



AGENDA
Municipal Planning Commission Meeting
Tuesday October 11, 2022
6:00 pm

1. **Date/Place: October 11, 2022, Seniors Drop-in Centre 4918 50th Avenue, Bentley AB**

2. **Members Attendance:**

Mayor Rathjen
Deputy Mayor Eastman
Councillor Hansen
Councillor Valiquette
Councillor Grimsdale

CAO/Development Officer and Recording Secretary – Marc Fortais

3. **Amendments and Acceptance of Agenda**

4. **Previous Minutes:**

a) **Municipal Planning Commission Minutes June 22, 2021**

5. **New Business**

a) **Application for consideration: Denise Pederson & Lake Trail Estates – regarding placement of a 2002 Winalta Manufactured Home Model #21837 on Lake Trail Estates Park Lot 51 and construction of a deck**

The applicant is requesting the following:

- **Relaxation of the age restriction due to the excellent condition of the manufactured home.**
- **Variance of one corner of the rear yard setback from 19.6ft to 10ft**
- **Variance of one corner of the front yard setback from 19.6ft to 15 ft**
- **Approval of the proposed deck structure to be constructed 45ft X 12ft (540 sq ft) and more than 2ft in height.**

6. **Adjournment**



**Minutes of the Municipal Planning Commission Meeting of The Town of Bentley
Tuesday June 22, 2021**

Date & Place: Minutes of the Municipal Planning Commission Meeting of the Town of Bentley held Tuesday, June 22, 2021, at 6:00 pm, in the Seniors Drop-in Centre 4918 50th Ave, Bentley AB.

In Attendance: Mayor Greg Rathjen
Deputy Mayor Joan Dickau
Councillor Cora Knutson
Councillor Neil Maki
CAO and Recording Secretary, Marc Fortais

Absent: Councillor Doug Talsma

Call to Order: Mayor Rathjen called the meeting to order at 6:00 p.m.

Agenda: **Motion MPC1/2021** Moved by Councillor Maki, "THAT the Agenda of the June 22, 2021, Municipal Planning Commission Meeting be amended to include an additional item to consider approval of a commercial building development permit at 4925 50th Ave by Bentley Cycle."

Carried

Motion MPC2/2021 Moved by Mayor Rathjen, "THAT the amended agenda of the June 22, 2021, Municipal Planning Commission Meeting of the Town of Bentley be accepted."

Carried

Previous Minutes: None

New Business a) **Application for consideration: Merry's Mercantile Development Permit Application – Mural on property located at 5014 50th Ave, Bentley AB**

b) Power Point presented by Merry's Kuchle

An overview of the permit application was provided by CAO and recording secretary, Marc Fortais that provided the highlights of the permit. Further Ms. Merry Kuchle presented a power point that provided a summary of the vision, design, and characteristics of the mural.

Motion MPC3/2021 Moved by Councillor Maki, "THAT the Municipal Planning Commission, approve the development permit application from Merry Kuchle (Merry's Mercantile) for the placement of a mural (sign) on the property located at 5014 50th Ave."

Carried

c) Bentley Cycle Development Permit for construction of new commercial building at 4925 50th Ave.

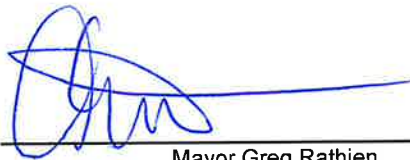
Motion MPC4/2021 Moved by Deputy Mayor Dickau, "THAT the Municipal Planning Commission approve the development permit application from Bentley Cycle for the construction of a new building on the property located at 4925 50th ave.in accordance with the plans submitted to the town."

Carried

Adjournment

Motion MPC5/2021 Moved by Councillor Knutson "THAT the meeting be adjourned at 6:35 p.m."

