



4918 – 50th 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. 05-23

Street Address:

4738 48th Ave (Lot 19 & 20, Block 6, Plan RN 32)

Development:

Construction of a Deck Structure to be built 400 s/f on the Northwest side of the house with a height between 33" and 39" to follow the grade of the yard (slopes to the west)

This permit has been approved to construct a deck structure out of treated lumber and supported by cement pilings and posts with composite deck boards.

The proposed development meets all the requirements of the Land Use Bylaw 189/2016, for setbacks and site coverage, including a setback on the westerly side of the property that will meet the .75 metre setback requirement for a projection over the side yard of ½ the required setback of 1.5 metres. The permit has been approved as permitted use in the R2A district.

Appeals can be submitted in writing to the development officer at the Town of Bentley Office at 4918 50th avenue. Any appeal must be received prior to Thursday May 18, 2023.

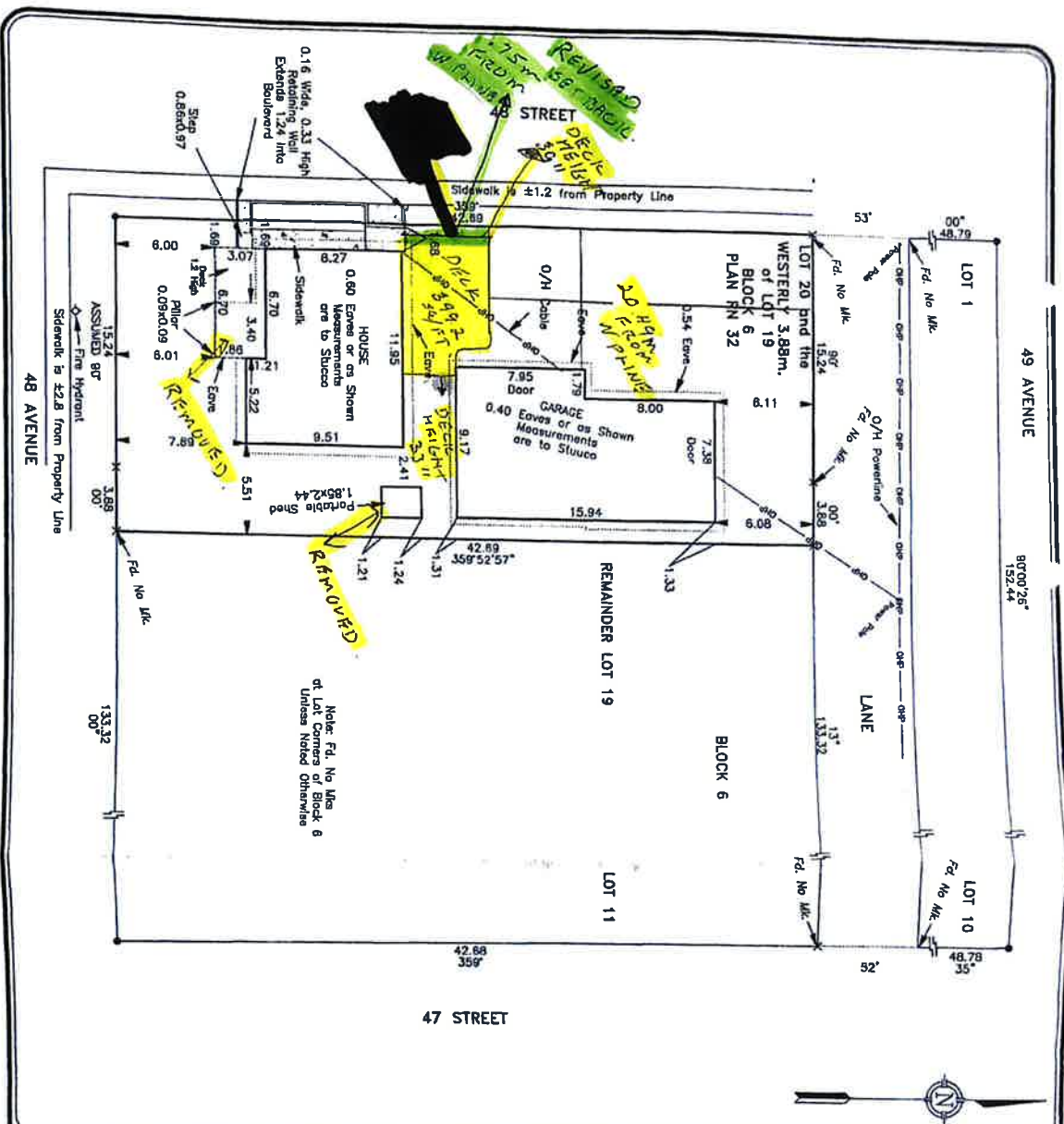
For further information please contact the development officer at the Town of Bentley Office.

