



The Municipal Planning Commission Meeting of the Village of Hussar will be held in Council Chambers and via conference call on Thursday, June 13, 2024 starting after the regular Council Meeting

1. CALL TO ORDER

2. ACCEPTANCE OF AGENDA

3. DEVELOPMENT

(a) Development Permit # 2024-002 – Discretionary Use – Primary Dwelling Addition

(b) Development Permit # 2024-001 - Discretionary Use – Storage Structure

4. ADJOURNMENT

2024-002

543-22

Village of Hussar – Land Use Bylaw # 493-14

FORM A

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]

ADDRESS: [Redacted]

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: 239-1st Ave West Hussar A#

LEGAL DESCRIPTION: Lot(s) 1 Block B Reg. Plan No. 1006JK

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

EXISTING USE OF PROPERTY: RESIDENCE LAND USE DISTRICT: R

DETAILS OF DEVELOPMENT:

PROPOSED USE: ADDITION TO HOUSE

PROPERTY LINE SETBACKS: Front: _____ Rear: 50 Side: 8 & 25

HEIGHT: 8 FLOOR AREA: 480 SITE COVERAGE: 38 %

OFF-STREET PARKING PROVIDED: _____

ESTIMATED COMMENCEMENT: ASAP COMPLETION: Dec 31, 2024

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

OTHER SUPPORTING MATERIAL ATTACHED: _____

SIGNATURE OF APPLICANT: _____ DATE: _____

SIGNATURE OF REGISTERED OWNER: [Redacted] DATE: June 4, 2024

Total lot → 7670 sqf.

