



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

CERTIFICATE OF COMPLIANCE WITH LAND USE BYLAW

MUNICIPALITY: Town of Bentley in the Province of Alberta
PROPERTY DESCRIPTION: Lot 18, Block 10, Plan 132U
CIVIC ADDRESS: 4809 51st Ave, Bentley AB
LAND USE DISTRICT: Low Density Residential (R1) District

Subject to the qualifications stated below, it is hereby certified that:

1. The property is located within the Town of Bentley Land Use District – Low Density Residential District (R1) pursuant to Land Use Bylaw No. 189/2016 and amendments thereto.
2. Buildings and structures appear as follows:
 - a.) **In conformance with the setback requirements of the Land Use Bylaw as shown on the Real Property Report dated August 31, 2022, as follows:**
 - *Side yard and front and rear yard setback requirements comply, other than the following clarifications.*

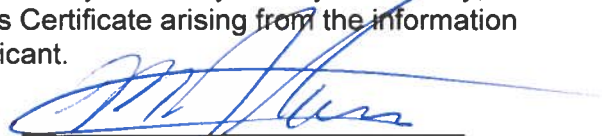
Primary Building (House)

- **Front yard setback should be 8 metres, the current front yard setback is 7.52 metres on the westerly side of the front yard and 7.57 metres on the easterly side of the front yard. Given that the house was built prior to the current land use bylaw, the principal residence is considered to be legal non-conforming and is acceptable.**
- **Side yard setbacks should be 1.5 metres, the current side yard setback is 1.48 metres on the easterly side of the house. Given that the house was built prior to the current land use bylaw, the principal residence is considered to be legal non-conforming and is acceptable.**

This certificate is subject to the following qualifications:

1. The Municipality is relying entirely on the information provided by or on behalf of the applicant in respect to the use of the property and the Municipality makes no representation as to the actual use of the property.
2. The Municipality is relying entirely on the survey certificate or Real Property Report, dated **August 31, 2022**. The Municipality makes no representation as to the actual location of the buildings.
3. The Municipality has not conducted an inspection of the property.
4. The Municipality assumes no responsibility or liability for any inaccuracy, mistake or error of law or fact set forth in this Certificate arising from the information supplied by or on behalf of the applicant.

Dated this 8th Day of September 2022



Marc Fortais
Development Officer Town of Bentley

Alberta Land Surveyor's Real Property Report

CLIENT: RICK KATCHUIK

LEGAL DESCRIPTION:
 Lot : 18
 Block : 10
 Plan : 132 U

Civic Address: 4809 - 51st Avenue
Municipality: BENTLEY, ALBERTA

LEGEND & NOTES:

Statutory iron posts found are shown thus ●
 Temporary point established shown thus X
 Power Poles found shown thus *PP
 O/H power lines are shown thus — OHP —
 Eaves are shown thus
 Eaves are measured to line of fascia, unless otherwise specified.
 Unless otherwise specified, the clearances shown are to siding, measured perpendicularly from the property boundaries.
 All Fd.I.'s are within 0.10 of ground level except where noted otherwise.
 Distances are in metres and decimals thereof.

Structures deemed permanent shaded thus
 Property boundaries for subject property shown thus

TITLE INFORMATION:


Title Number: 162 119 662
 Searched on the date of: AUGUST 22, 2022
 Property is subject to :
 No Registrations

CERTIFICATION:

I hereby certify that this Real Property Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of date of this Real Property Report, I am of the opinion that:

- the plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements and rights-of-way affecting the extent of the title to the Property;
- the improvements are entirely within the boundaries of the Property unless shown otherwise;
- no visible encroachments exist on the Property from any improvements situated on an adjoining property unless shown otherwise;
- no visible encroachments exist on registered easements or rights-of-way or other registered instruments affecting the extent of Property unless shown otherwise.

PURPOSE: We (1) have performed this survey and prepared this Report for the benefit of only: the land owner, subsequent owners and any of their agents. Copying is permitted only for the benefit of those parties.
 Where applicable, the registered easements, utility rights-of-way and other registered instruments affecting the extent of the property have been shown.
 Unless otherwise shown, property corner markers have not been placed during the survey for this Report.
 This Report should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user.
 The information shown on this report reflects the status of this property as of "date of survey" only.
 Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.
 Dated at Red Deer, Alberta

August 31 2022

 CHAD VANDENBERG, A.L.S.
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TOWN OF BENTLEY


Date Of Survey : AUGUST 24, 2022

Scale = 1 : 250

Drawn By: KV

Job No. 39166-PPR

Checked By: ZG/CV



Snell & Oslund
 Surveys (1979) Ltd.
 RED DEER, ALBERTA
 PH: (403) 342-1255
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