



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. 06-24

Street Address: 4929 50th Ave (Lot 4, Block 1, Plan RN32)

Development: This permit has been approved to undertake a renovation for a legal secondary dwelling unit. The Dwelling Unit must be constructed in accordance with building codes, electrical code, fire codes, plumbing and gas codes and Alberta Health Codes.

This includes but is not limited to fire separations, electrical panel and GFCI breakers, heating, cooling and ventilation for a separate suite, access, and egress requirements, and meeting proper health codes standards as outline by Alberta Health Services and their associated Order (including addressing any mold, water leaks and damages, rodent and insect issues).

- The applicant must obtain all necessary permits and inspections pursuant to the Alberta Building Code, Safety Codes Act Regulations and Health Code Regulations. Copies of these permits and any associated inspection reports must be provided to the Town to show compliance prior to any occupancy permit being issued or granted.

It should also be noted that in order for the secondary dwelling unit to be occupied there must be an active commercial use in the property (this means an active commercial business on the main floor or actively pursuing a commercial business through advertisement for rent).

The proposed development must meet all the requirements of the Land Use Bylaw189/2016, for a

secondary dwelling unit including the provision of parking at the rear of the building.

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 April 25, 2024.

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

Date of Approval: May 11, 2024

Application No. 06/24



Marc Fortais
CAO/Development Officer