



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 10 day of September, 2024.

By-law No. 249/2024 read a second time this 24 day of September, 2024.

By-law No. 249/2024 read a third time and passed, this 24 day of September, 2024

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Town of Bentley

SUNSET HEIGHTS AREA STRUCTURE PLAN

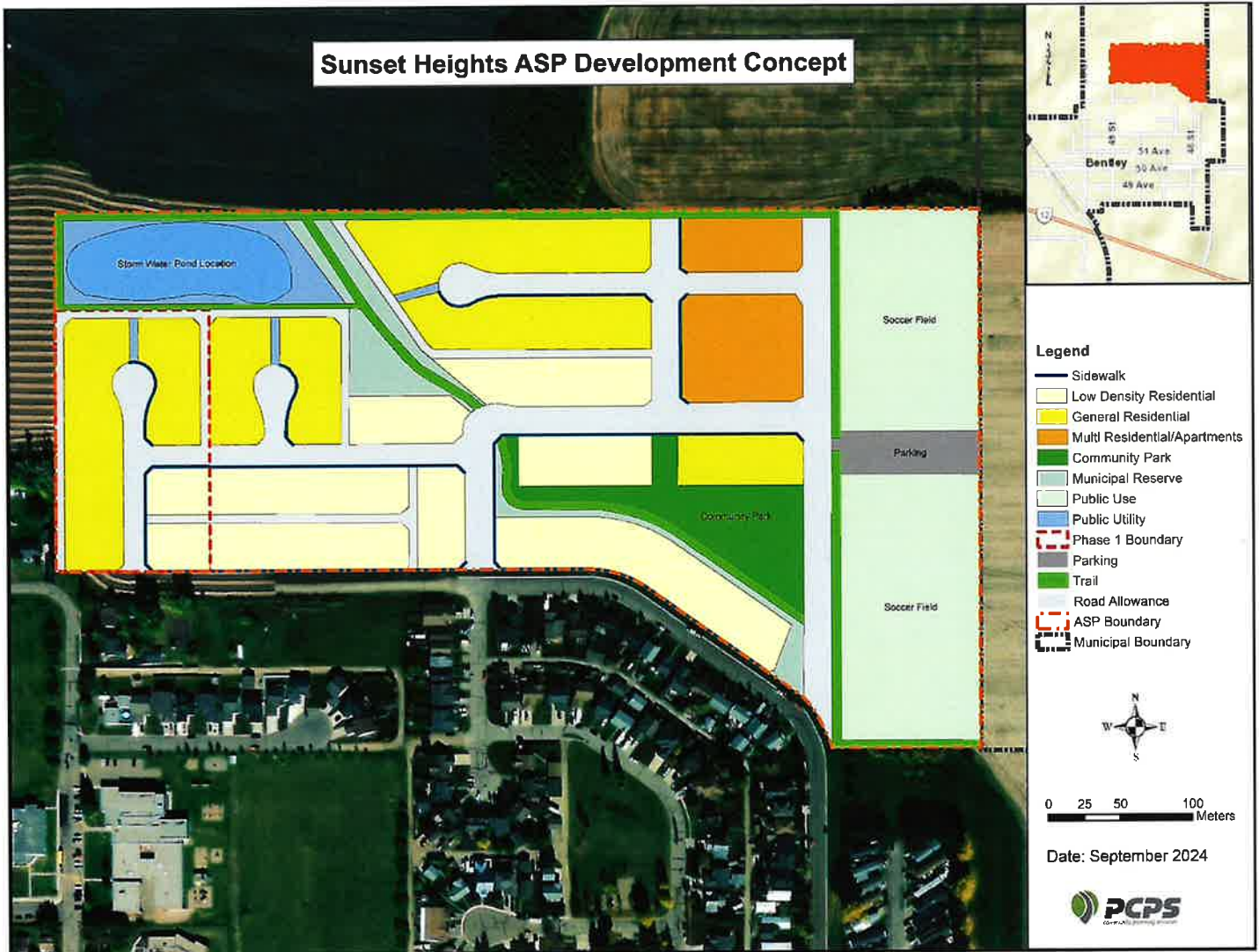


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1. INTRODUCTION

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 (Figure 1). 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 Low-Density Residential District, General Residential District and Multi-residential District.

Figure 1: Site Location (shown in red)



The subject site is located within the former Northeast Area Structure Plan. This plan was adopted in 1993 and envisioned as a primarily low-density residential development (Figure 2). 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)

