

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: 221-3rd Ave East

LEGAL DESCRIPTION: Lot(s) 14 Block 8 Reg. Plan No. 6780AM

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

EXISTING USE OF PROPERTY: none LAND USE DISTRICT: _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: shed for storage

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

HEIGHT: 8ft FLOOR AREA: 308 sqft SITE COVERAGE: _____ %

OFF-STREET PARKING PROVIDED: 14x22

ESTIMATED COMMENCEMENT: _____ COMPLETION: _____

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: N/A

OTHER SUPPORTING MATERIAL ATTACHED:

SIGNATURE OF APPLICANT [redacted]

SIGNATURE OF REGISTERED [redacted]

163



Distance: 21.95 ft
Distance: 22.93 ft
Distance: 34.12 ft





Village of Hussar

109 1st Avenue East, PO Box 100
Hussar AB T0J 1S0
www.villageofhussar.ca



NOTICE OF DECISION

THIS IS NOT A DEVELOPMENT PERMIT

DEVELOPMENT PERMIT No.: 2024-001

APPLICANT NAME: [REDACTED]

MUNICIPAL ADDRESS: 221 3rd Ave East Hussar, AB

LEGAL ADDRESS: Lot 14 Block 8 Plan 6780AM

LAND USE DISTRICT: R

APPROVED USE(S): Storage Shed

DATE APPLICATION DEEMED COMPLETE April 22, 2024

DATE OF DECISION: May 28, 2024

APPROVED BY: **Municipal Planning Commission**

The above noted Development Permit Application for a Residential Accessory Building was approved on May 28, 2024 and is subject to the conditions noted in the attached **Conditions Of Approval** and the 21 day appeal period.

An appeal of this decision may be made by an affected person by serving written notice of appeal by 4:30 p.m. on June 17, 2024. All notices sent by mail must be received by the Village Office by 4:30 p.m. on June 17, 2024. Appeals must be addressed to:

Village of Hussar
Subdivision & Development Appeal Board
PO Box 100
109 – 1st Avenue East
Hussar AB T0J 1S0

Signature
Liz Santerre
Development Officer

Date

*A decision of the Development Authority on a development permit application may be appealed by serving a written Notice of Appeal to the **Secretary of the Intermunicipal Subdivision and Development Appeal Board** within twenty-one (21) days of the date that the applicant is notified of the decision in writing.*

Should you have any questions or require information regarding any of the above please contact the Development Officer as noted in this document.

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CONDITIONS OF APPROVAL

Variances:

1. The municipal planning committee has allowed a variance to section 7.23.3 in Hussar Land Use Bylaw 523-22, for the storage shed to be permitted in a residential areas on the parcel located at 221 3rd Ave East Hussar, AB where the primary land use is residential.
- 2.

Standard Conditions of Approval:

1. 7.23.1 A storage structure shall meet the setback requirements for an accessory building in the appropriate district.
2. 7.23.2 A storage structure shall be screened from view as required by the Municipal Planning Commission and/or may require exterior finishing to be in general conformance with the principal building or surrounding development

Specific Conditions of Approval:

1. The yard on 221 3rd Ave East Hussar AB is to be fully enclosed with a fence by September 15, 2024. Chain link fence will be considered acceptable.
- 2.

Advisory Notes:

- Please note that you are also required to obtain any Building Permits and Inspections as required under the *Safety Codes Act*. Please contact Palliser Regional Municipal Services at 1-800-407-8361 or visit www.palliserservices.ca.
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