lot coverage → 2900

1930
950



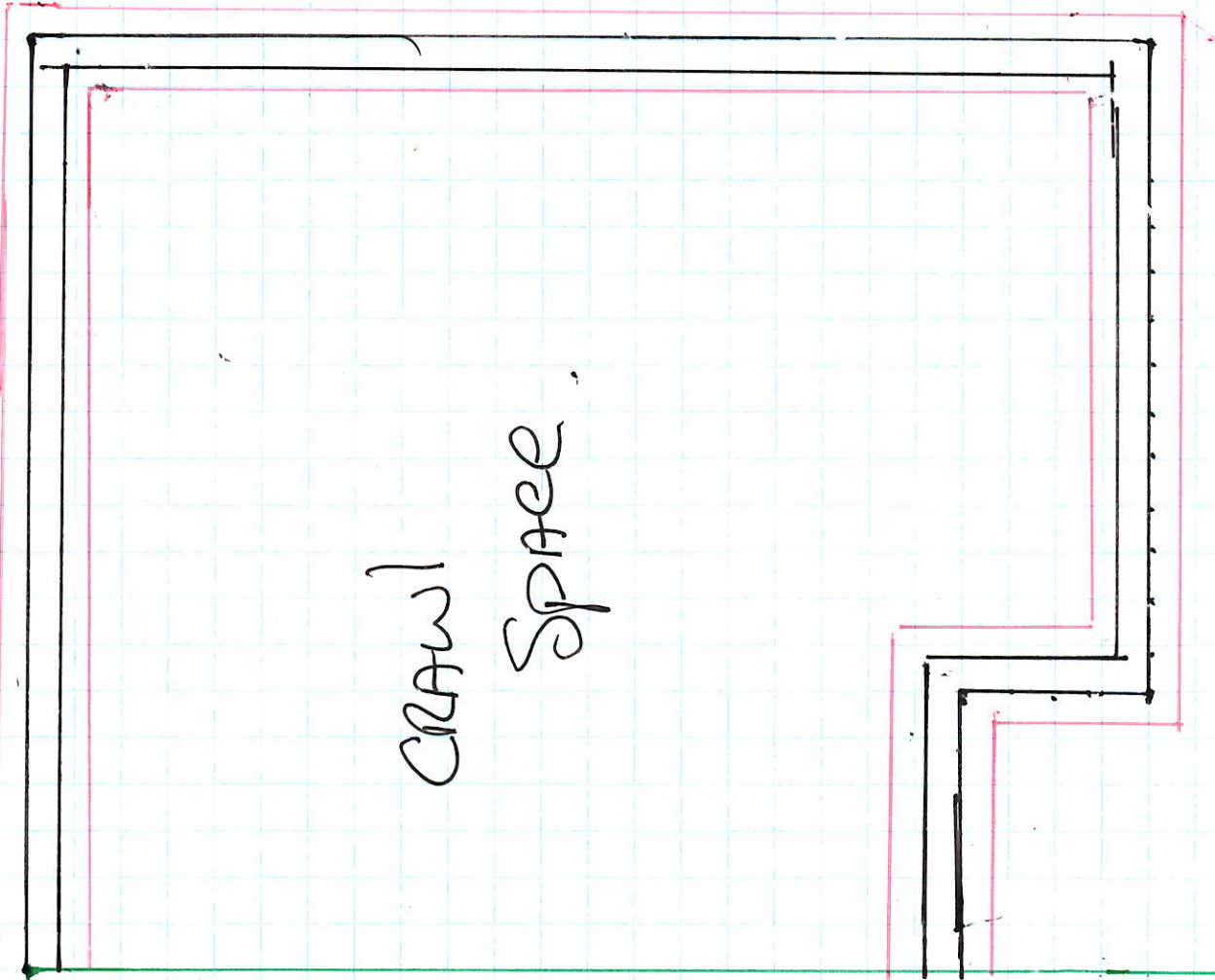
239

House.

House.
House.

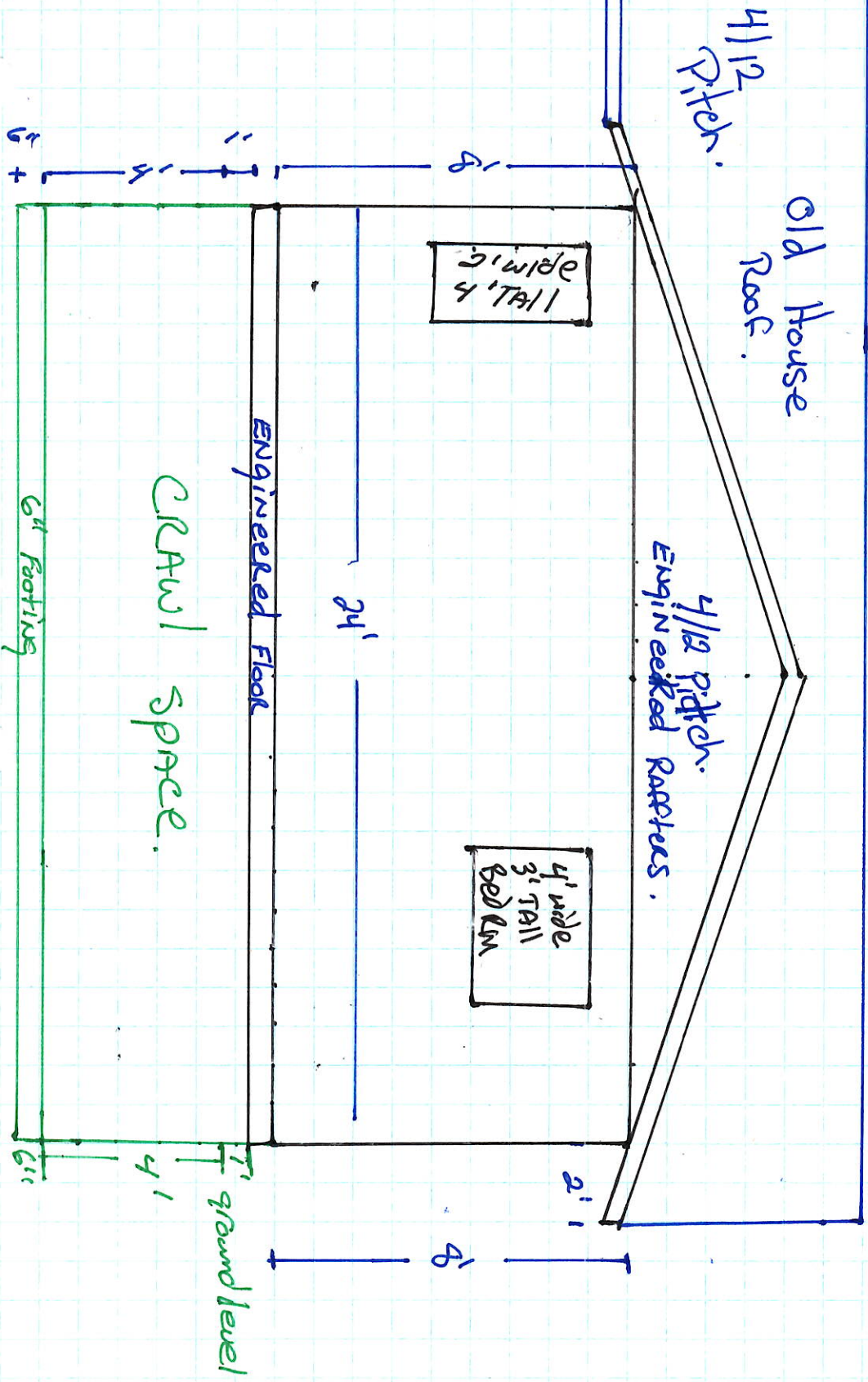
- 2x6 Ext. walls,
- 2x10 Headers,
- 2x4 Interior walls,
- Engineered Rafters
- Engineered Floor
- 4' crawl space.

