



AGENDA
Municipal Planning Commission Meeting
Tuesday September 26, 2023
6:15pm

1. **Date/Place: September 26, 2023, 6:15pm at the Seniors Drop-in Centre 4918 50th Avenue, Bentley AB**

2. **Members Attendance:**

Mayor Rathjen
Deputy Mayor Eastman
Councillor Hansen
Councillor Grimsdale
Councillor Valiquette

CAO/Development Officer and Recording Secretary – Marc Fortais

3. **Amendments and Acceptance of Agenda**

4. **Previous Minutes:**

a) **Municipal Planning Commission Minutes August 31, 2023**

5. **New Business**

a) **Application for consideration: JDP Ventures Inc. – 4802 52nd St - Development Permit 15-23 – Addition of 16 40-foot shipping containers in the Heavy Industrial District to support the expansion of the storage business.**

The applicant is requesting the following:

- **Approval of discretionary use in the I2 District for the addition of 16 brand new 40-foot shipping containers, compartmentalized with doors to facilitate an expansion of the storage operations that exist on the property. Shipping containers will be 40' long X 9'6" high X 8' wide.**



**Minutes of the Municipal Planning Commission Meeting of the Town of Bentley
Tuesday August 31, 2023**

Date & Place Minutes of the Municipal Planning Commission Meeting of the Town of Bentley held Tuesday August 31 at 6:00 pm, in the Seniors Drop-In Centre 4918 50th Ave, Bentley AB

In Attendance

Deputy Mayor Eastman (Chair)
Councillor Hansen
Councillor Grimsdale
Councillor Valiquette

CAO/Development Officer and Recording Secretary – Marc Fortais

Regrets Mayor Rathjen

Call To Order Deputy Mayor Eastman called the meeting to order at 6:00pm

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 21/2023 Moved by Councillor Valiquette, “THAT the Agenda of the August 31, 2023, Municipal Planning Commission Meeting be accepted.”

Carried

Previous Minutes

Motion MPC 22/2023 Moved by Councilor Grimsdale “THAT the minutes of the July 11, 2023, Municipal Planning Commission Meeting of the Town of Bentley be confirmed.”

Carried

New Business:

a) Application for consideration: Richard & Laura Cozicar – 4701 50th Ave – Development Permit 13-23 – Additional accessory building (garage structure)

Motion MPC 23/2023 Moved by Councillor Valiquette, “THAT the Municipal Planning Commission approve Development Permit 13-23 from the property owner Richard and Laura Cozicar, for the construction of a secondary garage structure with dimensions of 24ft wide X 24 ft long X 14 ft high (576 square feet) as a discretionary use in the R1 District; AND

THAT the total square footage of all approved accessory buildings on the property including the existing garage structure (351 square feet) shall not exceed a total of 927 square feet; AND

THAT all other setback requirements, and any other requirements as outlined by the Land Use Bylaw and/or through building code for construction of an accessory building will be met by the builder.

Carried

Adjournment

Motion MPC 24/2023 Moved by Deputy Mayor Eastman, “THAT the municipal planning commission meeting of August 31, 2023, be adjourned at 6:08pm.

Carried

Mayor Rathjen

CAO Marc Fortais



Agenda Date: September 26, 2023
Agenda Item: JDP Ventures Inc. & Ron Prefontaine – 4802 52nd Street

SUMMARY AND BACKGROUND

THAT the Municipal Planning Commission consider the approval of the Development Permit Application 15-23 (Attachment #1) from JDP Ventures and approved by the current owner Ron Prefontaine. The application is being considered as discretionary use in the I2 District; AND

THAT a variance be issued to allow 16 new shipping containers to be placed on the property, to be used for the purposes of on-site storage and to support the business expansion of Bentley Storage.

This Development Permit application is being considered by the Municipal Planning Commission (MPC) due to the fact that the current Land Use Bylaw provides a limitation on the number of shipping containers located on parcels in the Industrial and Public Use Districts. Currently it states that the maximum number of containers is 1 shipping container per hectare of parcel area may be permitted.

It is important to note that shipping containers are permitted to use in the I2 district, however the limiting factor is as described above in the definitions of the Land Use Bylaw. In addition, the shipping containers will be placed on the ground and will not be stacked.

The Development Officer is recommending that the Municipal Planning Commission consider granting this variance to help facilitate the expansion of Bentley Storage. Considering the nature of this business and its intention to use these containers as self-storage units, placing the proposed brand-new shipping containers is in alignment with the building structure normally used in the Industrial District and will not look much different than the construction of new steel buildings. Therefore, the characteristics of the area would not be impacted negatively by this type of development.