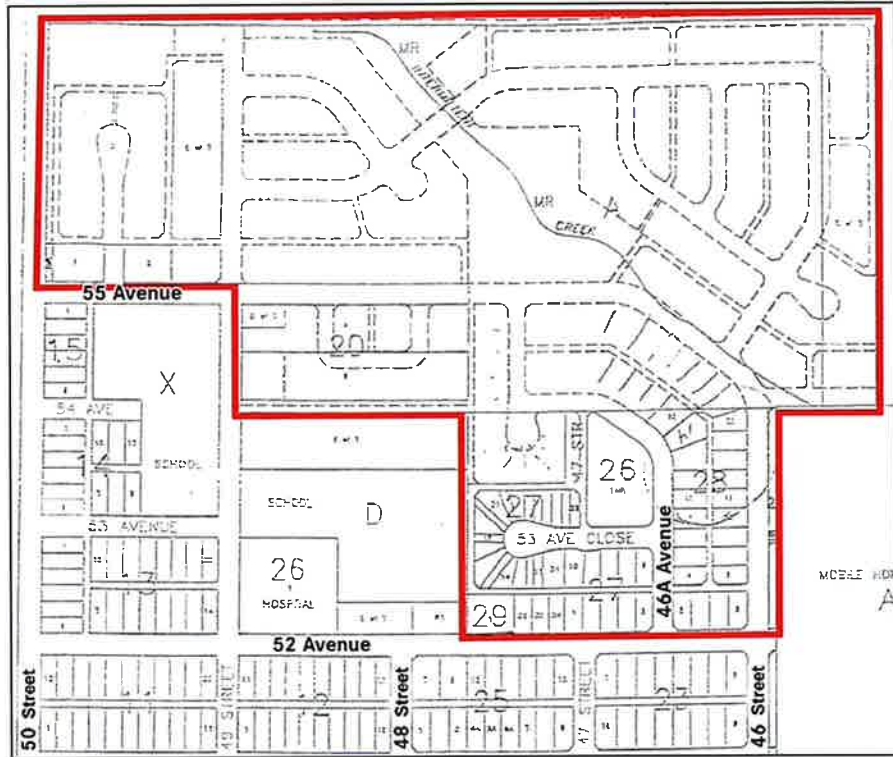


Figure 3: 2005 Development Concept



1.3 Concept Plan Developed By WSP In 2014

The Summersault ASP concept plan developed in 2014 by WSP 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 that 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 trails, and bike paths will be incorporated along the open spaces and the proposed soccer field. It will provide a natural amenity feature and improved pedestrian and bicycle 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. 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; therefore, 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

Site grading 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)

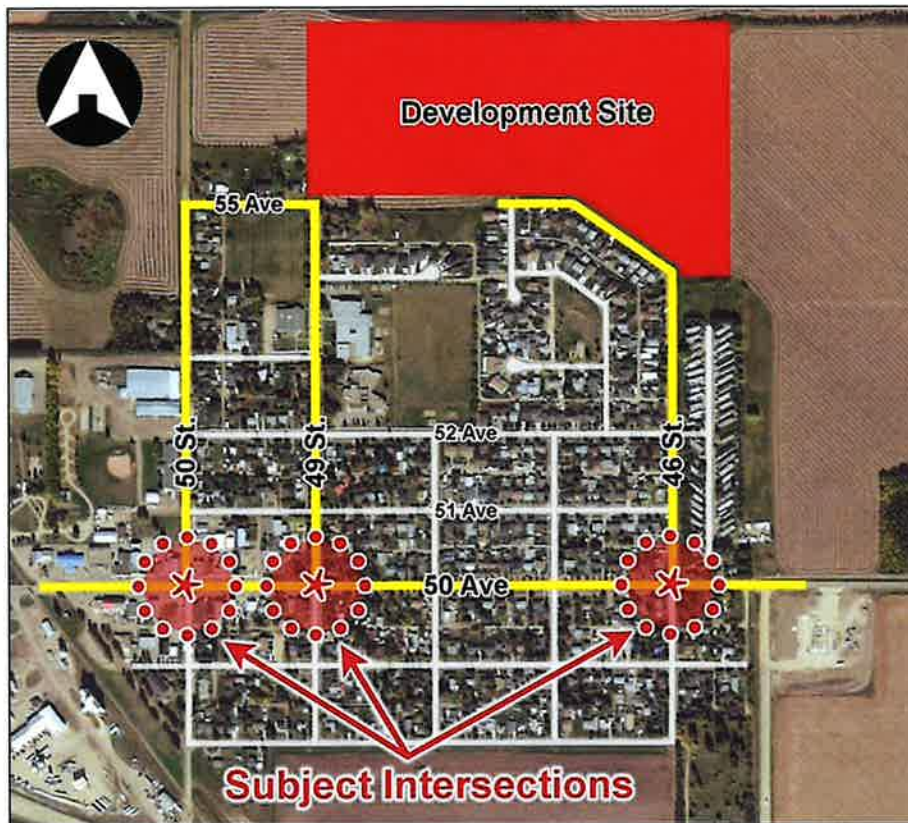
WSP Canada Inc. prepared a Traffic Impact Assessment (TIA) for the proposed development which has also been provided to the Town. A TIA is an unbiased assessment, prepared by a professional Engineer in 2014, that evaluated existing traffic conditions and infrastructure against the impact of the proposed 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.

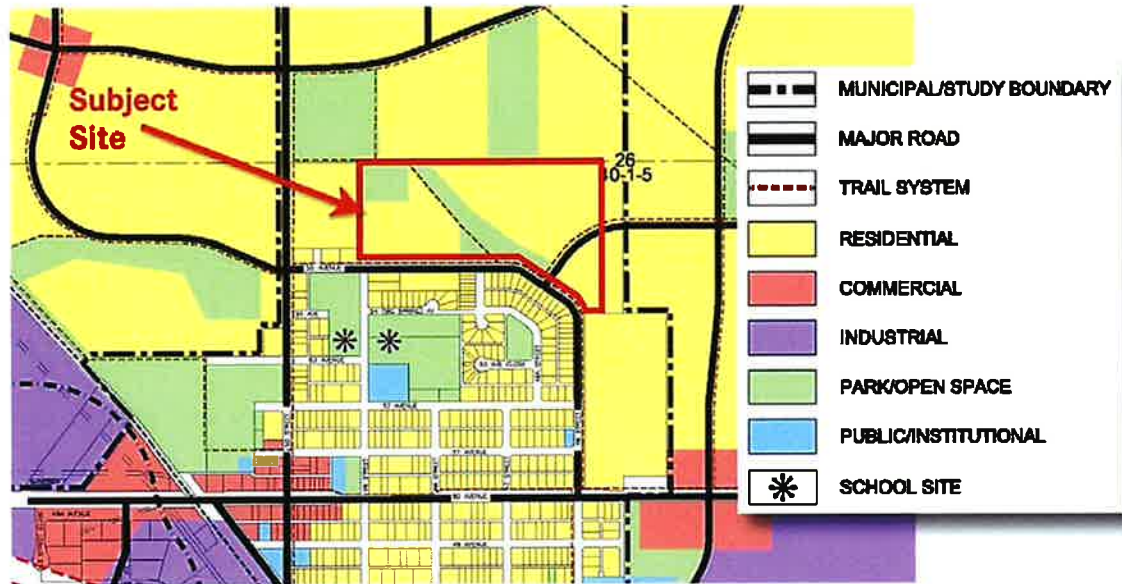
3.1 Planning and Land Use Policies

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's 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 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

