



The Municipal Planning Committee of the Village of Hussar will be held in Council Chambers and via conference call on Thursday, May 11, 2023 after regular council meeting

1. CALL TO ORDER

2. ACCEPTANCE OF AGENDA

3. DEVELOPMENT

- (a) Development Permit # 2023-005 – Discretionary Use – Accessory building in Residential District
- (b) Development Permit # 2023-006 - Discretionary Use – Fence variance in Residential District

4. ADJOURNMENT

Development Permit Checklist

Applicant Name:   

Development Permit Number: 2023-006 District: R

Development Permit Type

- Deck (\$25)
- Fence (\$10)
- Accessory Building (\$50)
- Building Addition (\$100)
- New Construction (\$200)
- LUB Amendment (Plus Palliser & Advertising Fees) (\$100)
- Discretionary Uses not listed in fees (\$25)

Fees Paid on: Apr 20, 2023

Application Received Date: April 12, 2023

Application Deemed Complete (20 days): May 2, 2023

- Application Complete letter sent on: Apr. 20, 2023
- Application Incomplete letter sent on: _____

Notice of Decision Due (40 days from complete letter): _____

- Application Approval Letter Sent: _____
- Permit Issued: _____
- Application Denied Letter Sent: _____

Once Approved Send to Linda Taylor of Palliser

- Sent to Palliser: _____

Development Permit Review

Address: 239 3rd Ave W

Lot: 10 Block: 6 Plan: 6780am

Year Built: new shed

Lot size: 50 x 130 6500. sq.ft. (603.17 sqm.)

Width of site: _____

House Size: 1953 %: 30 ✓

Accessory Building Size: ^{exists 191 sqft.} 10x15 %: 3 ✓

Accessory Building Size: 10 x 15 %: 2.3 8 foot height

Accessory Building Size: _____ %: _____

Front Setback: _____ Rear Setback: ✓ 1 m (3.2ft)

Side Setback: _____ Side Setback: ✓ 1 m (3.2ft) west side

Does this comply to the LUB?
Yes - requires MPC Approval

Additional Notes:

APPLICATION FOR A DEVELOPMENT PERMIT

I / We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application.

APPLICANT INFORMATION:

NAME: [REDACTED] PHONE NO: [REDACTED]

ADDRESS: [REDACTED]

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: 239 3RD AVE WEST NUSSAR AB

LEGAL DESCRIPTION: Lot(s) 10 Block 6 Reg. Plan No. 6780AM

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

EXISTING USE OF PROPERTY: _____ LAND USE DISTRICT: _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: STORAGE SHED

PROPERTY LINE SETBACKS: Front: _____ Rear: 1 METRE ✓ Side: 1 METRE ✓

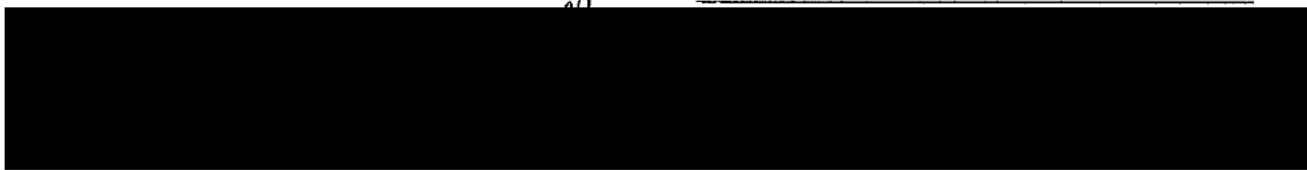
HEIGHT: 8 FT WALLS ✓ FLOOR AREA: 150 SQ FT ✓ SITE COVERAGE: 0.02 ✓ %

OFF-STREET PARKING PROVIDED: 10x15 N/A

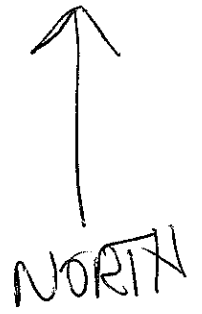
ESTIMATED COMMENCEMENT: MAY 2023 COMPLETION: SEPT 2023