It is the option of the Municipal Planning Commission to require additional screening of the storage facility, which could include the planting of trees along the highway 12 side in addition to 52 street outside of the fence line for which Town of Bentley Parks and Rec would own and maintain. This would improve the appearance of the storage yard and entrance into the community.

FINANCIAL AND BUDGET IMPLICATIONS

It should be noted that shipping containers will not add as much assessed value as a built steel building, they will be approximately half the cost of what a steel building would be to put a slab and structure up. It is estimated that the 16 shipping containers will cost approximately \$208,000 and be assessed at a similar value based on that submitted development value.

This would result in $\$208\,000 / 1000 = 208 \times 2023 \text{ Mil Rate } (17.25871730) = \$3,589.81$ in increased tax revenue (based on 2023 rates)

RECOMMENDATION

THAT the Municipal Planning Commission Approve the Development Permit Application 15-23 from JDP Ventures and approved by the current owner Ron Prefontaine for the placement of 16 additional shipping containers to be used for storage in alignment with the current business model; AND

THAT a variance be granted to allow the placement of the 16 additional shipping containers from the allowed 1 per hectare as stated in the land use bylaw due to the fact that the business is specifically a storage business and will result in an economic benefit to the Town of Bentley; AND

THAT each set of containers that are connected side by side or end by end would be considered as a building. The applicant must ensure that they meet all permit requirements associated to the construction of a building, including but not limited to any required building permits.

THAT the appearance of all units must be maintained in good condition, acceptable to the Development Officer.

THAT the applicant be required to place additional screening suitable to the Town along the south side of the property facing highway 12, and along the east side of the property along 52nd street; AND

THAT all other setback requirements, and any other requirements as outlined by the Land Use Bylaw and/or through the Alberta Building Code and National Safety Code for the placement of shipping containers to be used as storage buildings, must be met.

ATTACHMENTS

- 1) Development Permit Application 15-23 – 4802 52nd Street – JDP Ventures & Ron Prefontaine

Marc Fortais, CAO



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

Permit # 15-23
Fee: \$ 566.00
Tax Roll # 1965.000

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) JDP Ventures Inc. (Jennifer Perez) Home Phone _____
Address: 4010 45 Ave Cell Phone (204) 384-0939
Sylvan Lake, AB Fax: _____
T4S 0C1 Email: clean2thecoreab@gmail.com

Legal: (Lot(s)) 4 Block 1 Plan 9620070

Municipal Address: 4802 52 St, Bentley, AB

Description of Development: To add 16 40'(L) x 9'6"(H) x 8'(W) surface storage seacons

Value of Development \$ 208,000

Land Use District: _____ Current Use of Lands & Buildings: 3 Single story buildings containing 74 self storage lockers + surface storage.

Proposed Use of Lands & Buildings: Surface storage

Site Area Size: 50,512 sqft Total Floor Area: 5120 sqft

Ground Floor Area: 5120 sqft Upper Floor Area: N/A

Building Height (from ground elevation): 9'6"

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

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

Side (m) _____ Side (m) _____

Other Information: Please provide any other pertinent information below or on separate sheet

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: 09/14/23 Ron Prefontaine
Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