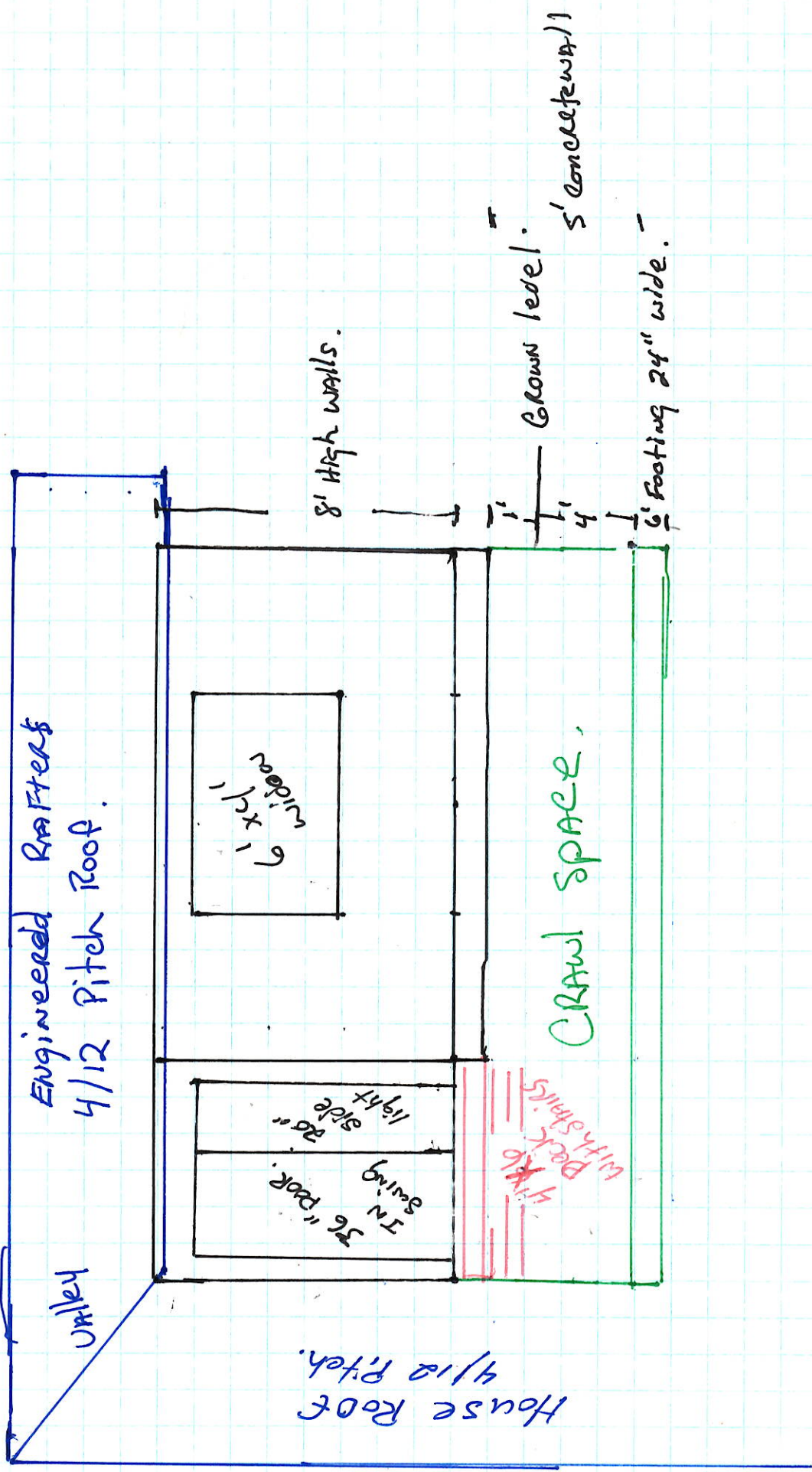
- 6" x 24" Footings
- 5' High concrete wall 4' Below ground level. 1' Above.