MDP 2016: 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 community park 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 community park, a trail network and a 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 community park, a new trail network and 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 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.

MDP 2016 - 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

The Municipal Development Plan (2016) 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's 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, the 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.

This proposed community park, centrally located within the site, plays a crucial role in enhancing the community's quality of life by prioritizing physical health, social interaction, and environmental sustainability. It, along with the planned trail network, offers ample opportunities for recreational activities, encouraging residents to adopt active lifestyles.

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.

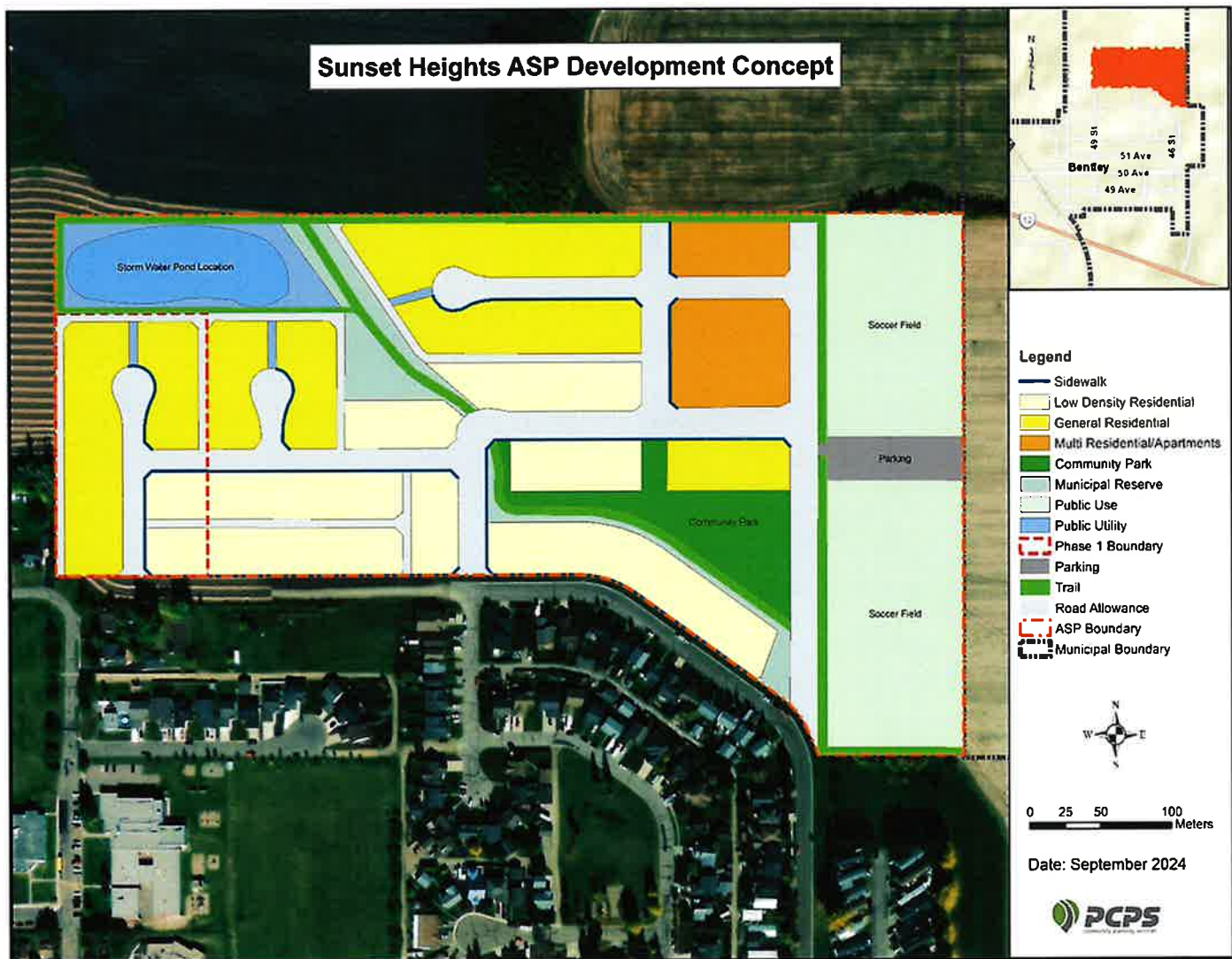
Instead, the community expressed a strong and enthusiastic desire for the addition of a new soccer field in town. This feedback has been taken into consideration, leading to the

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%

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. **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.
4. **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.
5. **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.