RIGHT OF ENTRY

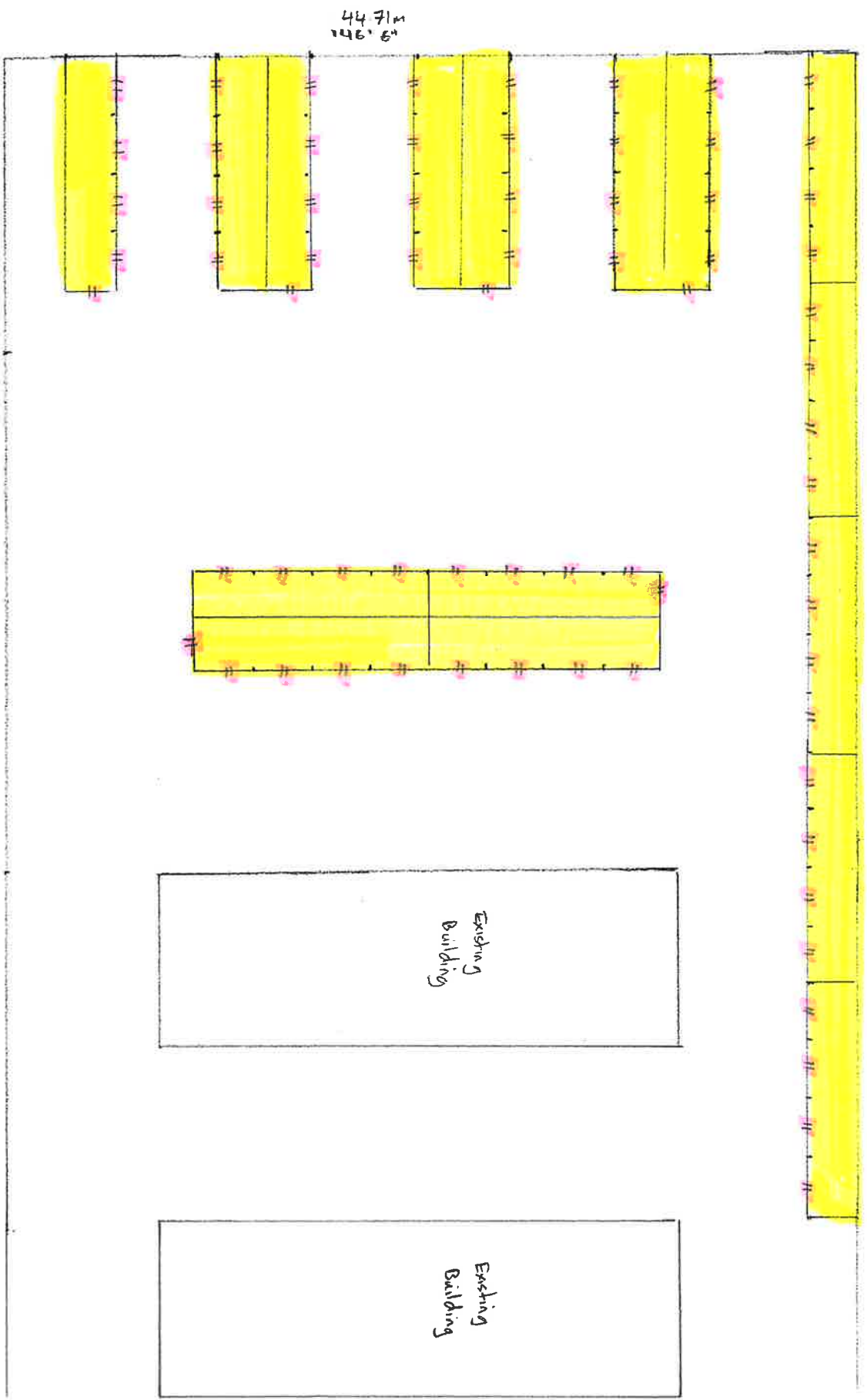
I/We, being the registered owner(s) or person(s) in possession of the land and building(s) thereon, hereby consent to an authorized person designated by the Town of Bentley entering upon the said property for the purpose of inspection.

