



4918 – 50<sup>th</sup> Avenue  
Bentley, AB T0C 0J0  
Telephone: 403-748-4044  
NOTICE OF DECISION TO ISSUE  
DEVELOPMENT PERMIT  
(Land Use By-law No. 250/2024)

Permit No. 07-26

Street Address:  
Development:

5608 48A Street Close

This permit has been approved to undertake the construction of a 1,446 sq ft Single Family Dwelling.

- The applicant must obtain all necessary permits and inspections pursuant to the Alberta Building Code, Fire Codes, Safety Codes Act 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.
- 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 has been issued a variance to the minimum front yard setback as follows:
  - A reduction of the required 8.0 m front yard setback to approximately 6m for the principal building (25% variance as this aligns with the other variances issued to front yards for houses in subdivision);
- The applicant must meet the architectural requirements as per the submitted plans.

Appeals can be submitted in writing to the development officer at the Town of Bentley Office at 4918 50<sup>th</sup> avenue. Any appeal must be received prior to May 4, 2026, at 3pm.

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

Date of Approval: April 20, 2026

Application No. 07-26

  
Marc Fortais  
CAO/Development Officer