



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

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.

Carried

Mayor Greg Rathjen

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 Betty 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

- 1) Development Permit Application
- 2) Map of Block

Marc Fortais, CAO

TOWN OF BENTLEY
Box 179
Bentley, AB T0C 0J0
Ph: (403) 748-4044
Fax: (403) 748-3213

Permit # 03-23
Fee: \$ \$195.00
Tax Roll # 542.000

DEVELOPMENT PERMIT APPLICATION

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

Applicant(s) John + Betty Deschiffart Home Phone _____
Please Print
Address: P.O. Box 185 Cel. Phone 403-391-8645
Bentley, AB Fax: _____
T0C0J0 Email: jbhonda@platinum.ca

Legal: (Lot(s)) 18 Block 11 Plan 132u

Municipal Address: 4917-52 AVE

Description of Development: Garage + Attached storage

Value of Development \$ 60,000.00

Land Use District: R1 Current Use of Lands & Buildings: _____

Proposed Use of Lands & Buildings: garage + storage

Site Area Size: 7,000 sq ft Total Floor Area: garage - 672sqft cold storage - 140sqft

Ground Floor Area: _____ Upper Floor Area: _____

Building Height (from ground elevation): 10' walls

(if applicable) Number of Parking Spaces: _____ Loading Spaces: _____

Side-yard Set-backs: Front (m) _____ Rear (m) 1.5m

Side (m) 1m Side (m) 1m

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.

Date Signed: April 11, 2023 _____

Signature of Owner or Authorized Agent

John + Betty Deschiffart

Signature of Owner or Authorized Agent

Betty Deschiffart

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

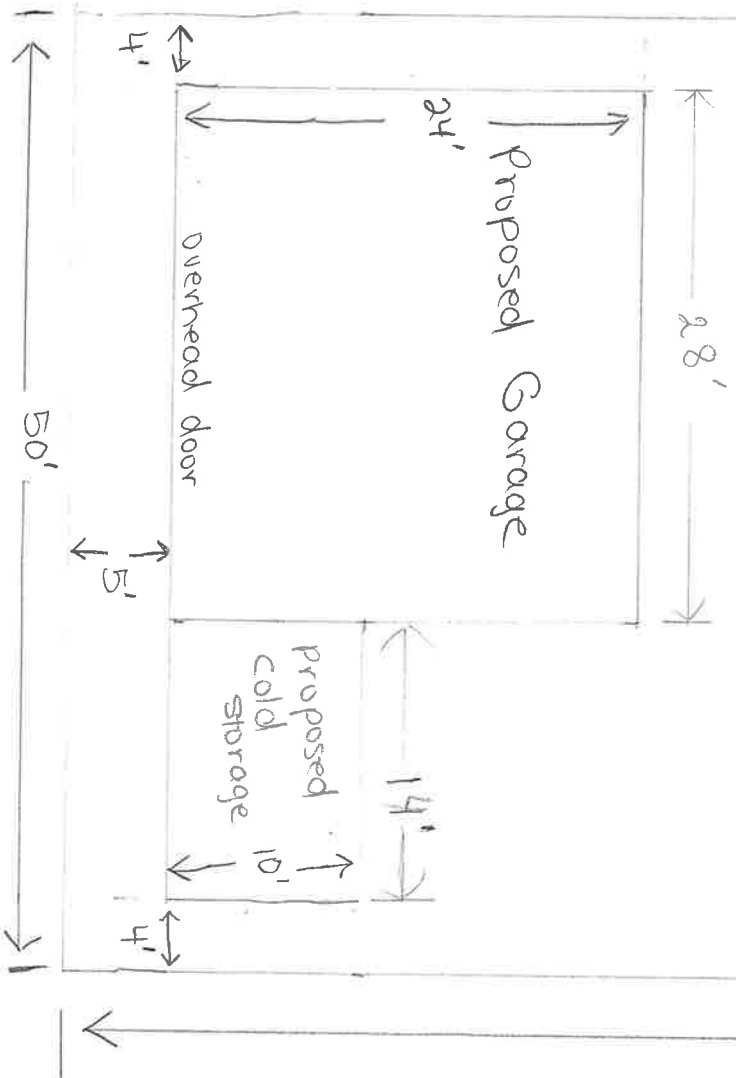
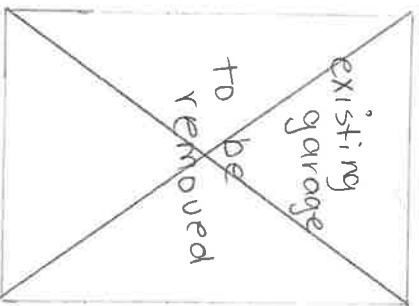
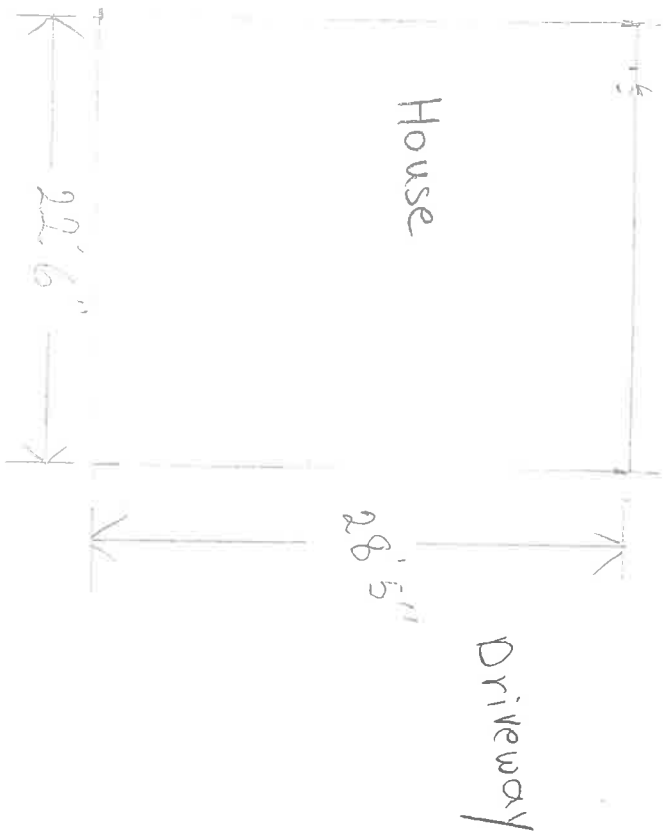
Compliance with the requirements of the Town of Bentley's Land Use By-law, does not afford relief from compliance with any Federal, Provincial or Municipal Legislation or conditions of any easement, covenant, building scheme or agreement affecting the building(s) or land.