Carried



Mayor Greg Rathjen



CAO Marc Fortais



Agenda Date: October 11, 2022
Agenda Item: Denise Pederson – 2002 Winalta Manufactured Home Model #21837 request for placement on Lot 51 Lake Trail Estates

RECOMMENDATION

THAT the Municipal Planning Commission approve the Development Permit Application 07-22 from Denise Pederson and Lake Trail Estates for the placement of a 2002 Winalta Manufactured Home Model #21837 with dimensions of 16ft X 76ft including the construction of a deck 45ft X 12ft and a height above 2ft to be placed on Lot 51 at Lake Trail Estates; AND

THAT the Development Permit Application 07-22 also be approved with a relaxation of the age restriction maximum requirement of 5 years to allow the 20-year-old manufactured home to be placed on Lot 51; AND

THAT a variance of the rear yard setback from the minimum of 19.6 ft be granted to allow one corner of the manufactured home to be 10 ft from the lot line; AND

THAT a variance of the front yard setback from the minimum of 19.6 ft be granted to allow one corner of the manufactured home to be 15 ft from the lot line.

SUMMARY AND BACKGROUND

Administration has received a development permit application for the placement of a 2002 Winalta Manufactured Home Model #21837 with dimensions of 16ft X 76ft (1,216 sq ft) to be placed on Lot 51 located at Lake Trail Estates. The request also includes the construction of a 45ft X 12 ft (540 sq ft) deck with a height above 2ft, which is also requires submission of a development permit and can be approved by the Development Officer.

The request for placement of the Manufactured Home is for a unit that is 20 years old and as per the Land Use Bylaw district regulations for the R3 district, the maximum allowable age that can be approved by the Development Officer is no older than 5 years old. The applicant is therefore requesting a relaxation of the age requirements. This relaxation is being requested based on the fact that the manufactured home is in excellent condition and has undergone many renovations, including new shingles in 2010, new updated insulated skirting to be installed with the home, new skylight, new gas fireplace, newer whirlpool tub and artic package.

Additionally, the applicant is also requesting a variance of the front and rear yard setbacks as follows:

- Rear yard setbacks are 10ft on one corner and 20 ft on the other corner. The minimum required setback in the rear yard should be 19.6ft and therefore a variance of the rear yard setback on one corner is required from 19.6ft to 10ft.
- Front yard setbacks are 15ft on one corner and 25ft on the other corner. The minimum required setback in the front yard should be 19.6ft and therefore a variance of the front yard setback on one corner is required from 19.6 ft to 15ft.

It should also be noted that even if a variance is granted to the front and rear yard setbacks, there will be sufficient space to accommodate any parking needs on the property.

The Development Officer has the authority to approve the development permit for permitted uses and can grant a variance, the proposed placement of the unit on the lot provides for a staggered placement of buildings along the road frontage and in the opinion of the development officer will look aesthetically pleasing in the park and in alignment with other units. The Land Use Bylaw does not have a set rule for this, and it is of the opinion of the Development Officer that what they are proposing is acceptable.

Additionally, the deck being proposed will add to the character of the building and is within allowable limits for parcel coverage. The side yard setback requirements will still be met with the construction of the deck and therefore the deck being proposed is acceptable in the opinion of the Development Officer.

Part 3, Section 3.3(6) of the Land Use Bylaw indicates that the Development Officer may approve a development permit for a permitted use with a relaxation. However, given the magnitude of the difference between the maximum allowable age of 5 years and the age of this manufactured home being 20 years, administration is referring this application for approval to the Municipal Planning Commission for consideration.

The Municipal Planning Commission may approve a relaxation of the age restriction required provided they are satisfied that the proposed development:

1. Will not unduly interfere with the amenities of the neighborhood; and
2. Will not materially interfere with or affect the use, enjoyment, and value of neighboring parcels of land.

Administration views the proposed development as being consistent with the amenities of the neighborhood as it consists of other manufactured homes of various ages and condition. The proposed manufactured home is in good condition and has seen numerous renovations over the years. In this respect, the proposed development does not interfere with the use, enjoyment, and value of the neighboring parcels.

It is of the opinion of the Development Officer that the permit for the placement of a 2002 Winalta Manufactured Home Model #21837 with dimensions of 16ft X 76ft (1,216 sq ft) to be placed on Lot 51 located at Lake Trail Estates and the construction of the 45ft X 12 ft (540 sq ft) deck with a height above 2ft along with the proposed variances for front and rear yard setbacks, should be approved with a relaxation of the age restriction. It is positive to see Lake Trail Estates continue to fill vacant lots as quickly as they can, with quality units that have been cared for over the years.