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

1. **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.
2. **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

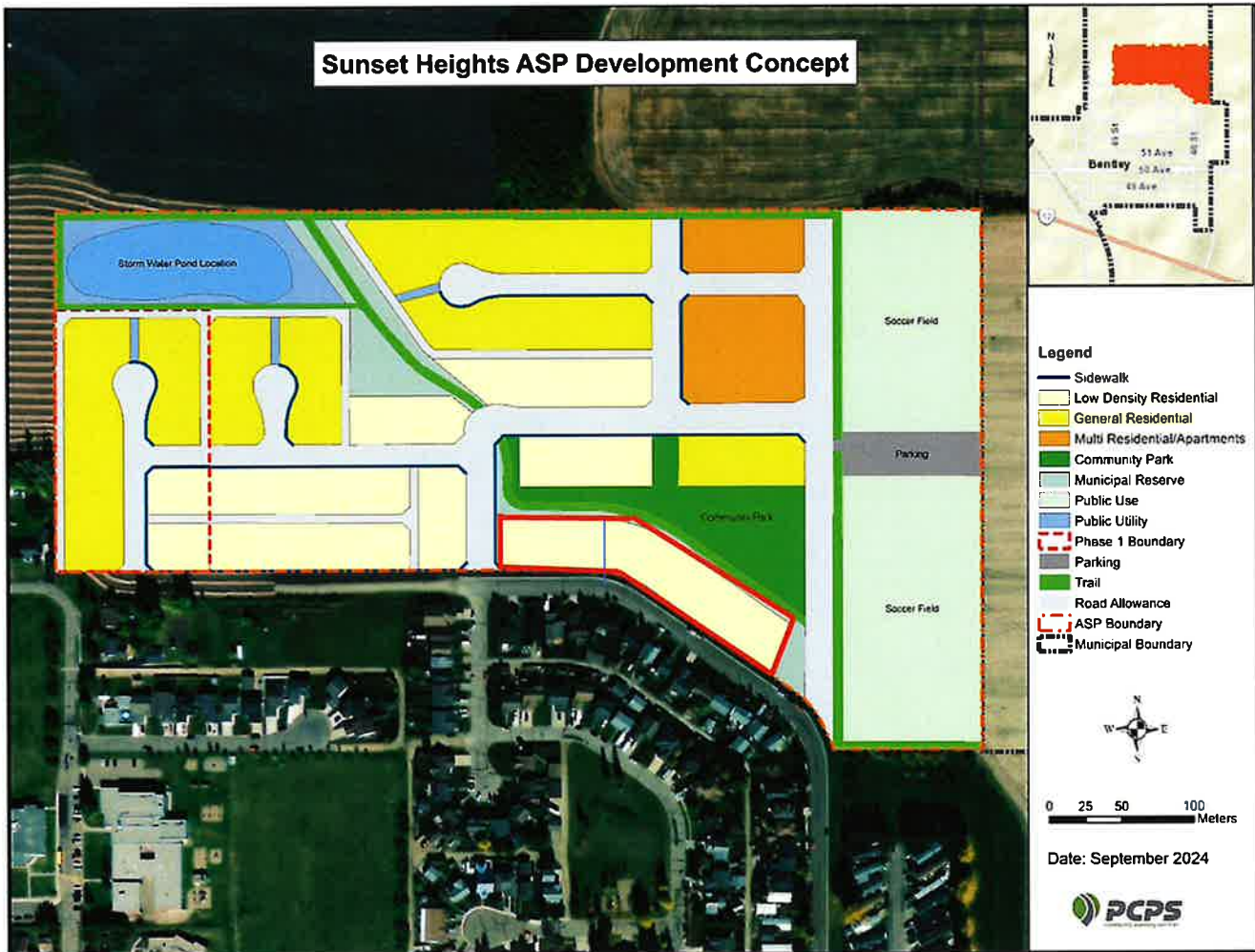
1. **Connectivity:** The proposed soccer field should be planned in conjunction with new residential developments in the plan area, ensuring it is connected via pathways and buffered by green spaces to create an integrated recreational and natural environment.
2. **Public Amenities:** General criteria for incorporating essential amenities such as running track, seating, lighting, restrooms, changing rooms, and parking shall be considered in the design stage.
3. **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.
4. **Accessibility:** The accessibility of the field and facilities to people with disabilities shall be considered at the architectural design stage.

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's 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 an area for low density residential development in the form of Detached dwellings
- **R2 District:** To provide an 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.

- (I) 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.