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

52nd Avenue

N



140'

50'

Alley

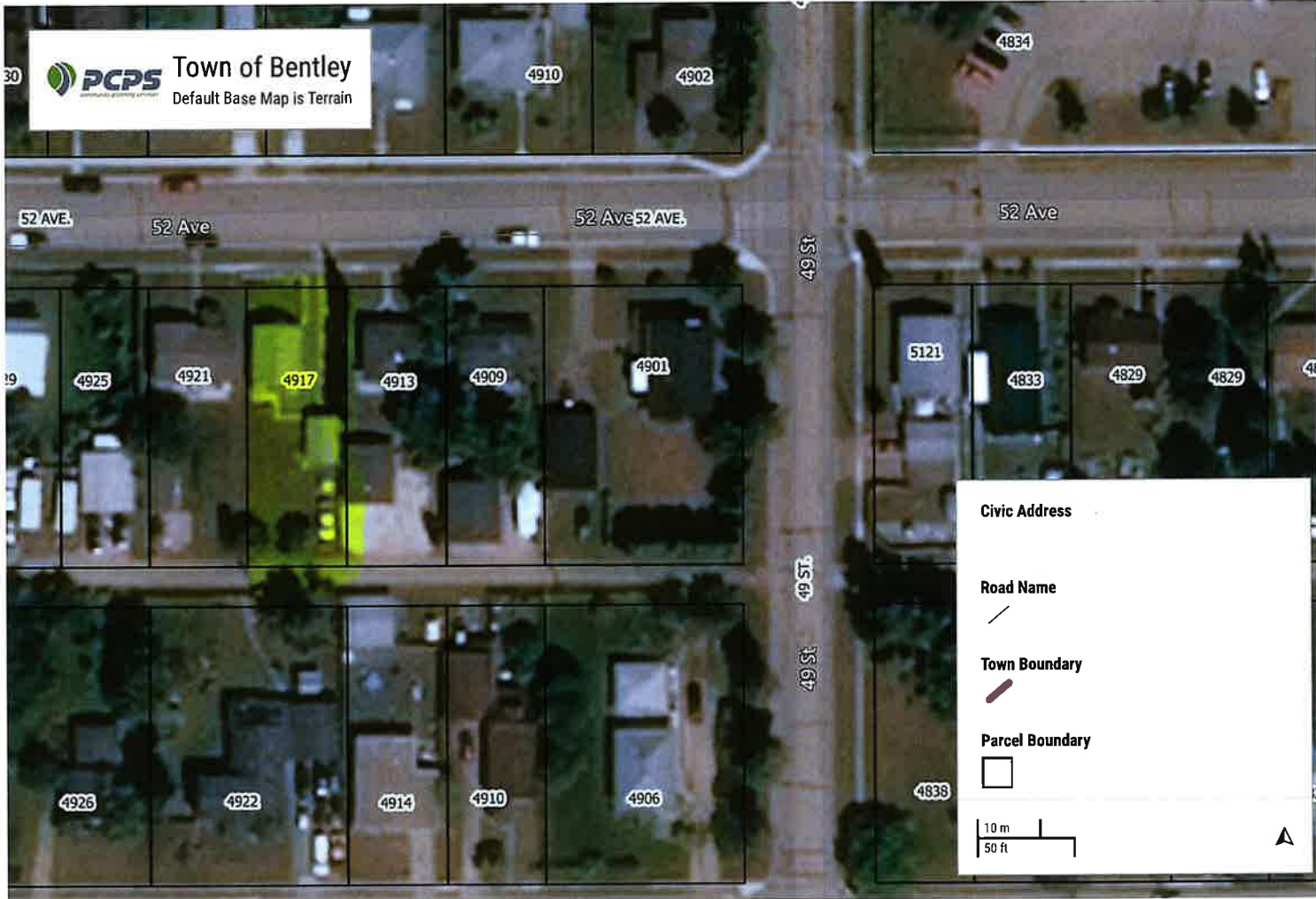
4917-52nd Avenue

Lot 18 Block 11 Plan 132U



Town of Bentley

Default Base Map is Terrain



Civic Address

Road Name

Town Boundary

Parcel Boundary

