



**Minutes of the Regular Meeting of the Council of the Town of Bentley  
March 23, 2021**

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**Date & Place:** Minutes of the Regular Meeting of the Council of the Town of Bentley, held beginning Tuesday, March 23, 2021 at 6:45am, in the Bentley Municipal Office.

**In Attendance** Mayor Greg Rathjen  
Deputy Mayor Joan Dickau  
Councillor Doug Talsma  
Councillor Cora Knutson  
Councillor Neil Maki  
CAO Marc Fortais

**Call to Order** Mayor Greg Rathjen called the council meeting to order at 6:45pm

**Agenda** **Motion 53/2021** Moved by Councillor Talsma, "THAT the agenda of the March 23, 2021, regular meeting be amended to include one additional item as other business - an update from the CAO regarding The Alberta Community Partnership Grant"  
**Carried**

**Motion 54/2021** Moved by Councillor Talsma, "THAT the amended agenda of the March 23, 2021, regular council meeting be accepted."  
**Carried**

**Previous Minutes** **Motion 55/2021** Moved by Councillor Talsma, "THAT the minutes of the regular meeting held on March 9, 2021 be confirmed."  
**Carried**

**Financial**  
a) **Prepaid Cheque Listing – Cheques 20210167 to 20210206**  
**Motion 56/2021** Moved by Councillor Knutson, "THAT cheques numbered 20210167 to 20210206, be received as information."  
**Carried**

**New Business**  
a) **Public Hearing re: Bylaw 226/2021 amendment to Land Use Bylaw #189/2016 – regarding Building Demolitions and Manufactured Homes outside of the Manufactured Homes District.**

**Call to Order** Mayor Rathjen called the Public Hearing to Order at 6:53pm

  
Initial

**Marc Fortais, Chief Administrative Officer** and Development Officer provided a power point presentation regarding the proposed amendment to building demolitions and the discretionary use change in residential districts within Land Use Bylaw 189/2016 as well as provided a summary of feedback received to date.

**Allan Desharnais & Melinda Neufeld**, spoke regarding their recent application to place a modular on their property on 50<sup>th</sup> Ave and also provided an overview of themselves and their support for the proposed amendment.

**Len Landry** spoke regarding his opposition to the proposed development on Main Street of the community and also spoke that consideration should be given to more permanent forms of foundations as well as potential age restrictions for such homes within the remainder of the community. He was clear that any such development should not occur on Main Street and that any such development in other areas should be on permanent foundations, with age restrictions and architectural Standards. Also felt definition consistency was important to meet building code standards.

**Byron Reban**, spoke regarding his opposition to the proposed development on Main Street indicating the heritage nature of the homes and the gateway to the community as the main reasons that this type of development should not be placed on Main Street. He also acknowledged Mr. Desharnais and Ms. Neufeld for their work in cleaning up the property which had been an eyesore for many years. He also acknowledged the need to look to update the Land Use Bylaw to meet current building standards and definitions.

***CAO Marc Fortais read letter from the following residents:***

**Lynda Haarstad Petton** – In Favor of the proposed amendment to provide clearer standards and definitions in support of this type of home development that has advanced over the years. As well as in support of the increased tax base that will result from supporting such developments.

**Greg & Barb Carson** – In Favor of the proposed amendment to allow for growth in the community, the creation of affordable housing and addressing aesthetic concerns based on standards for this type of development. Manufactured Homes can look like a house as they have evolved over the years.

**Robin Lemay** – Opposed to the proposed amendment. There should not be modular or manufactured homes in this district now or ever. Also has concerns with the other districts that allow them currently. There should be clearly established architectural guidelines and an age restriction of nothing older than 5 years in all of the other districts.

**Caroline Tobias** – Strong opposition to the proposed amendment. Feels that the size, form and external appearance of a manufactured home must be compatible as it relates to other buildings in the vicinity and that manufactured or modular homes are not compatible with homes on Main Street. This type of development will take away from the historic feel of the neighborhood and potentially devalue homes around it.

**Gordon Sweetnam** – Opposed, modular homes should not be allowed in Bentley's R1 zoned area. Has not seen a good example of a modular home infill that compliments existing neighborhoods. This is not to say it is not possible, but he has not seen it.

**Chris & Debbie Tasa** – Opposed, as it will set a precedent to allow mobile and modular homes to be set anywhere in Bentley. Moved to Bentley because of its char and how well planned the town was. Feel that this type of development on Main Street will result in the value of homes going down.