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: _____

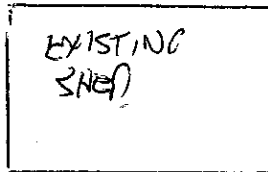
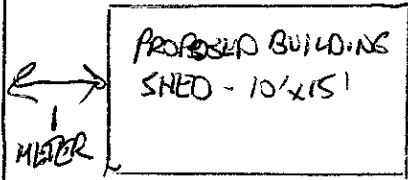
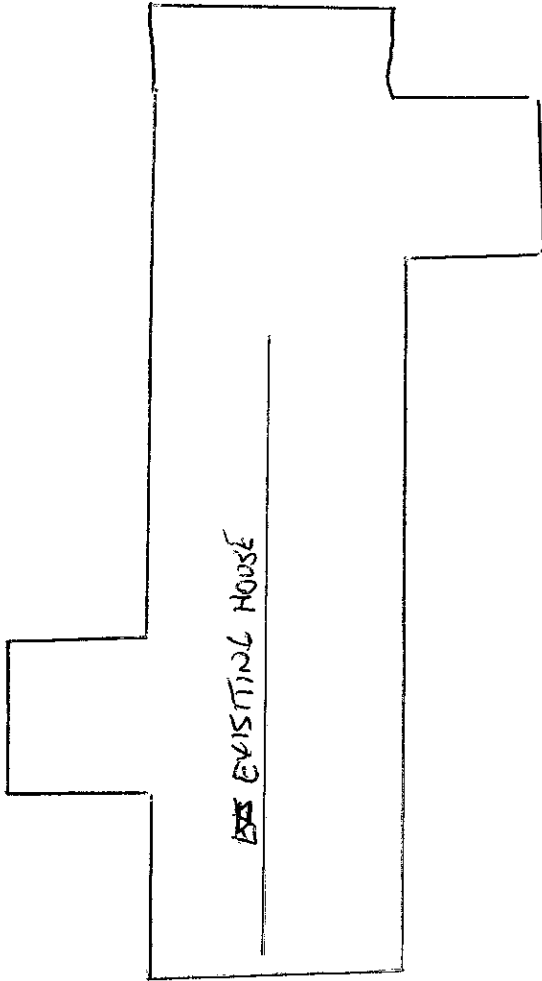
OTHER SUPPORTING MATERIAL ATTACHED: _____



SEE ATTACHED DRAWING



2nd STREET



ALLEY

NOTE - NOT TO SCALE

Development Permit Checklist

Applicant Name: _____

Development Permit Number: 2023-007

District: R

Development Permit Type

- Deck (\$25)
- Fence (\$10)
- Accessory Building (\$50)
- Building Addition (\$100)
- New Construction (\$200)
- LUB Amendment (Plus Palliser & Advertising Fees) (\$100)
- Discretionary Uses not listed in fees (\$25)

Fees Paid on: May 1, 2023

Application Received Date: May 1, 2023

Application Deemed Complete (20 days): May 1, 2023

- Application Complete letter sent on: May 1, 2023
- Application Incomplete letter sent on: _____

Notice of Decision Due (40 days from complete letter): _____

- Application Approval Letter Sent: _____
- Permit Issued: _____
- Application Denied Letter Sent: _____

Once Approved Send to Linda Taylor of Palliser

- Sent to Palliser: _____

Development Permit Review

Address: 227, - 3rd AVE W

Lot: 6 Block: 6 Plan: 6780AM

Year Built: _____

Lot size: 50 x 130 6500 sq.ft.

Width of site: _____

House Size: _____ %: _____

Accessory Building Size: _____ %: _____

Accessory Building Size: _____ %: _____

Accessory Building Size: _____ %: _____

Front Setback: _____ Rear Setback: _____

Side Setback: _____ Side Setback: _____

Does this comply to the LUB?

No. Proposed fence past property line and would need
variance

Additional Notes:

APPLICATION FOR A DEVELOPMENT PERMIT

I / We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application.

APPLICANT INFORMATION:

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: _____

LEGAL DESCRIPTION: Lot(s) 6 Block 6 Reg. Plan No. 6280 Am

All / Part of the _____ 1/4 Section _____ Twp. _____ Range _____ West of 4th Meridian.

EXISTING USE OF PROPERTY: _____ LAND USE DISTRICT: _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: To fence 12' part over property. On line for additional yard space