ATTACHMENTS

- 1) Development Permit Application
- 2) Letter of support Lake Trail Estates
- 3) Proposed Lot placement
- 4) Pictures of the Manufactured Home

Marc Fortais, CAO



Town of Bentley

Box 179, 4918 - 50 Avenue
Bentley, AB T0C 0J0
403-748-4044 Fax: 403-748-3213

www.townofbentley.ca

**APPLICATION FOR A DEVELOPMENT PERMIT
FOR THE MOVING IN OF MANUFACTURED HOMES
IN LAKE TRAIL ESATES MOBILE HOME PARK**

**MUST BE SUBMITTED AND APPROVED A MINIMUM OF
TWO (2) WEEKS PRIOR TO MOVING IN DATE**

Permit Number: 07-22

Park Lot Number: 51

Application Date: October 5, 2022

Registered Manufactured Home Owners Name Denise Pederson

Mailing Address P.O. Box 455, Bentley, AB T0C 0J0

Telephone # 403-318-3059 Cel # same

Make, Model and Year of Manufactured Home WINALTA 2002 Model # 21837

Manufactured Home Registration/Serial Number WIN1676-02 9617-21837

Dimensions of Manufactured Home 16 x 76

Size of Addition (if applicable) _____

Value of Manufactured Home \$70,000⁰⁰

Date for Move In November 1, 2022

Applications must be accompanied by the following:

1. A non-refundable processing fee:

Fee Structure: Permitted uses: \$75.00 minimum + \$2.00 per \$1000.00 value
Discretionary uses: \$150.00 minimum + \$2.00 per \$1000.00 value

2. Copy of the Bill of Sale.
3. A clear and neat site plan drawn on an 8 ½ "x 11" sheet of paper showing the proposed location of the manufactured home on the lot with the front, rear and side yard measurements.
4. Colored photographs of the front, rear and both sides of the manufactured home.

Town of Bentley - Manufactured Home Development Permit Application
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Minimum Standards:

1. **Minimum Manufactured Home Width:** 4.35 m. (14.0 ft.)
2. **Minimum Manufactured Home Floor Plan Area:** 78 sq. m. (840 sq. ft.)
3. **Maximum Age:** all manufactured homes shall be a maximum age of Five (5) years or less from the date of manufacture. Only the Municipal Planning Commission can vary the maximum age of the manufactured home through the application process.
4. **Other regulations as set out in the Town of Bentley Land Use By-law also apply.**



Manufactured Home Owners Signature



Lake Trail Estates Mobile Home Park Owner Signature

Freedom of Information and Protection of Privacy: In accordance with the Freedom of information and Protection of Privacy Act, the personal information collected on this form will be used for the following purposes: Utility billing, tax billing, assessment information, by-law enforcement, municipal information distribution, public and private notices.

1117781 AB Ltd. o/a

Lake Trail Estates

... a manufactured housing community

4506 - 50 Avenue

Bentley AB T0C 0J0

October 5, 2022

To: Municipal Planning Commission
Town of Bentley

From: Lake Trail Estates
Per: Garry and Marilyn Hoetmer

Re: Development Permit Application for Lot #51

Attached please find a Development Permit Application as submitted by Denise Pederson.

We are pleased to recommend this home to you as per the following:

1. This 2002 home is in excellent condition both exterior and interior and will be a great "fit" within the Community. Shingles were re done in 2010. A new updated insulated skirting package will be transferred with the home.

Interior upgrades in the home include: a skylight, gas fireplace, whirlpool tub, artic package. It has been immaculately cared for and needs no upgrades as per our viewing of the home.

The home is presently sitting just outside of Bentley. Denise has been caring for her mother for the past 20 years and her mother has recently passed away and the property is being sold. The Lacombe County is requiring the home be moved.


2. Denise is also submitting drawings of a proposed deck as part of this development permit application. This deck will add value and be an asset to the Community.
3. Denise comes to us highly recommended. It is her wish to stay in Bentley.

We would like to note this home is an upgrade and very much an improvement to the home that is being removed.