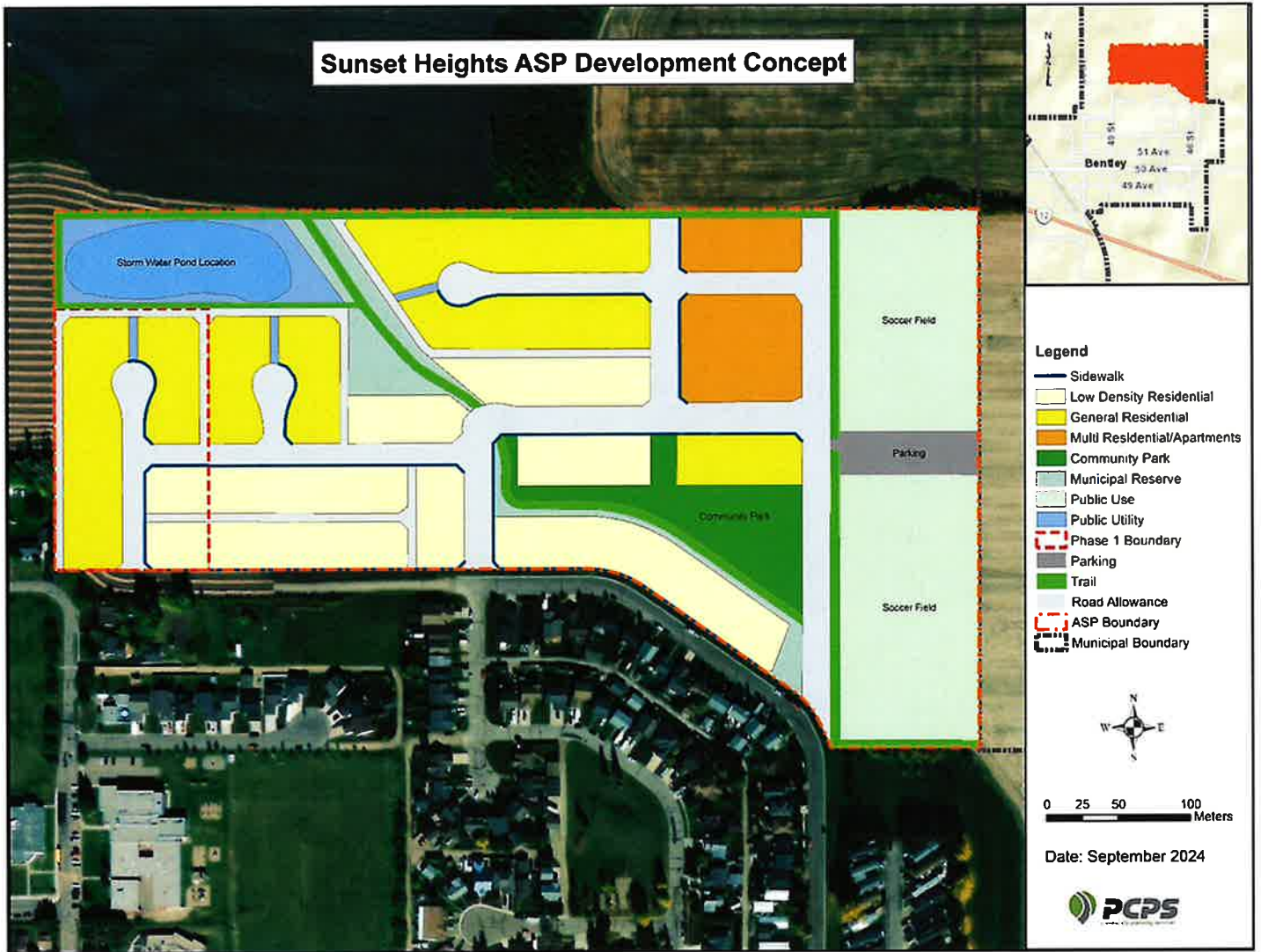
- (2) Based on the feedback gathered from the community survey, it is evident that there is a strong interest in building a soccer field and its related facilities in the town. Therefore, it is crucial that the town takes into consideration the community expectations when designing and constructing the 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

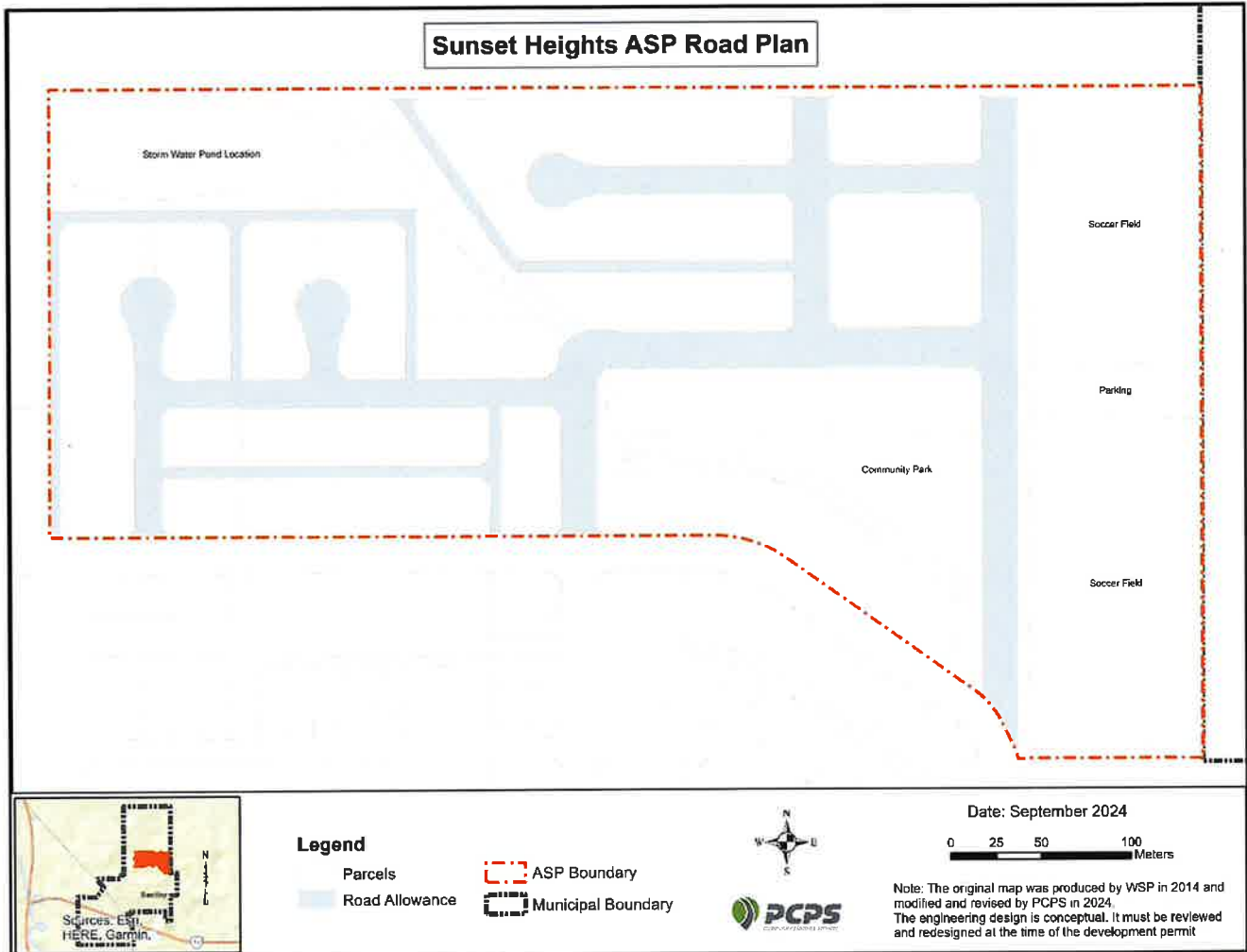
- A. Development Concept**
- B. Road Network**
- C. Active Transportation Network**
- D. Water Distribution System**
- E. Sanitary sewer System**
- F. Stormwater Management System**
- G. Community Survey Results**