PROPERTY LINE SETBACKS: Front: _____ Rear: _____ Side: _____

HEIGHT: _____ FLOOR AREA: _____ SITE COVERAGE: _____ %

OFF-STREET PARKING PROVIDED: _____

ESTIMATED COMMENCEMENT: May 15 / 23 COMPLETION: June 30 / 23

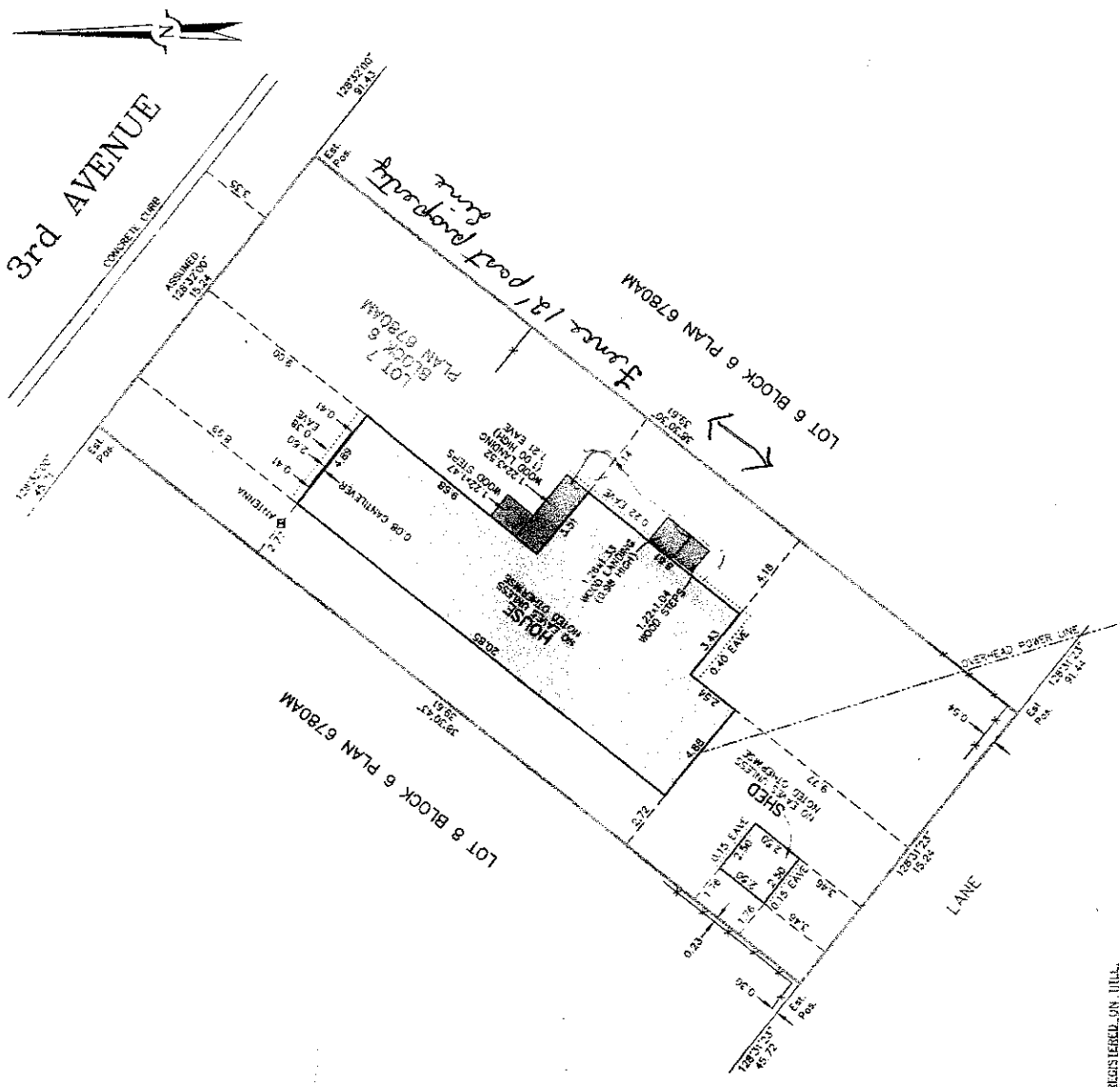
INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: _____

OTHER SUPPORTING MATERIAL ATTACHED: _____



ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

MUNICIPALITY: VILLAGE OF HUSSAR
 PREPARED FOR: MYRTLE CHRISTENSEN (THE "CLIENT")
 DESCRIPTION OF PROPERTY: LOT 7 BLOCK 6 PLAN 6780AM
 (THE "PROPERTY")
 MUNICIPAL ADDRESS: 227 - 3rd AVENUE, HUSSAR, ALBERTA
 DATE OF SURVEY: JUNE 28, 2022
 DATE OF TITLE SEARCH: JUNE 29, 2022
 (A copy of which is attached hereto)
 SCALE: 1:200 METRIC



LEGEND:
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 FOUND IS ABBREVIATED THUS Fd.
 STATUTORY IRON POST FOUND IS SHOWN THUS [Symbol]
 IRON BAR FOUND IS ABBREVIATED THUS [Symbol]
 IRON BAR FOUND IS SHOWN THUS [Symbol]
 LINES MEASURED TO FASCIA : SHOWN THUS [Symbol]
 LINES ARE WITHIN 0.20 OF PROPERTY UNLESS INDICATED OTHERWISE. [Symbol]
 UNDEVELOPED POSITION IS ABBREVIATED THUS [Symbol]

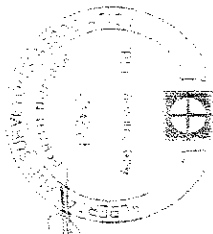
CERTIFICATION:

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

1. 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, registered easements, and rights-of-way affecting the extent of the title to the Property;
2. the improvements are entirely within the boundary of the property;
3. no visible encroachments exist on the property from any improvements situated on any adjoining property;
4. no visible encroachments exist on registered easements, or rights-of-way affecting the extent of property.

PURPOSE:
 This report and related plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of a land conveyance. Copying is permitted only for benefit of these parties, and only if the plan remains attached. Where applicable, registered easements, utility rights-of-way, and other legal interests affecting the extent of the property have been shown on the attached plan. As shown otherwise, property corner markers have not been placed during the survey. The attached plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Date of 28th day of JUNE, 2022.
 _____, Alberta



ANDREW CAMMERT, A.S.
 ACE SURVEYS LTD.
 116 STRATHMORE LANE S. COMMON
 116 STRATHMORE, S.S. 1P 1Y7
 PHONE: 403-934-2330
 EMAIL: ACESURVEYS2011@CMAIL.COM

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FILE NO. 22128-2
 SAK 2022/6/28

ENCUMBRANCES REGISTERED ON TITLE, NO REGISTRATIONS