Sincerely,

1117781 AB Ltd. o/a Lake Trail Estates

Per:

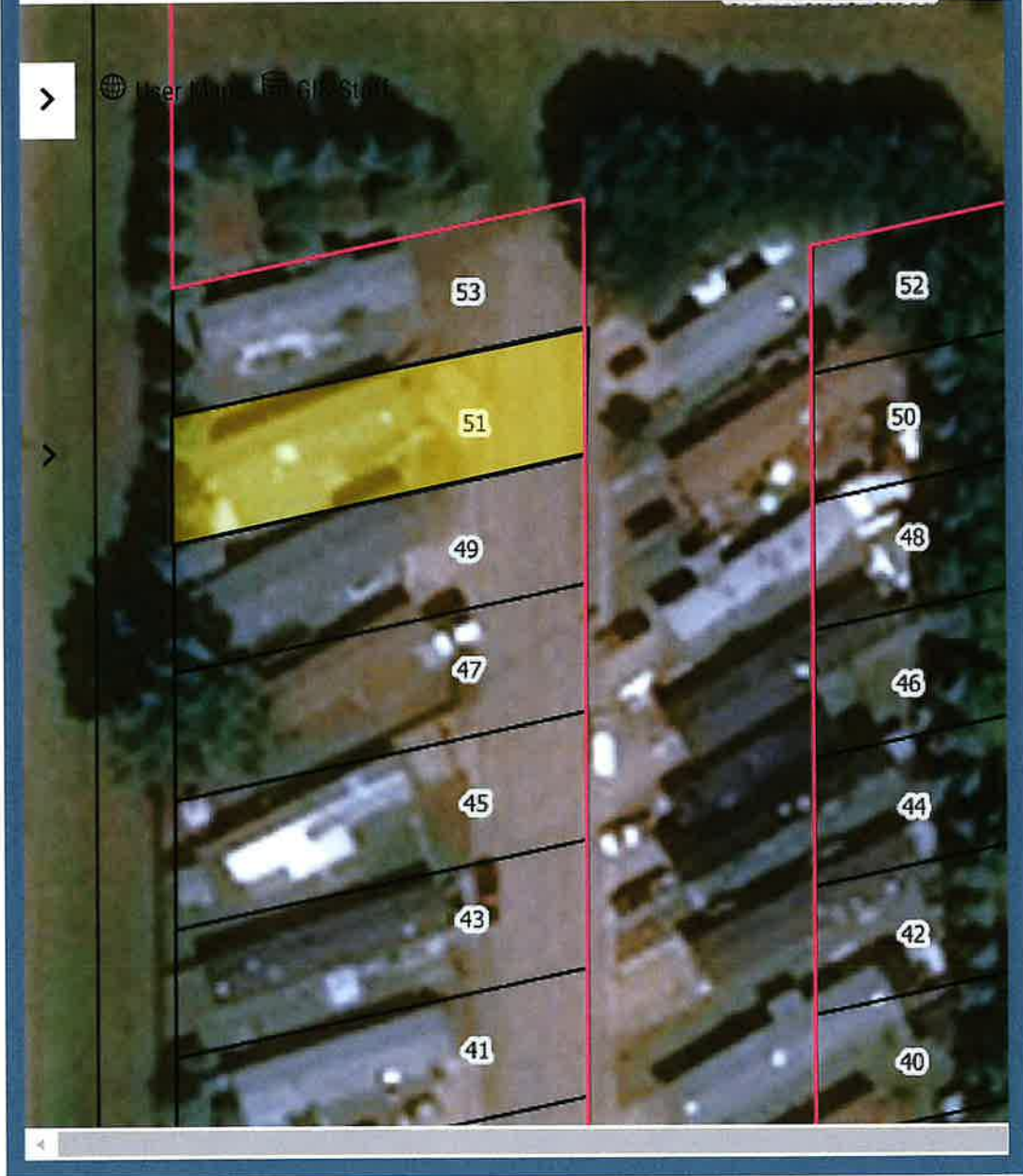


Garry & Marilyn Hoetmer



Town of Bentley

Default Base Map is Terrain



LOT #51
LAKE TRAIL ESTATES

West North
Side

Back