Schedule A:

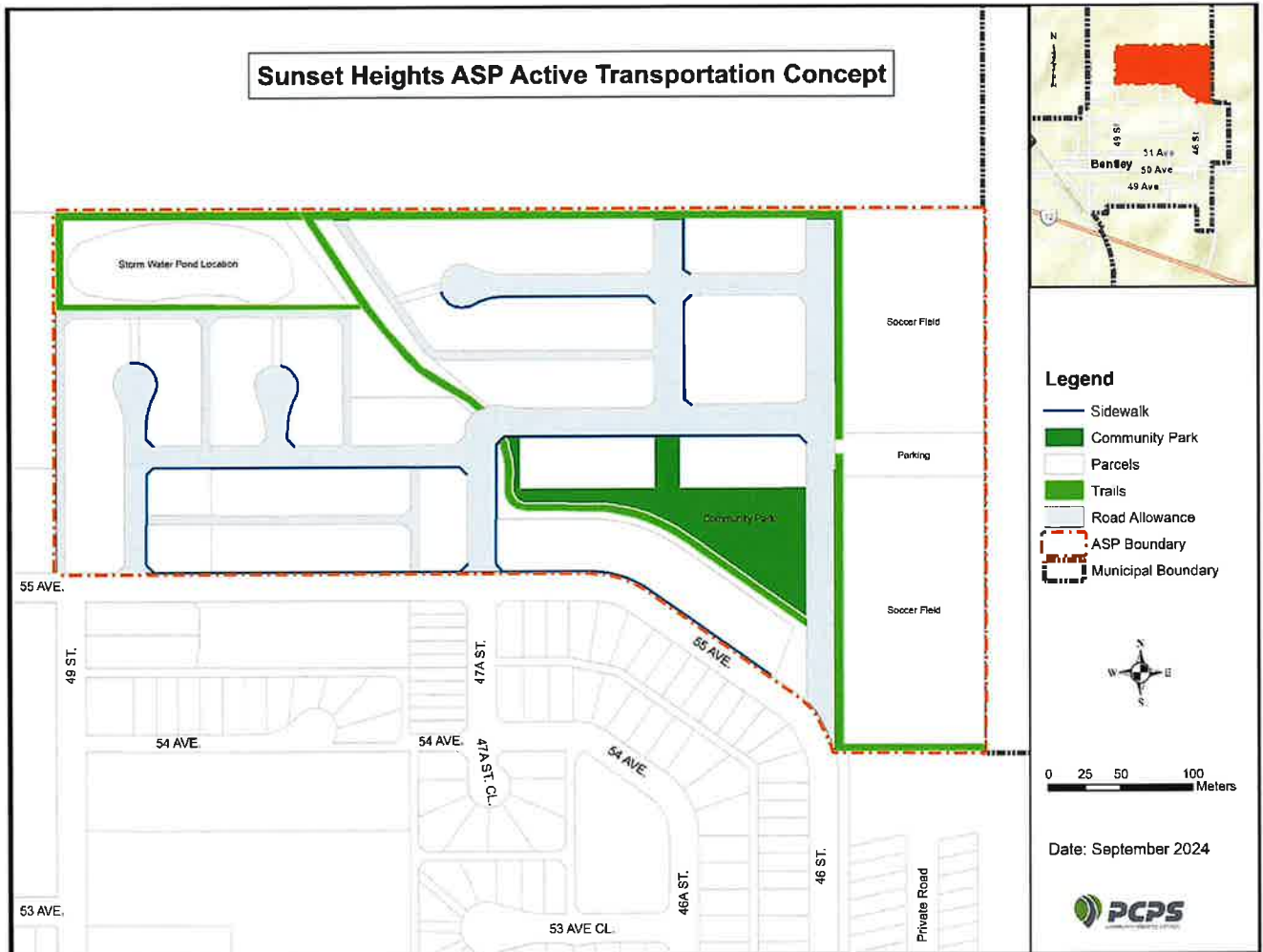
Sunset Heights Area Structure Plan – Development Concept



