

AGENDA Municipal Planning Commission Meeting Tuesday April 25, 2023 8:00 pm

- 1. Date/Place: April 25, 2023, Seniors Drop-in Centre 4918 50th Avenue, Bentley AB
- 2. Members Attendance:

Mayor Rathjen
Deputy Grimsdale
Councillor Eastman
Councillor Hansen
Councillor Valiquette

CAO/Development Officer and Recording Secretary – Marc Fortais

- 3. Amendments and Acceptance of Agenda
- 4. Previous Minutes:
 - a) Municipal Planning Commission Minutes March 7, 2023
- 5. New Business
 - a) Application for consideration: John and Betty DeSchiffart 4917 52nd Ave Garage and Cold Storage structure (812 s/f total)

The applicant is requesting the following:

- Approval of discretionary use for a garage structure greater than 70m² (735.5ft²) (structure will be 812 ft²)
- 6. Adjournment



Minutes of the Municipal Planning Commission Meeting of the Town of Bentley Tuesday March 7, 2023

Date & Place Minutes of the Municipal Planning Commission Meeting of the

Town of Bentley held Tuesday, March 7, 2023, at 5:30pm, in the

Seniors Drop-In Centre 4918 50th Ave, Bentley AB

In Attendance Mayor Rathjen

Deputy Mayor Grimsdale

Councillor Eastman Councillor Hansen Councillor Valiquette

CAO/Development Officer and Recording Secretary – Marc Fortais

Call To Order Mayor Rathjen called the meeting to order at 5:30pm

Agenda

Motion MPC 1/2023 Moved by Councillor Hansen, "THAT the

Agenda of the March 7, 2023, Municipal Planning Commission

Meeting be accepted."

Carried

Previous Minutes

Motion MPC 2/2023 Moved by Deputy Mayor Grimsdale, "THAT the minutes of the October 11, 2022, Municipal Planning Commission Meeting of the Town of Bentley be confirmed."

Carried

New Business:

a) Application for consideration: Karen Hick & Gary Johnson
 – Oversize Garage Build on 4837 49th Ave.

Motion MPC 3/2022 Moved by Councillor Eastman, "THAT Development Permit 01-23 from Bob Aldous, submitted on behalf of the homeowners Karen Hick and Gary Johnson for the construction of an oversized garage with dimensions of 28ft wide X 48ft long X 16ft high (1,344 square feet) be approved as a discretionary use in the R2A District; AND

THAT the Development Permit Application 01-23 is approved with a relaxation of the requirement that the structure is not to be situated closer to the street than the main building; AND

THAT the proposed accessory building will not be any more than 3.2 metres closer to 49th street than the main building and that it will be at least 6 metres set back from 49th street to accommodate the driveway and vehicular access that has been proposed; AND

THAT all other setback requirements, height restrictions and any other requirement as outlined by the Land Use Bylaw for construction of an accessory building will be met by the builder as proposed in the application.

Carried

Carried

Adjournment

Motion 4/2022 Moved by Deputy Mayor Grimsdale, "THAT the Municipal Planning Commission Meeting held on Tuesday March 7, 2023, be adjourned 5:35pm.

Mayor Greg Rathien	CAO Marc Fortais



Agenda Date: April 25, 2023

Agenda Item: John & Betty DeSchiffart – 4917 52nd Ave

SUMMARY AND BACKGROUND

THAT the Municipal Planning Commission consider the approval of the Development Permit Application 03-23 (Attachment #1) from John & Betty DeSchiffart. The application is being considered as discretionary use in the R1 District.

This permit application is being considered by the Municipal Planning Commission (MPC) due to the size of the structure. Under the Land Use Bylaw (LUB) a permit application for an accessory building in a residential district, can be considered for approval by the Development Officer if the total floor area is less than 70m² (735.5ft²). Any accessory building with a proposed floor area above 70m² (735.5ft²) must be considered by the MPC.

The application is for the construction of a garage structure 28' wide X 24' long for a total square footage of 672 ft², in addition there will be an attached storage area 14' wide X 10' long for a total square footage of 140 ft². The applicant has indicated that the exterior finishes will match the existing house and that all setback requirements for the R1 District will be met as follows:

Side Yard Setbacks 4 feet (LUB requirement is 3.28 feet (1 metre)
Rear Yard Setback 5 feet (LUB requirement is 4.28 feet (1 metre)

The garage will be located at the rear of the property, with vehicular access facing the laneway. The proposed height for the accessory building will not exceed 16.4 ft and shall not exceed the height of the main building.

As a result of the characteristics of the block, and that most houses within the block have rear yard detached garages, as well as the fact that the garage structure proposed is 812 ft², which is only 76.5 ft² larger than the permitted use in the district. It is recommended that the MPC approve Development Permit Application 03-23 from John and Bettty DeSchiffart as a discretionary use in the R1 District.

RECOMMENDATION

THAT the Municipal Planning Commission Approve the Development Permit Application 03-23 from John & Betty DeSchiffart – 4917 52nd Ave for the construction of an oversized garage with dimensions of 28ft wide X 24ft long with an attached storage shed of 14ft long X 10ft wide (812 square feet) as a discretionary use in the R1 District; AND

THAT all other setback requirements, height restrictions and any other requirements as outlined by the Land Use Bylaw for construction of an accessory building will be met by the builder as proposed in the application.

ATTACHMENTS

OTIME IVIO	
 Development Permit Application Map of Block 	
	Marc Fortais, CAO

OWN OF BENTLEY

Box 179

(403) 748-4044 **TOC 030** Bentley, AB Ph:

(403)748-3213Fax:

Tax Roll # Permit # Fee:

DEVELOPMENT PERMIT APPLICATION

e Town of Bentley's Land Use	d herewith form a part of this	
make application of a development permit pursuant to the Town of Bentley's Land Use	plans, supporting documents and application fee attached herewith form a part of this	
1/We hereby make application o	By-law. The plans, supporting c	application.

	Side-yard Set-backs: Front (m) Rear (m) 1.5 m	(if applicable) Number of Parking Spaces):Loading Spaces:	Building Height (from ground elevation): 1 0 ' പ്രവിട	Ground Floor Area: Upper Floor Area:	Site Area Size: 7,000 59 Ft Total Floor Area: garage - 67259 Ft 14059 A	Proposed Use of Lands & Buildings: Garage + Storage	Land Use District: RN Current Use of Lands & Buildings:	of Development \$ (40,000.00	Description of Development: Garage + Attached Storage	Municipal Address: Hait SS Ave	Legal: (Lot(s) 18 Block 11 Plan 132U	TOCOTO Email: "Ibhonda @ platinum.ca
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iMe 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.

0 Date Signed: Apri

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

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.

Date Signed:

Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

Compliance with the requirements of the Town of Bentley's Land Use By-law, does not afford relief from compliance with any Federal, Provincial or Municipal Legislation or conditions of any easement, covenant, building scheme or agreement affecting the building(s) or land. NOTE: This personal information is being collected under the authority of the Municipal Government Act and will be used in the processing of this application. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act

AS PART OF THIS APPLICATION, PLEASE PROVIDE THE INFORMATION AS LISTED ON PAGE TWO





