



AGENDA
Municipal Planning Commission Meeting
Tuesday February 20, 2024
6:00pm

1. Date/Place: February 20, 2024, 6:00pm at the Seniors Drop-in Centre 4918 50th Avenue, Bentley AB

2. Members Attendance:

Mayor Rathjen
Deputy Mayor Grimsdale
Councillor Hansen
Councillor Valiquette
Councillor Eastman

CAO/Development Officer and Recording Secretary – Marc Fortais

3. Amendments and Acceptance of Agenda

4. Previous Minutes:

a) Municipal Planning Commission Minutes January 23, 2024

5. New Business

a) Application for consideration: Tim Rowley (Timco Quality Builders) 4810 55th Ave, permit 02-24 - Permitted Use in R1A District for Single Family

The applicant is requesting the following:

- Approval of a development permit for the placement of a pre-existing home sold by McCann Building Movers M497, to be placed at 4810 55th Ave on a new concrete foundation, fully inspected and refinished to meet the architectural guidelines established through Bylaw 216/2020**



**Minutes of the Municipal Planning Commission Meeting of the Town of Bentley
Tuesday January 23, 2024**

Date & Place Minutes of the Municipal Planning Commission Meeting of the Town of Bentley held Tuesday January 23, 2024, at 6:00 pm, in the Seniors Drop-In Centre 4918 50th Ave, Bentley AB

In Attendance
Mayor Rathjen (Chair)
Deputy Mayor Valiquette
Councillor Hansen
Councillor Grimsdale
Councillor Eastman
CAO/Development Officer and Recording Secretary – Marc Fortais

Call To Order Mayor Rathjen Called the meeting to order at 6:00 pm

Indigenous Acknowledgement

“We acknowledge that we are meeting on Treaty 6 Territory and Home of Metis Nation Region 3, on land that is part of a historic agreement involving mutuality and respect. We recognize all the many First Nations, Metis, Inuit, and non-First Nations whose footsteps have marked these lands.”

Agenda

Motion MPC 1/2024 Moved by Deputy Mayor Valiquette, “THAT the Agenda of the January 23, 2024, Municipal Planning Commission Meeting be accepted.”

Carried

Previous Minutes

Motion MPC 2/2024 Moved by Councilor Hansen “THAT the minutes of the September 26, 2023, Municipal Planning Commission Meeting of the Town of Bentley be confirmed.”

Carried

New Business:

- a) **Application for consideration: Sydney King & Owner Derek Forest 5018 49th Ave, permit 01-24 – Discretionary Use Commercial District to operate a Farm, Feed & Equine Therapy business.**

Motion 3/2024 Moved by Councillor Grimsdale, “THAT the Municipal Planning Commission approve the Development Permit Application 01-24 Sydney Mae King and approved by current owner Derek Forest for the operation of a farm and feed store with equine therapy as a discretionary use in the commercial district under the following conditions:

- 1) This Development Permit is valid for two years. It will be renewed if, in the opinion of the Development Officer, the business has no negative impacts on the community and public interest; AND
- 2) THAT the business owner effectively manages waste (feces and urine) produced by any animal receiving equine therapy in a timely manner, so as to not cause a disturbance to neighboring properties; AND
- 3) THAT loading and unloading into the building will be managed by the business owner safely and securely so as to not cause any damage or disturbance to neighbor properties; AND
- 4) THAT all other setback requirements, and any other requirements as outlined by the Land use Bylaw and/or through Alberta Building Code and National Safety Code for the handling of large animals (horses), must be met.”

Carried

Adjournment

Motion MPC 4/2024 Moved by Mayor Rathjen “THAT the municipal planning commission meeting of January 23, 2024, be adjourned at 6:05pm.

Carried

Mayor Rathjen

CAO Marc Fortais



REPORT TO MUNICIPAL PLANNING COMMISSION

Date	February 20, 2024
Item	4810 55 th Ave – New Construction – Moving Home 1268 s/f 3-bedroom bungalow onto lot with a concrete foundation and refinish exterior
Prepared by	Marc Fortais, CAO

RECOMMENDATION

THAT the Municipal Planning Commission approve Development Permit Application 02-24 from Tim Rowley (Timco Quality Builders), conditional and subject to the finalization of the sale of the property located at 4810 55th Ave (Lot 1, Block 2, Plan 152 1374) and in accordance with the Terms and Conditions as approved by Mayor and Council at their regular meeting on February 13, 2024; AND

THAT the house being moved onto (Lot 1, Block 2, Plan 152 1374) is placed on a permanent concrete foundation and is finished in accordance with the architectural guidelines as established through Bylaw 216/2020 and as shown in the rendering, submitted as a part of the Development Permit Application 02-24.