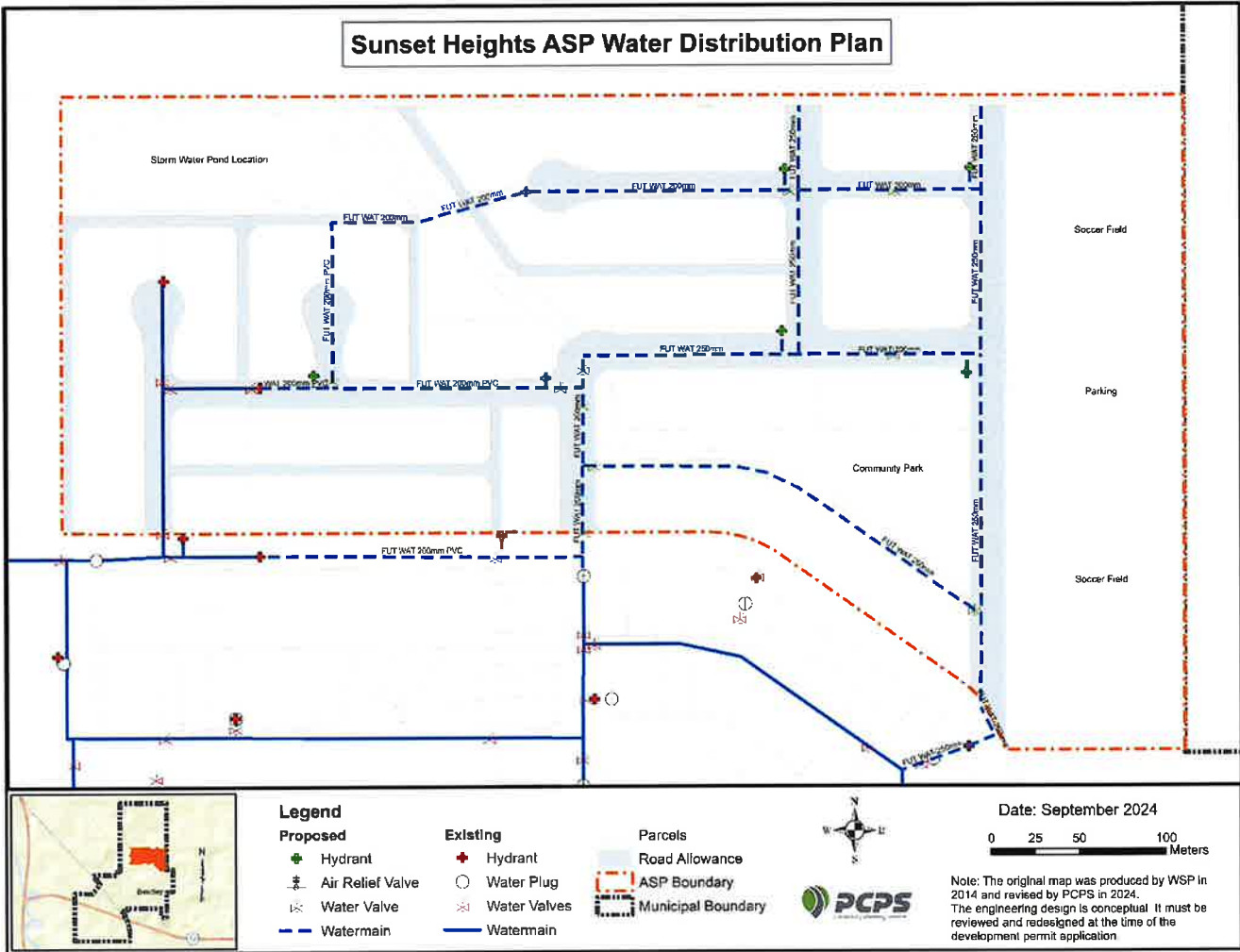
Schedule B: Road Network



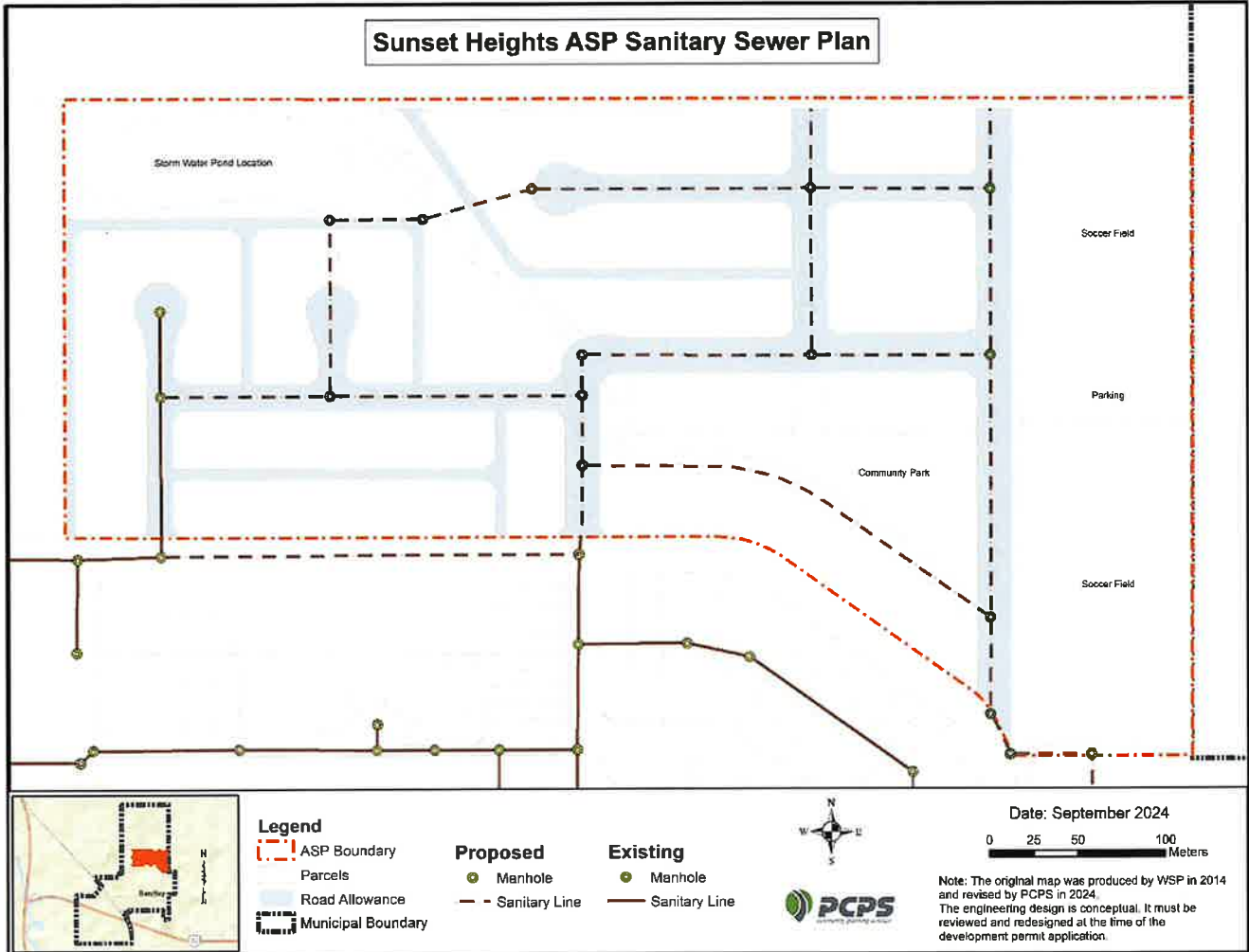
Schedule C: Active Transportation Network