Date of Approval: May 2, 2023

Application No. 05/23



**Marc Fortais
CAO/Development Officer**



Alberta Land Surveyor's Real Property Report
 CLIENT: LAWELL OAKS REALTY

LEGAL DESCRIPTION:
 LOT : 20 & WESTERLY 3.89m OF LOT 19
 BLOCK : 6
 PLAN : RN 32
 MUNICIPALITY: BENTLEY, ALBERTA

LEGEND & NOTES:
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 STATIONARY IRON PEGS FOUND ARE SHOWN THIS ●
 TEMPORARY POINT ESTABLISHED SHOWN THIS X
 EAVES ARE MEASURED TO LINE OF FACIA, UNLESS OTHERWISE SPECIFIED.
 UNLESS OTHERWISE SPECIFIED, THE CLEARANCES SHOWN ARE TO STUCCO
 MEASURED PERPENDICULARLY FROM THE PROPERTY BOUNDARIES.

TITLE INFORMATION:
 THE SUBJECTS OF THIS REPORT ARE SHOWN ON THE PLAN OF THE VILLAGE OF BENTLEY, ALBERTA, PLAN RN 32, 1981.
 SEARCHED ON THE DATE OF JANUARY 24, 2007

CERTIFICATION:
 I, THE REAL PROPERTY SURVEYOR, HAVE PREPARED AND PERFORMED UNDER MY PROFESSIONAL SUPERVISION AND IN ACCORDANCE WITH THE UNIFORM STANDARD PRACTICE OF THE ALBERTA LAND SURVEYORS' ASSOCIATION AND SUPPLEMENTARY THERETO, ACCORDINGLY WITH THOSE STANDARDS AND AS OF THE DATE OF SURVEY, THE PLAN OF THE VILLAGE OF BENTLEY, ALBERTA, PLAN RN 32, 1981, IS A VALID PLAN OF THE VILLAGE OF BENTLEY, ALBERTA, AND SURVEYORS' ASSOCIATION'S MANUAL OF STANDARD PRACTICE, REGISTERED EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE EXTENT OF THE TITLE TO THE PROPERTY.
 2. THE IMPROVEMENTS ARE DIRECTLY WITHIN THE BOUNDARIES OF THE PROPERTY UNLESS OTHERWISE SHOWN.
 3. NO VERBAL ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY UNLESS SHOWN OTHERWISE.
 4. NO VERBAL ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY UNLESS SHOWN OTHERWISE.
 5. NO VERBAL ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY UNLESS SHOWN OTHERWISE.

PURPOSE: WE (I) HAVE PERFORMED THIS SURVEY AND PREPARED THIS REPORT FOR THE BENEFIT OF ONLY THE LAND OWNER, SUCCESSOR OWNERS AND ANY OF THEIR AGENTS. COPIES OF THIS REPORT ARE BEING PROVIDED TO THE REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN, UNLESS OTHERWISE SHOWN. PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. THIS REPORT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE INFORMATION SHOWN ON THIS REPORT IS THE RESULT OF MEASUREMENTS AND CALCULATIONS MADE BY THE SURVEYOR. THE SURVEYOR'S REPORT REFLECTS THE STATUS OF THIS REAL PROPERTY UNLESS OTHERWISE SHOWN. THE SURVEYOR'S REPORT IS NOT TO BE USED FOR ANY OTHER PURPOSES UNLESS OTHERWISE SHOWN. UNLESS OTHERWISE SHOWN, THE SURVEYOR'S REPORT IS NOT TO BE USED FOR ANY OTHER PURPOSES UNLESS OTHERWISE SHOWN.

DATED AT RED DEER, ALBERTA
 March 21, 2007

Marty Rolfs
 Surveyor

VILLAGE OF BENTLEY APPROVAL
 THAT IF THE BUILDING SHOWN ON THE ABOVE PLAN IS LOCATED IN ACCORDANCE WITH THE ABOVE PLAN, THE LOCATION OF THE BUILDING SHALL BE WITHIN THE SECTION, USE ZONED AND SOIL CLASS REQUIREMENTS OF THE LAND USE BYLAW OF THE VILLAGE OF BENTLEY.