Date Signed: 09/14/23 Ron Prefontaine
Signature of Owner or Authorized Agent

Signature of Owner or Authorized Agent

N →

Scale 1/4" = 10m



KEY



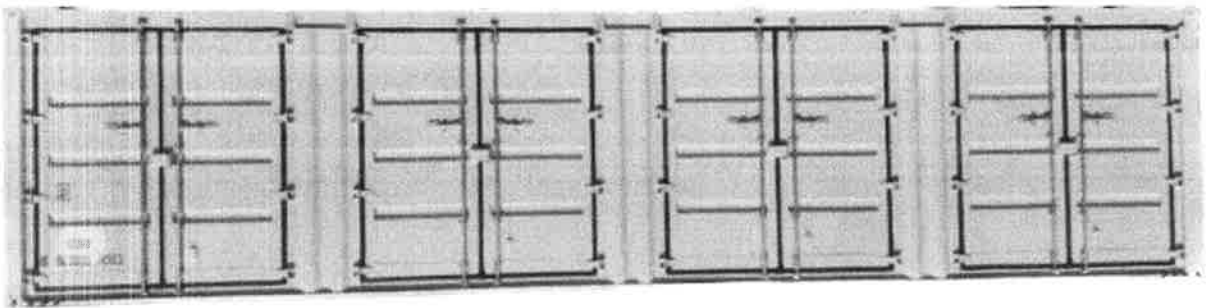
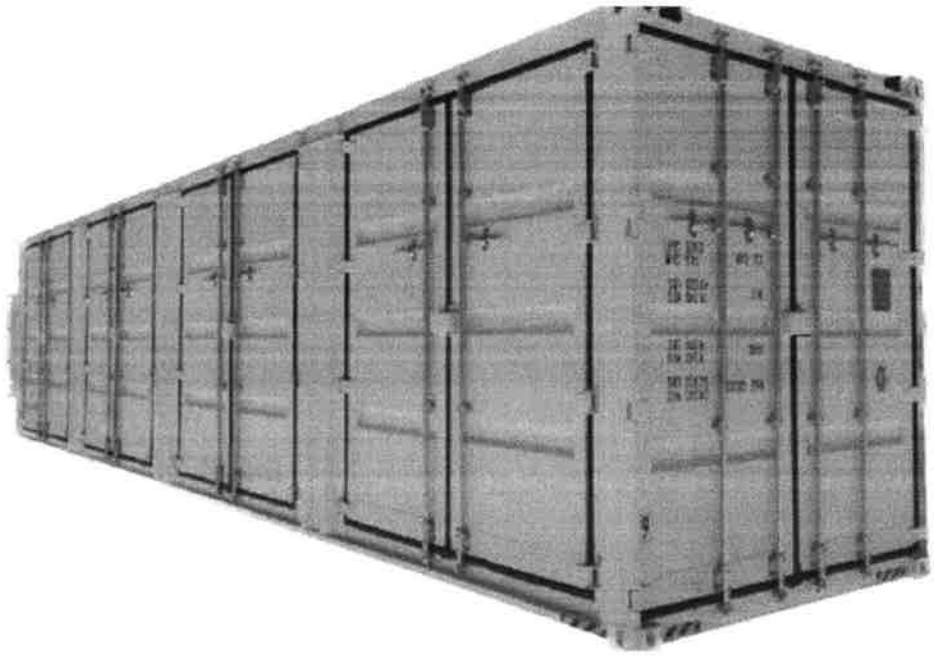
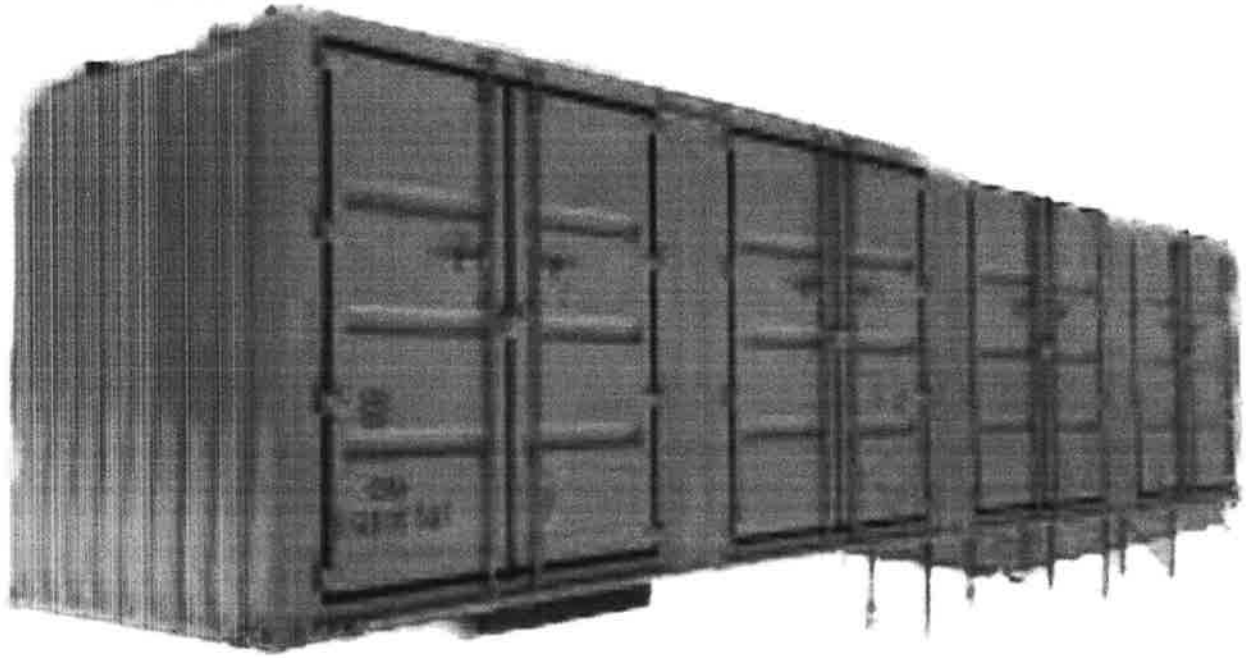
= 40' x 9'6" H x 8' W
Shipping container w/ 4 open side doors

