



4918 – 50<sup>th</sup> Avenue  
Bentley, AB T0C 0J0  
Telephone: 403-748-4044

**NOTICE OF DECISION TO ISSUE  
DEVELOPMENT PERMIT  
(Land Use By-law No. 189/2016)**

**Permit No. 06-23**

**Street Address:** 4805 51st Ave (Lot 19, Block 10, Plan 132U)

**Development:** Construction of a wheelchair ramp 40” (3.33 ft wide) with a length of 42ft on the east side of existing deck, with a rise and run to meet Canadian Standards of 1” rise per foot of length.

This permit has been approved to construct a wheelchair ramp structure. The proposed development meets all the requirements of the Land Use Bylaw 189/2016, for setbacks and site coverage, other than a variance that has been issued with regard to the setback on the easterly side of the existing deck. The land use bylaw requires a setback of .75 metres for projections which is half of the 1.5 metre side yard setback. A variance has been issued to allow a setback of .69 metres from the easterly property line to accommodate the width of the ramp.

All other requirements for setbacks and site coverage in the Land Use Bylaw have been met. The applicant is also responsible to ensure that all necessary permits, inspections, regulations, and safety standards are met in accordance with Alberta Building Code, Safety Codes, and standards associated with the construction of ramps and accessibility options.

Appeals can be submitted in writing to the development officer at the Town of Bentley Office at 4918 50<sup>th</sup> avenue. Any appeal must be received prior to Thursday May 22, 2023.

For further information please contact the development officer at the Town of Bentley Office.

**Date of Approval:** May 2, 2023

**Application No.** 06/23



**Marc Fortais**  
CAO/Development Officer