SUMMARY AND BACKGROUND

Development permit application 02-24 (**Attachment #1**) has been completed and all information has been provided to the Development Officer. It has been completed and officially submitted as of February 15, 2024, by Tim Rowley (Timco Quality Builders) for the placement of an existing home M497, sold by McCann building movers and as shown with plans in (**Attachment #2**). The home will be placed on the lot located at 4810 55th Ave (Lot 1, Block 2, Plan 152 1374) as shown on the subdivision map (**Attachment #3**)

It is the intent of the developer to place the existing home on a new concrete foundation and to refinish it as shown in the rendering (**Attachment #4**). Administration for the Town of Bentley has collaborated with the developer to ensure that the rendering will meet the architectural guidelines that were created for the subdivision through Bylaw 216/2020 (**Attachment #5**). The closing date for the purchase contract has been set to May 15, 2024, but one of the Buyer's conditions of the agreement is as follows:

“Subject to the Town of Bentley approving the development application as to placing an existing home M497, sold by McCann builders and moving it onto the lot.”

It should be noted that the proposed development meets the requirements as outlined by Land Use Bylaw 189/2016 and amendments thereto for the placement of a single-family dwelling within land use

district R1A. All required setbacks from the front, rear and side property boundaries will be met, based on the submitted plans. In addition, the developer has indicated that their intention is to complete the project within 4 months after the proposed possession date of May 15, 2024. Therefore, the Development Officer for the Town of Bentley sees no reason as to why Permit Application 02-24 should not be approved.

The application has been brought to the Municipal Planning Commission as a courtesy, based on a request by Mayor and Council to ensure that the proposed development meets the established architectural standards created through Bylaw 216/2020. It is in the opinion of the Development Officer that the standards have been met and the requirements for the placement of a single-family dwelling home within the R1A district have also been met.

PLANNING and DEVELOPMENT ANALYSIS

Single Family Detached Dwellings is permitted use in the R1A District. The Developer is proposing to move a house to the district that is pre-existing. The home is fully inspected and will meet all building code and safety code requirements through the required building permitting processes.

In addition, the developer has provided a rendering that meets the requirements as outlined through Bylaw 216/2020 regarding architectural standards, specifically:

The development of all principal buildings shall be required to contribute to an attractive and aesthetically pleasing appearance along the public street. Each principal building shall be designed and constructed to address the following requirements:

- a. A roof line that is made up of varying surfaces, valleys, and peaks to create variety and, through the use of dormers, gables, or similar features, divide the overall mass of the roof into segments;
- b. Large prominent windows on the upper and lower floor elevations to create visual interest on wall surfaces;
- c. A front entrance that is highly visible from the street through the use of landings, porches, verandas, or similar features;
- d. Jut-outs, protruding wall surfaces, recessed entrances, window boxes or similar features to create visual variety along wall surfaces that face a public street;
- e. Use of at least two different types of exterior cladding materials, such as vinyl, cement board or composite material siding, stone or brick, stone or brick veneer, or similar materials on each wall surface that faces a public street;
- f. Use of at least two colors of exterior cladding on each wall surface to break the wall surface into segments and/or the use of bands of a sufficiently contrasting color (e.g., white banding and dark primary color) to accent the point where each floor/level of the building meet;
- g. Use of contrasting color as trim around doors and windows and on corners or common walls between units to add visual interest and give the appearance of separate buildings;

- h. Avoiding mirror duplication of an existing or approved principal building on an adjacent parcel on the same street through the use of differing colors and/or exterior cladding materials.”

The Development Officer recommends that Development Permit Application 02-24 be approved by the Municipal Planning Commission

FINANCIAL AND BUDGET IMPLICATIONS

None

ATTACHMENTS

- 1) Development Permit Application 02-24
- 2) Pictures and Drawings of Home
- 3) Subdivision Map
- 4) Rendering of Completed Home
- 5) Bylaw 216-2020

Application 01-24

Marc Fortais TOB

From: Town of Bentley <info@townofbentley.ca>
Sent: February 5, 2024 7:50 PM
To: Marc Fortais TOB
Subject: New submission from Developer Permit Application

Applicant Information

Name

Tim Rowley

Address

212 Clearwater Heights Place
Box 849
Caroline, Virginia TOM 0M0
United States
[Map It](#)

Home Phone

(403) 846-6729

Cell Phone

(403) 846-6729

Email Address

wtimrowley@gmail.com

Development Information

Lot(s)

1

Block

2

Plan

152-1374

Municipal Address:

4810-55Ave

Description of Development:

Move a 1268 sq ft 3 Bedroom home onto a permanent cement foundation and finish to bylaw standard

Value of Development

\$200,000.00

Land Use District:

New Beginnings Subdivision

Current Use of Lands & Buildings:

Vacant Lot

Proposed Use of Lands & Buildings

Single family Dwelling

Land & Building Size

Site Area Size:

465.30 SQ Met

Building Height (from ground elevation)

18 ft 6 in

Total Floor Area:

2536 SQ FT

Ground Floor Area:

1268 SQ FT

Upper Floor Area:

0

(If applicable) Number of Parking Spaces:

1

Front(m)

6 m

Rear(m)

13.28 m

Side(m)

2.18 m

Side (m)

2.18 m

Click to upload a drawing showing your plan with all required information

- [development-app-for-bentley.pdf](#)

Other Information

Please provide any other pertinent information below

It is our goal to move a 1268 3 bedroom bungalow to 4810-55 Ave and place it on a cement foundation. We will install new siding soffits and fascia to meet or exceed the architectural requirements of the subdivision. This home is fully inspected and will be an asset to the Town in our opinion. We will be able to offer affordable housing to potential buyers in the area. We have an accepted offer subject to development approval for this project.

Consent

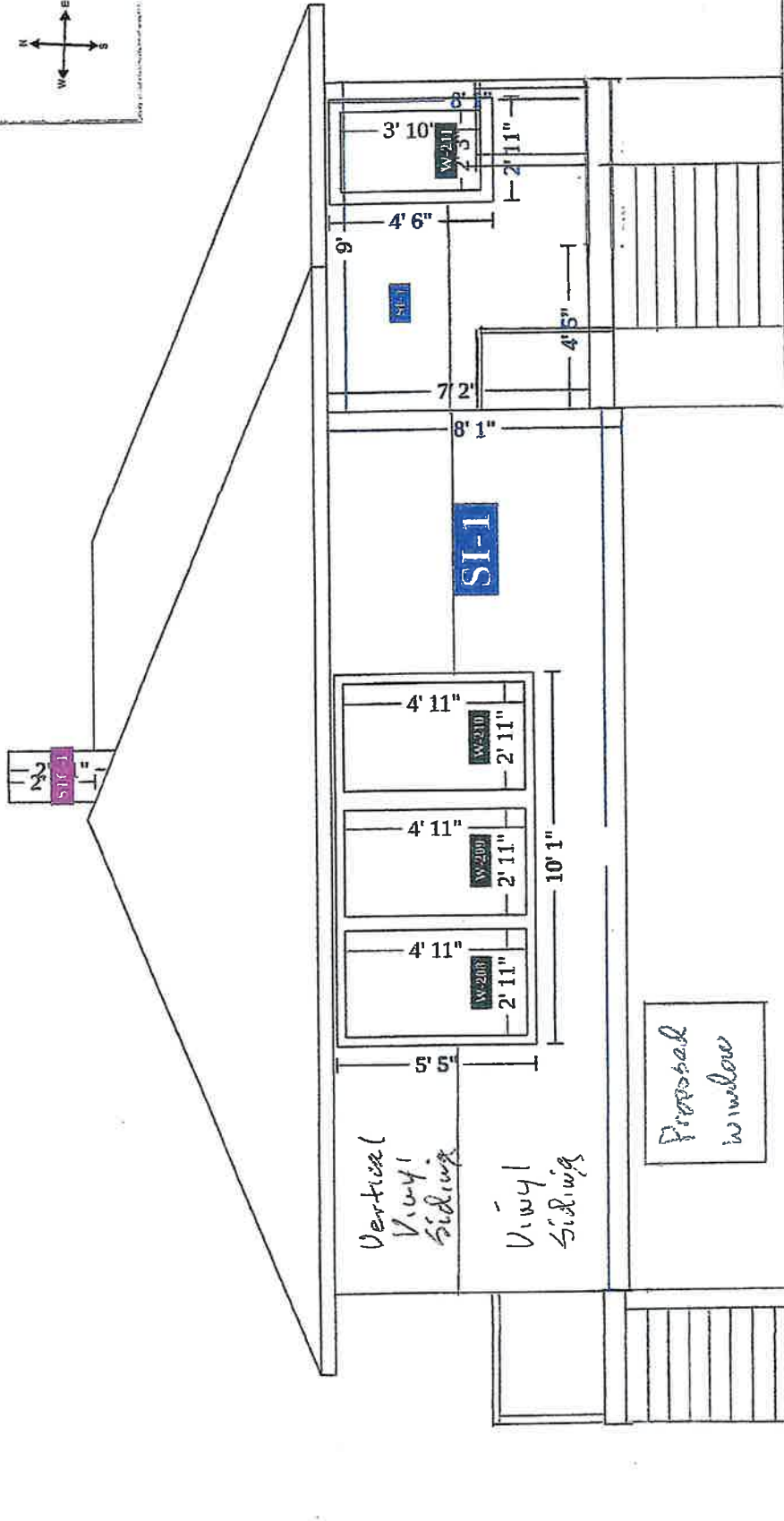
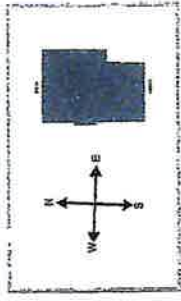
I/We hereby certify that I am/we are the registered owner(s) or authorized to act on behalf of the registered owner(s) and that the information on this form and on the attached plans and supporting materials is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

Right of Entry

I/We, being the registered owner(s) or person(s) in possession of the land and building(s) thereon, hereby consent to an authorized person designated by the Town of Bentley entering upon the said property for the purpose of inspection.