**Rob Brouwer** – Opposed to the amendment, feels that trailer courts within town are zoned specifically for that purpose. Feels that allowing this to happen will depreciate the surrounding house values and will take away from the historical look of Bentley. Voiced concern regarding the timeline to complete development.

**Roberta and Daryl Palanuik** – Opposed to the amendment, does not agree with slab on grade or screw piles as a permanent form of foundation. Should include the requirement that any modular or manufactured home be placed on fixed permanent foundation consisting of basement only and not be allowed to be removed from the residential site. Feels that slabs on grade or screw piles will lead to a downgrading of standards and property value for the district.

**Mark & Darlene Vanderlaan** – Strong opposition to the amendment. Spoke to Main Street being a reminder of the earliest remaining history of Bentley and the look and feel of the charming neighborhood in which they live. Focal point for travelers entering Bentley.

Key Points:

- Decrease value of homes surrounding the property
- R1 is not suited for modular or mobile home development
- Should not make exceptions or consider variations to the rules of existing bylaw
- Does not fit the style of homes in the block
- Should have proper basement and servicing
- Monitoring of proposed development concerns – who will monitor, enforce, inspect?

**Cy Nelson** – Opposed to the amendment based on the same concerns as mentioned by other letters and presenters.

**Dale Grimsdale** – Opposed to the development, does not support modular or mobile homes being placed in the R1 District. Referred to the main entrance into the community and the natural beauty of the Bentley Area with Heritage type homes.

**Mayor Rathjen** asked the audience if there were any other persons wishing to speak, hearing none, he called for a motion to close the public hearing.

**Motion 57/2021** Moved by Deputy Mayor Dickau, "THAT the Public Hearing re: Bylaw 226/2021 amendment to Land Use Bylaw #189/2016 – regarding Building Demolitions and Manufactured Homes outside of the Manufactured Homes District be closed at 8:00pm"

**Carried**

Mayor Rathjen called for a recess at 8:00pm for 5 minutes to allow participants in the Public Hearing to leave if they wished.

**Call to Order**

Mayor Rathjen called the regular council meeting back in session at 8:05pm

**Motion 58/2021** Moved by Councillor Knutson, "THAT Bylaw 226/2021 in regards to manufactured homes be sent back to administration for further changes and that the changes be brought back to council by April 27, 2021 Regular Council Meeting; AND

THAT the following changes be included as follows:

- 1.) Amalgamate the definitions regarding modular and manufactured homes



Initial

- 2.) A minimum age limit of 5 years or newer on any manufactured home to be placed in any district where it is considered a discretionary or permitted use
- 3.) Change the permitted use for manufactured homes in all districts other than R3 to discretionary
- 4.) R1 district continues to not include manufactured homes as a permitted or discretionary use. In regard to existing manufactured homes in R1 District, if they are moved out or demolished within the R1 district they must be replaced with a structure that meets all of the requirements of the Land Use Bylaw at the time of application.
- 5.) All manufactured homes in any district other than R3 are to be placed on a permanent concrete foundation with a basement or crawl space with footings

**The motion was seconded by Councillor Maki**

**Carried**

**b) Tender Award 50<sup>th</sup> Street South Rehabilitation and Service Road**

**Motion 59/2021** Moved by Councillor Maki, "THAT Mayor and Council authorize CAO Marc Fortais to award the tender for the rehabilitation of 50<sup>th</sup> Street South and Service Road between 50<sup>th</sup> Street South and the Transfer Station to Urban Dirt Works for a dollar value of \$538,696.12"

**Carried**

**Correspondence**

- a) **Lacombe Enforcement 2020 Final Report**
- b) **Lacombe County 2020 – 2023 CPO Traffic Safety Plan**
- c) **Lacombe County Council Highlights March 11, 2021**

**Motion 60/2021** Moved by Councillor Talsma, "THAT correspondence item a) to c) be accepted as information."

**Carried**

**Other Business/Council Question Period**

**a) Update on Alberta Community Partnership Grant**

CAO Marc Fortais, provided an update to Mayor and Council that we have been successful with the Alberta Community Partnership Grant Application to undertake work in partnership with the Lacombe County to conduct a study related to the development of an Area Structure Plan for the lands along the highway 12 corridor to the South East of Bentley. Work will begin with Parkland Community Planning as soon as possible and updates will be presented to the Town of Bentley & Lacombe County (ICP) & (ICF) Committee as required throughout the project until a final report can be brought before Mayor and Council.

**Adjournment**

**Motion 61/2021** Moved by Deputy Mayor Dickau, "THAT the regular meeting of Council be adjourned, Time 8:40 pm."

  
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Mayor Greg Rathjen

  
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Marc Fortais

