



**Town of Bentley
Public Notice
Proposed Bylaw 249/2024
Sunset Heights Area Structure Plan**

Notice is hereby given that the Council of the Town of Bentley has given first reading to **By-law No. 249/2024 (Sunset Heights Area Structure Plan)**. The new bylaw will replace and repeal **By-law No. 178/2014 (Summersault Area Structure Plan) if approved.**

The Sunset Heights Areas Structure Plan has been created to better reflect current community priorities and align with market conditions for housing and development needs of the community, while also considering additional recreation amenities for youth. These amendments are the result of extensive community engagement gathered through the strategic planning process including survey and public information sessions, and through a survey undertaken specifically for the review of the Summersault Area Structure Plan. Key changes include:

- Variety of housing types for current and future residents with diverse family structures and income levels
- Potential for Multi-unit in proximity to added recreational space.
- Neighborhood park and open space corridor continues to act as stormwater drainage channel to tie into existing retention pond.
- Better flow of both active and passive transportation networks through continuous road extensions of 47A St and 46th St as well as consideration for trail network.
- Incorporation of New Soccer Field and Recreation Space based on public feedback and input.

A copy of the By-law may be inspected by the public at the Town of Bentley, 4918 – 50 Avenue, Monday through Friday, during regular office hours, or on the Town of Bentley Website Under the Policies, Plans and Bylaws Tab located under the Town Office Tab.

A Public Hearing will be held at the Town Office located at 4918 50th Ave, Bentley Alberta on September 24, 2024, at approximately 6:30 p.m., at which time any person wishing to comment on the By-law may do so.

Any written submission must be signed and filed with the Chief Administrative Officer no later than 4:00 p.m., on the date of the Public Hearing.

Date of first publication : September 10, 2024 (Rimbey Review)

Date of second publication: September 17, 2024 (Rimbey Review)

Marc Fortais
Chief Administrative Officer

If you have any questions, please contact the Chief Administrative Officer at 780-748-4044