



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. 16-23

Street Address: 5201 49A Ave (Lot 1A, Block 1, Plan 0941596)

Development: This permit has been approved to construct a front awning or façade with a total square footage of 320 square feet (4ft wide X 80 ft long X 8.2 ft high to the low point of the façade). The façade will also include three fascia signs that will be a minimum of 8.2 feet from the ground and each sign will be constructed so that it is no larger than the maximum allowable size of 10.8 square feet.

In addition, the permit includes the placement of a shed with tin finish at the rear Northwesterly corner of the lot with a total square footage of 450 s/f (15 ft wide X 30 ft long X 12 ft high. The shed will be placed so that at a minimum it is 1 metre from the rear westerly and northerly property line boundaries.

The permit has been issued and approved by the Development Officer (Authority), with a variance, to allow for the three fascia signs to be placed, one above each individual business within the building structure. The Land Use Bylaw 189/2016 and amendments thereto states that only one projecting sign may be erected on each street frontage of a building. However, given the nature of the building, the location within the industrial area, the amount of the setback from the street frontage and the placement of the businesses within the building it is logical to allow for the three distinct signs to identify the businesses within the building and hence a variance has been issued.

The proposed development meets all the requirements of the Land Use Bylaw 189/2016, for setbacks and site coverage.

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 December 7, 2023.

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

Date of Approval: September 5, 2023



**Marc Fortais
CAO/Development Officer**