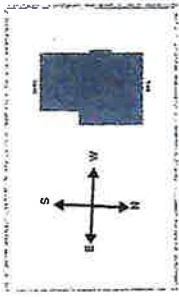
Attachment #3



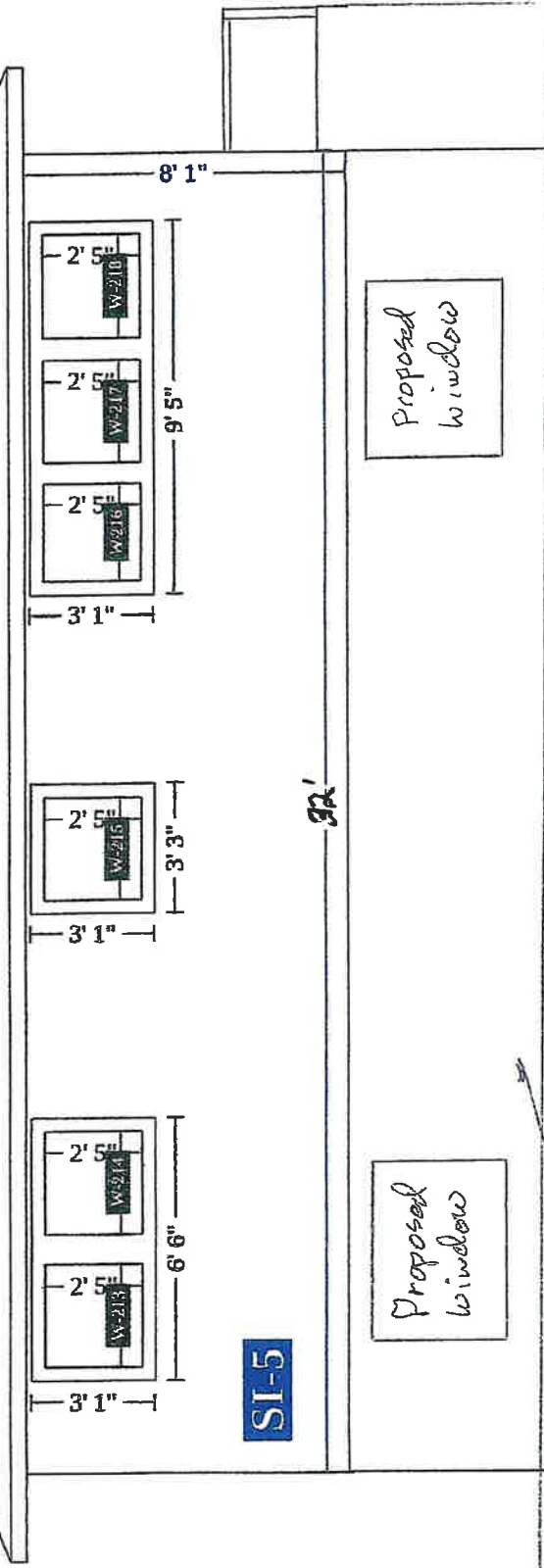


Front Elevation

H810 - 55 AVE
 Lot 1 BK2 Plan 152 - 1374



2 1/2"

