



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. 01-25 Amended

Street Address: 5002 50th Street (Lot 4, Block 18, Plan 5085ET)

Development: This permit has been approved in accordance with the submitted plans and drawings, to undertake the construction of a seasonal outdoor venue including full infrastructure to support the future building. The development will include two on-site washrooms and storage building, covered bar, stage, covered BBQ area, covered patio area, front façade and fencing for site demarcation.

- **The applicant must obtain all necessary permits and inspections pursuant to the Alberta Building Code, Fire Codes, Safety Codes Act Regulations and Alberta Gaming, Liquor and Cannabis Regulations and Alberta Health and any municipal bylaws. 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.**
- **The applicant must provide a final RPR and confirmation of grades to the Town of Bentley upon completion of construction.**
- **The proposed development must meet all the requirements of the Land Use Bylaw 250/2024 including required setbacks and any variances as approved by the Municipal Planning Commission.**
 - **The Municipal Planning Commission has approved the permit with the following variances:**
 - **51% variance is granted for parking requirements to allow the applicant to provide up to 22 parking stalls on the leased lot located at 5014 50th Street (Lot 2 & 3, Block 18, Plan 5085 ET)**

- The applicant will also provide for a loading area at the rear of the building that will accommodate 5 on-site parking stalls.
- The applicant has also conducted a noise impact assessment and will be implementing the recommendations from the noise impact assessment to mitigate noise.
- The permit has been issued as a temporary development permit and shall be valid for a period of (3) years from the date of issuance. All structures associated with this temporary development permit approval, shall be considered temporary in nature and may be required to be removed at the direction of the Development Authority, upon expiration or cancellation of the Development Permit, unless otherwise approved through a new development permit or an extension of the existing development permit.
 - Upon expiration of the temporary development permit, the applicant may apply for renewal or for a new development permit. Any renewal or subsequent approval shall be subject to review by the Development Authority or the Municipal Planning Commission and may include additional conditions.
- 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 7, 2026

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

Date of Approval: March 24, 2026

Application No. 01/25 – Amended



Marc Fortais
CAO/Development Officer