S



= Double door access into container

PIC-COLLAGE





Bentley Self Storage
4802 - 52 Street
Bentley, Alberta

1.0 EXECUTIVE SUMMARY

SALIENT FACTS

Effective Date	February 1, 2023		
Facility Name	Bentley Self Storage		
Municipal Address	4802 52 Street, Bentley, Alberta		
Real Property Type	Self-Storage Facility		
Legal Description	Lot 4, Block 1, Plan 9620070		
PID	162 272 359		
Designated Land Use	I2 (Heavy Industrial)		
Site Size	<u>Square Feet (ft²)</u> 50,512	<u>Square Metres (m²)</u> 4,693	<u>Acres (ac)</u> 1.16
Improvement Description	<p>The improvements comprise three single storey buildings containing 74 self storage lockers. The remainder of the property is used as surface storage and contains 15 RV</p> <p>Building Footprint (ft²): 10,400</p> <p>Net Rentable Area (ft²): 9,432</p> <p>Number of Units 74</p> <p>Constructed in 2009 (14 years old).</p>		
Efficiency Rating	91%		
Site Coverage Ratio	21%		
Property Rights	[REDACTED]		
Registered Owner	[REDACTED]		
Current Assessment	[REDACTED]		
Current Taxes	[REDACTED]		

Site Improvements

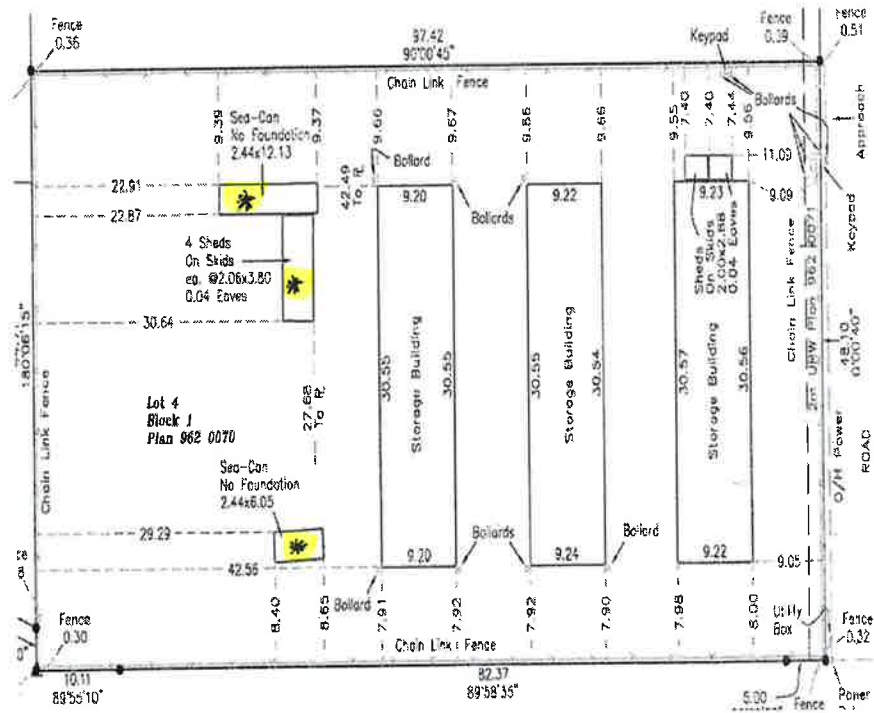
The improvements cover approximately 10,400 square feet of the gross site area at the foundation grade level. The property is bordered on all sides by a chain link fence of approximately 5 feet, raising to approximately 8 feet on the western perimeter. The site is predominantly covered with gravel. There are three rectangular, single storey storage buildings, and the facility office which is located within the middle building. The rear, or most westerly 40% of the site is unimproved and currently dedicated for surface RV parking. There is no meaningful landscaping on the property, and a small strip of grass along the eastern perimeter outside of the fenced boundary.

Unapparent Conditions

There are no known environmental reports, studies, soil surveys or other investigations indicating the existence or possibility of contamination. Furthermore, no investigation was carried out regarding past or present uses of either the subject or any adjacent properties to determine potential for contamination from any uses. It is therefore assumed that no actual or potential contaminative uses have ever been carried out on the property.

Should it be subsequently found that contamination is or has been present on/from/near the subject property; this report and the market value conclusion could be altered significantly.

Site Plan



* - To be moved for new development plan.