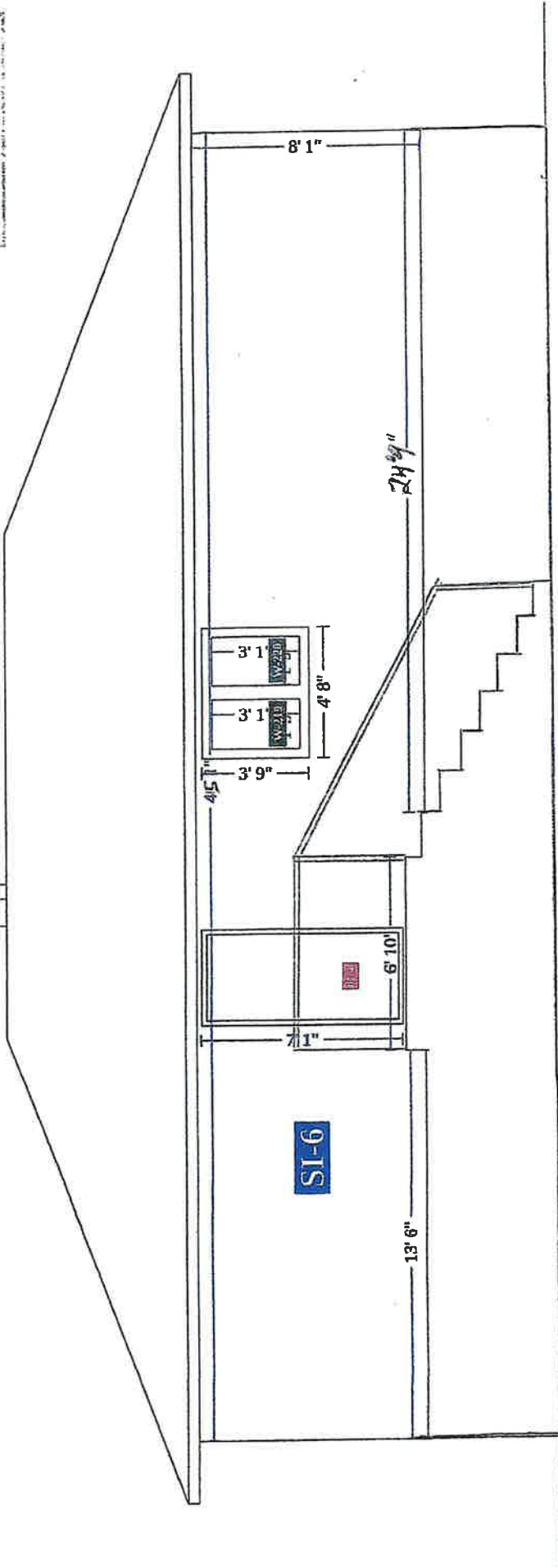
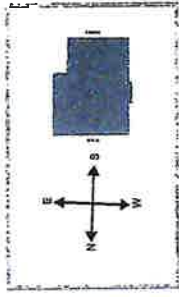


Proposed window

Proposed window

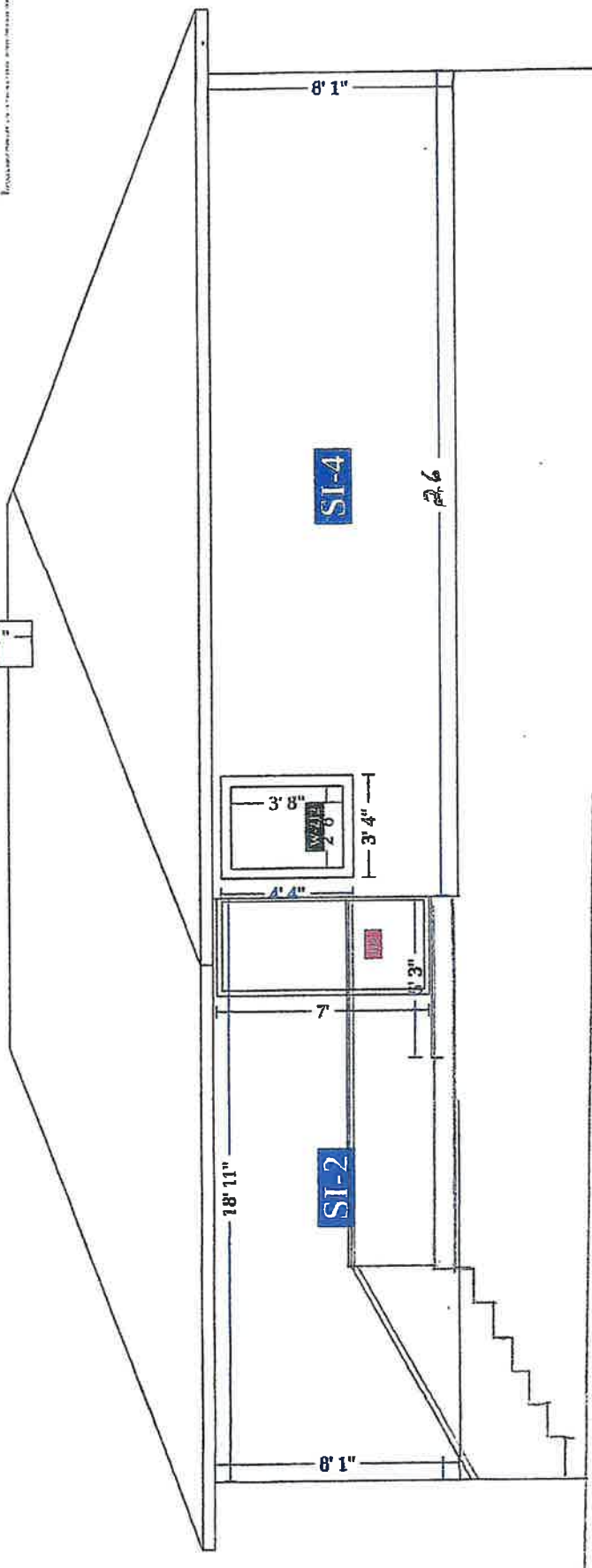
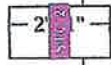
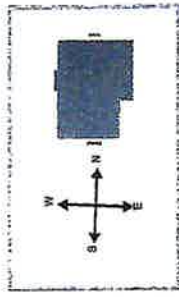
Rear Elevation
4210-55 AVE
Lot 1 BLK 2 Plan 152-1374