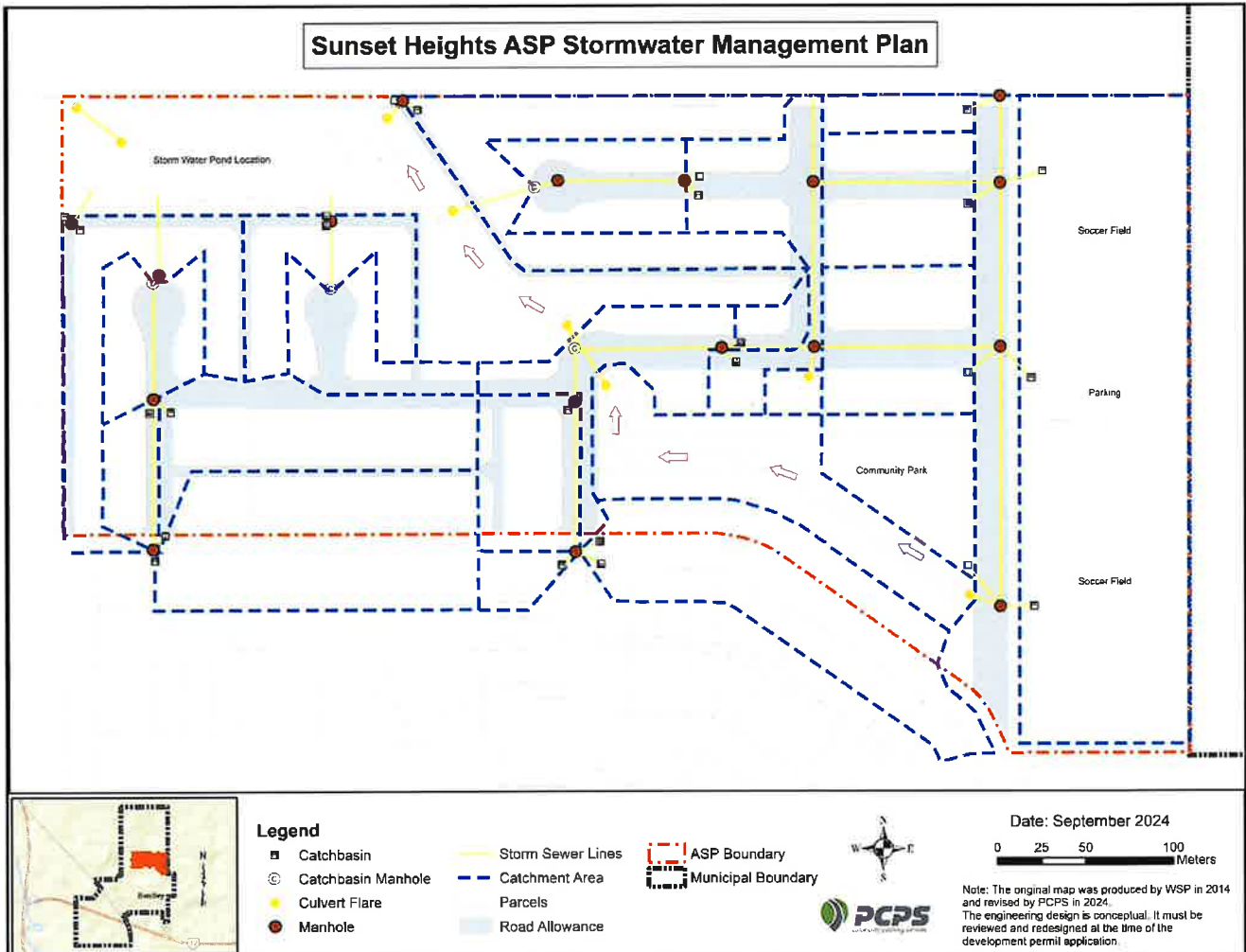
**Schedule D:
Water Distribution System**



Schedule E: Sanitary sewer System



Schedule F: Stormwater Management System



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
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.