BUILDING INSPECTOR FOR THE VILLAGE OF BENTLEY

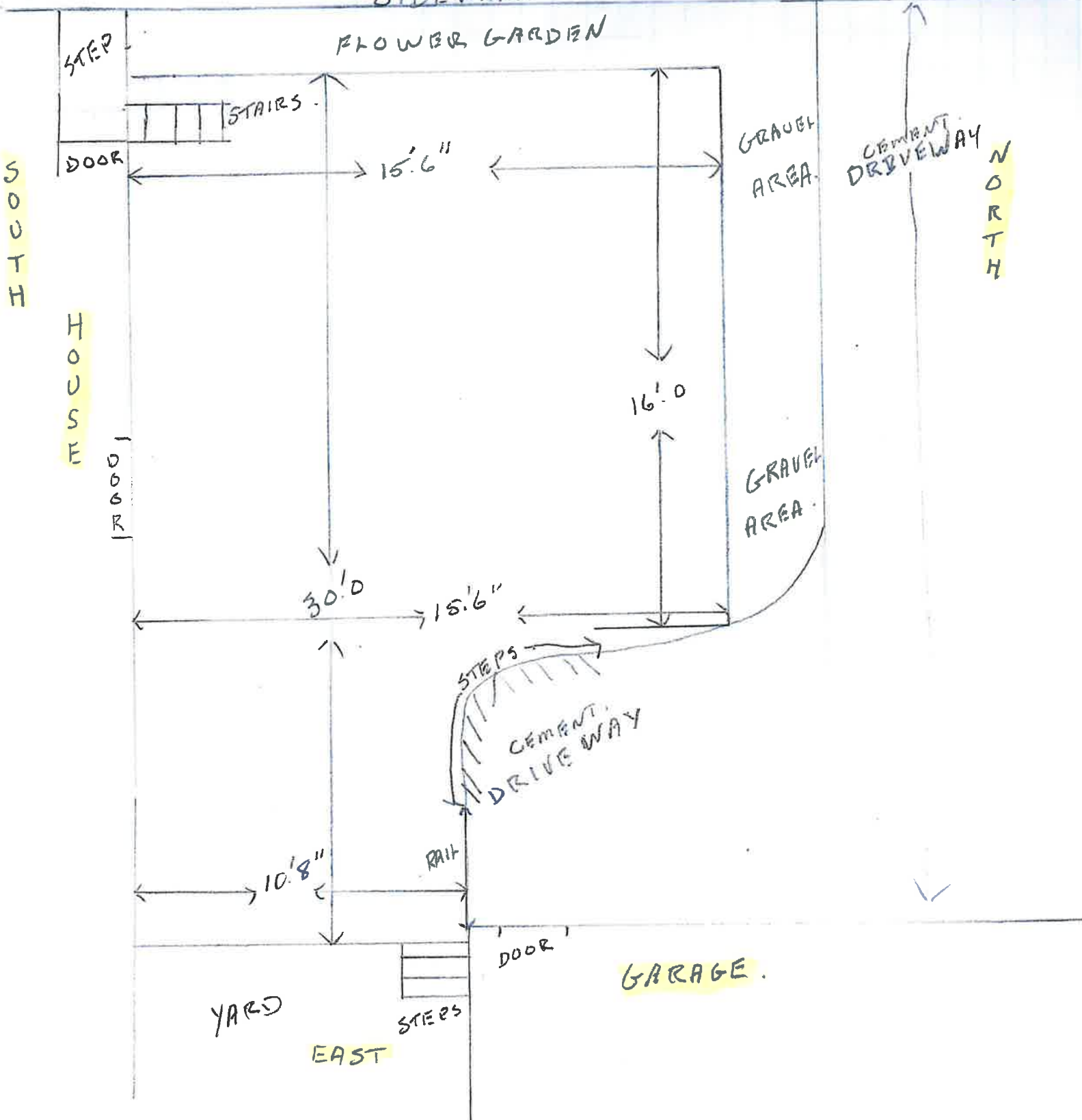
DATE OF SURVEY : MARCH 13, 2007
 SCALE = 1 : 250
 DRAWN BY: RB
 CHECKED BY: AMOR
 SNELL & OSUND SURVEYS (1979) LTD.
 RED DEER, ALBERTA
 PH: (403) 242-1255
 2007©

H738 48AVE

WEST

48 ST

SIDEWALK



SOUTH

HOUSE

30'0"

FLOWER GARDEN

STEP

STAIRS

DOOR

15'6"

GRAVEL AREA

CEMENT DRIVEWAY

NORTH

16'0"

GRAVEL AREA

30'0"

15'6"

STAIRS
CEMENT DRIVEWAY

10'8"

RAIL

DOOR

GARAGE

YARD

STAIRS

EAST