Concrete foundation



Side Elevation

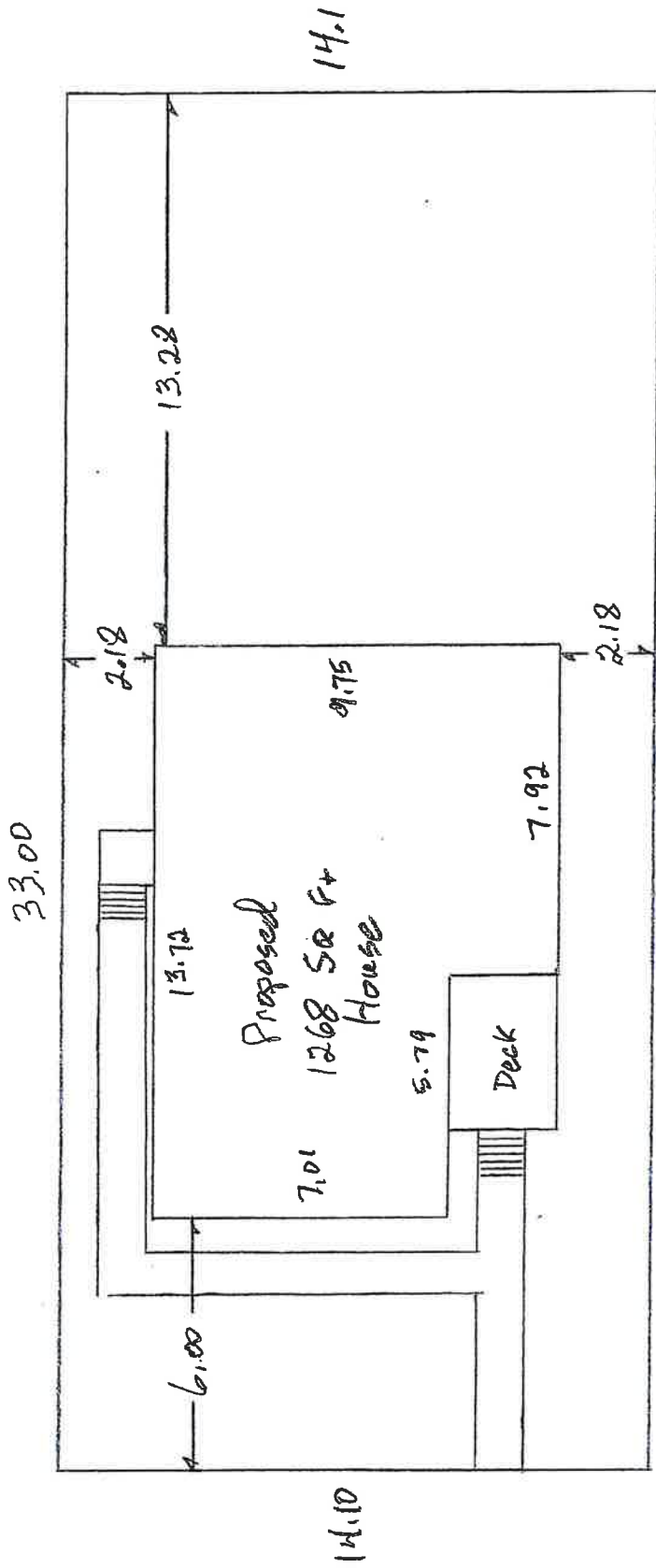
4810 - 55 AVE
Lot 1 BLK 2 Plan 152-1374



Side Elevation

4810 - 55 AVE

Lot 1 Blk 2 Plan 152-1374



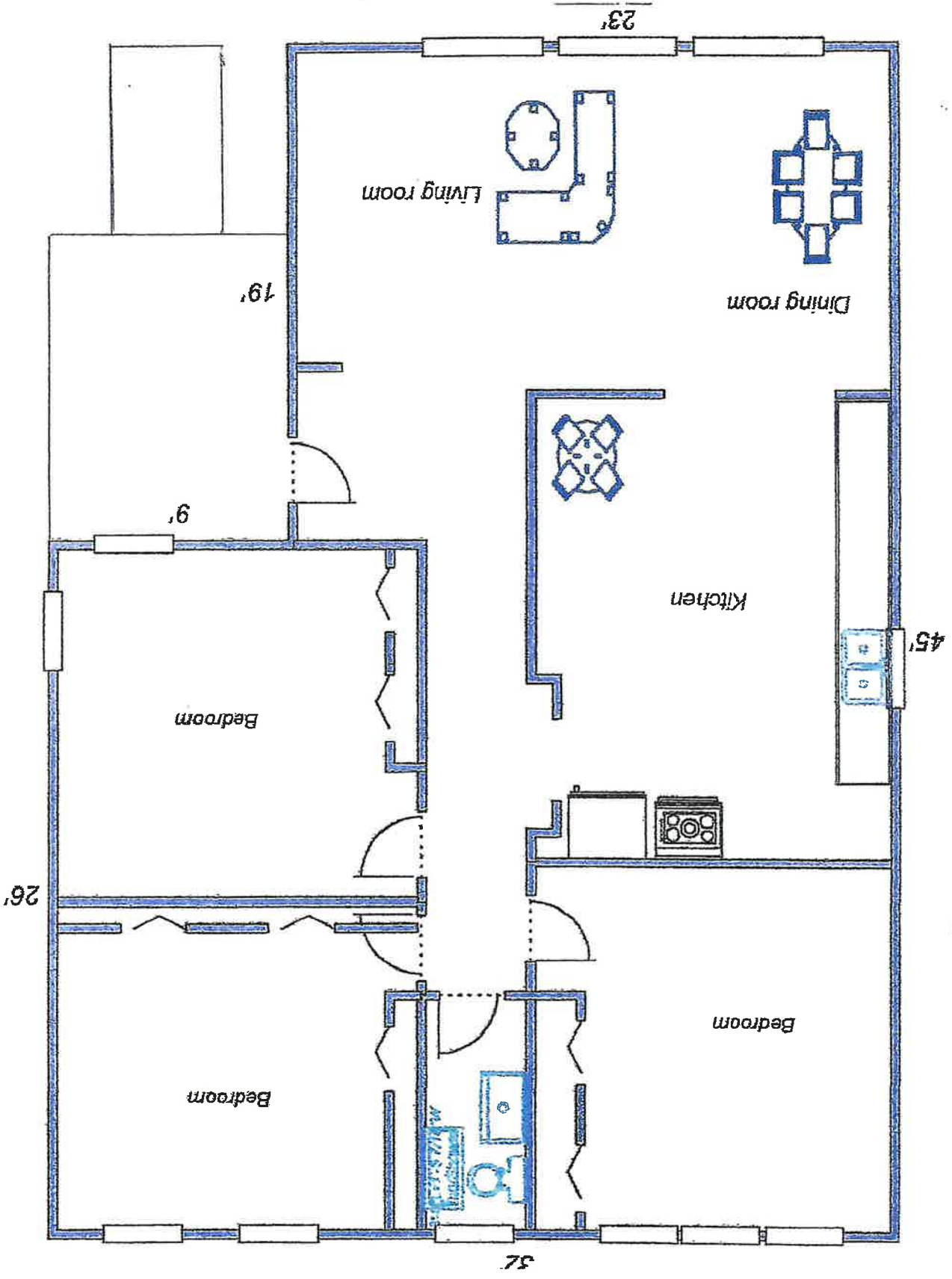
Timco Quality Builders

Proposed Development

4810 - 55 AVE

lot 1 BLK 2 Plan 152-1374

4810 - 55 AVE
Floor Plan
Lot 1 BLK 2 Plan 152-1374





4810
55th Ave

NEW BEGINNINGS SUBDIVISION

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

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

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

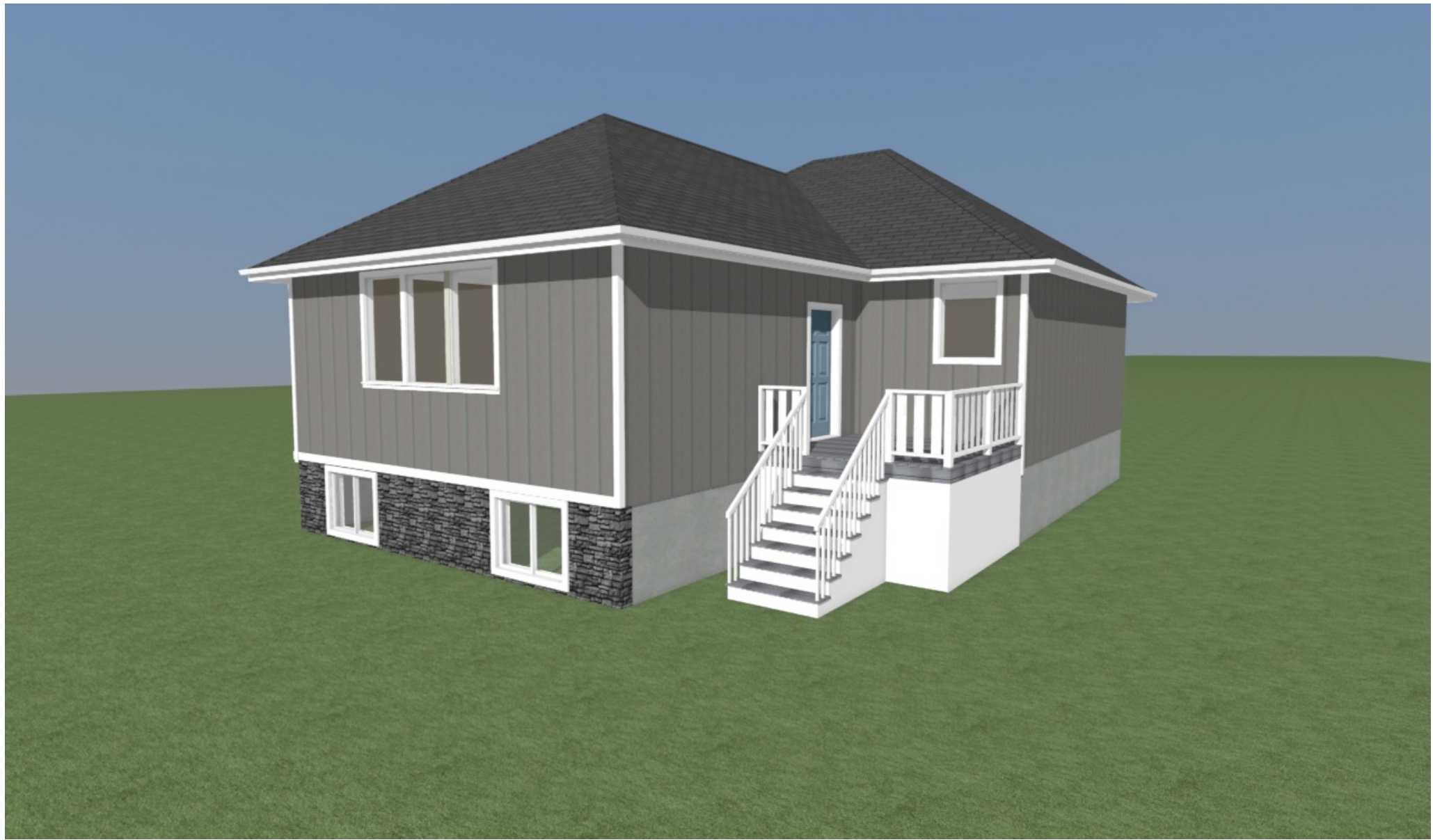


NOTE: All dimensions are metric.

N.T.S.







**BYLAW NO. 216/2020
TOWN OF BENTLEY
Architectural Controls for Land Use District R2B**

**A BYLAW OF THE TOWN OF BENTLEY TO AMEND
LAND USE BYLAW NO. 189/2016**

