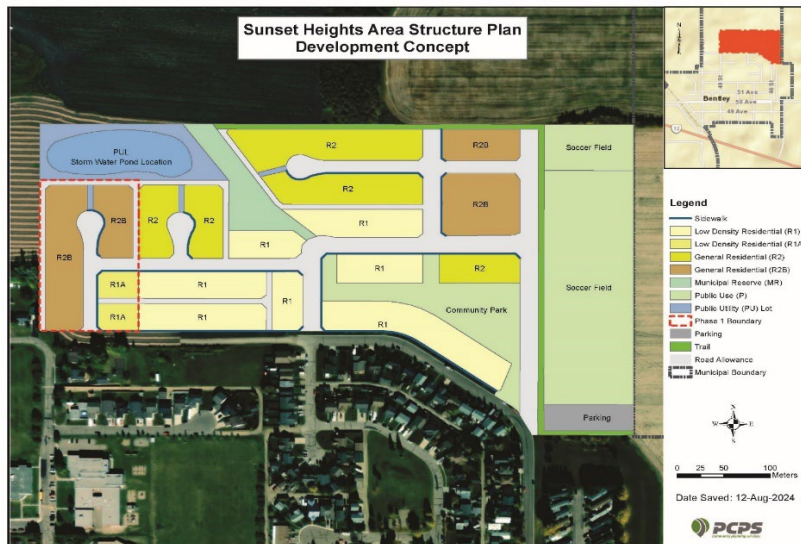
AND WHEREAS, notice has been given of Council's intention to pass this By-law on September 10, 2024, and September 17, 2024, issues of the Rimbey Review;

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**



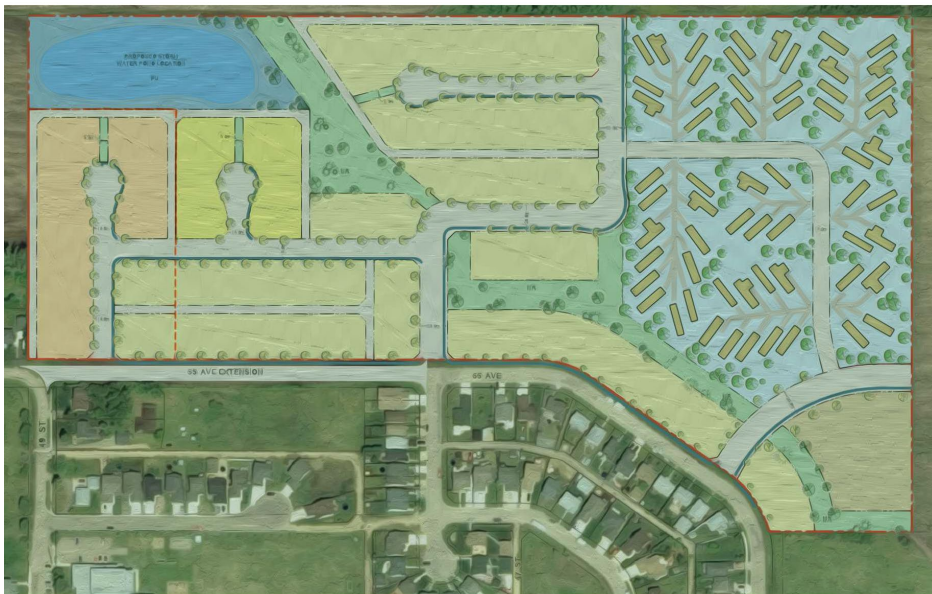
In 2005 and 2006 the site was revisited, and a number of environmental and engineering studies were undertaken to further assess the development potential of the property. **Figure 4** shows the revised development concept, which envisioned a neighborhood featuring detached single-family homes, however 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 55<sup>th</sup> 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
<b>Plan Area (total)</b>	<b>44.05</b>	<b>100%</b>
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 10<sup>th</sup> 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

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