WHEREAS Section 639 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, provides that every municipality must pass a land use bylaw; and

WHEREAS the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta 2000, and amendments thereto, permits a Council to pass a bylaw to amend the land use bylaw; and

WHEREAS the Council of the Town of Bentley deems it necessary and expedient to amend Land Use Bylaw Number 189/2016;

**NOW THEREFORE COUNCIL OF THE TOWN OF BENTLEY DULY ASSEMBLED
ENACTS AS FOLLOWS:**

THAT the following is added to the General Residential District (R2B) under the heading "Supplementary Regulations" as item 2:"

2) Architectural Requirements

The development of all principal buildings shall be required to contribute to an attractive and aesthetically pleasing appearance along the public street. Each principal building shall be designed and constructed to address the following requirements:

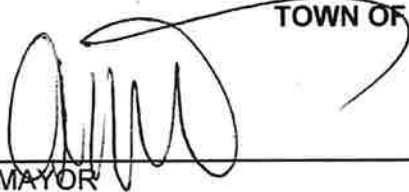
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- g) Use of a contrasting colour as trim around doors and windows and on corners or common walls between units to add visual interest and give the appearance of separate buildings;
- h) Avoiding mirror duplication of an existing or approved principal building on an adjacent parcel on the same street through the use of differing colours and/or exterior cladding materials.”

Read a First time in Council this 25 day of February, 2020

Read a Second time in Council this 24 day of March, 2020

Read a Third time in Council this 24 day of March, 2020


TOWN OF BENTLEY
MAYOR


CHIEF ADMINISTRATIVE OFFICER