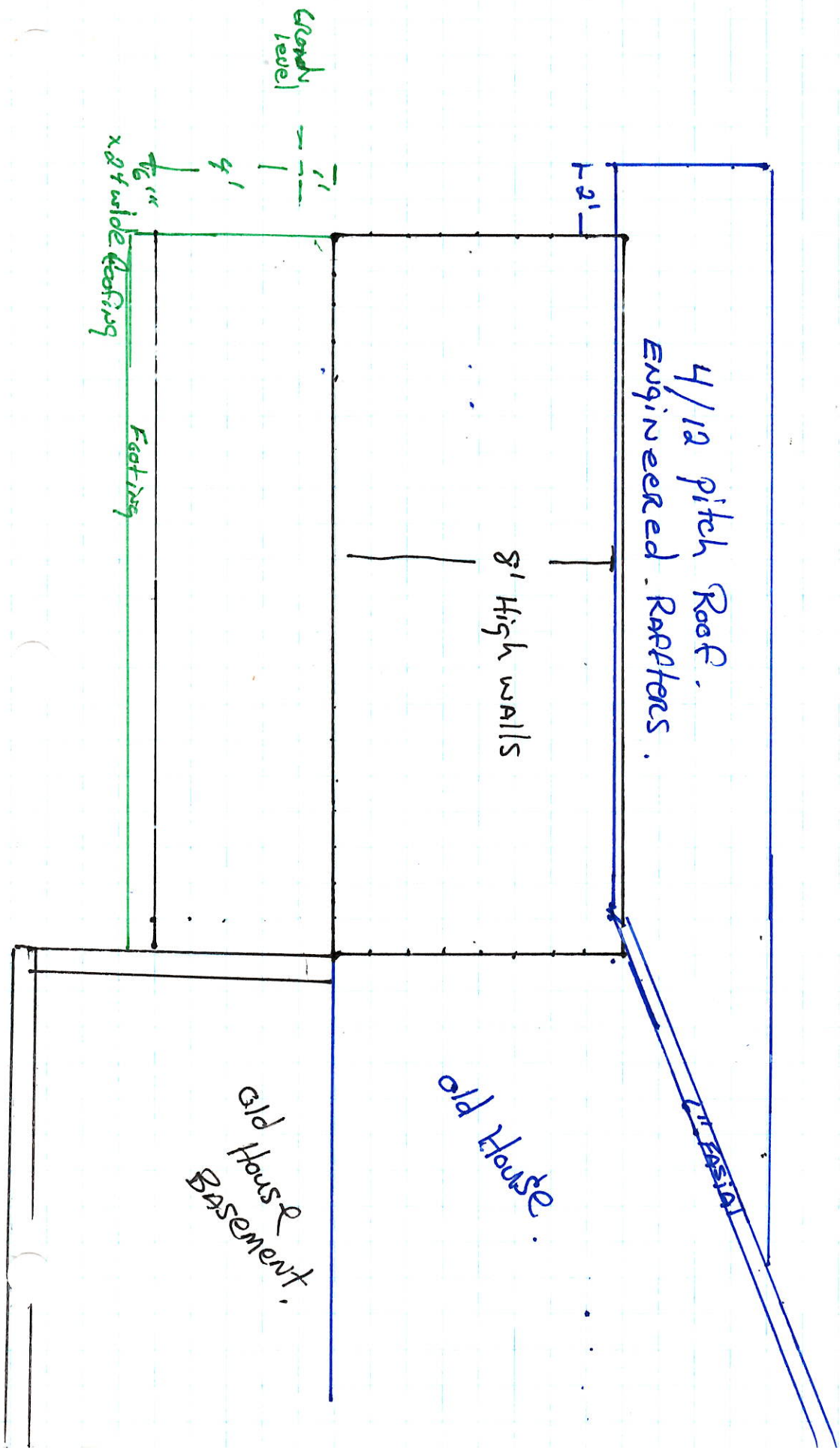


CRAWL
SPACE.

old house.







4/12 pitch Roof.
Engineered Rafter.

8' High walls

x 24 wide flooring
Footings

Ground level

old House
Basement

old House

TERRACE

RE: 239 1st Ave West

Fri 2024-06-07 3:45 PM

To: Village Office <office@villageofhussar.ca>

Hi Liz

This is definitely a bit more complex in the LUB than it needs to be!

I would suggest it could be interpreted this way:

- The lot is a corner lot, so the side yard setback to the west would be 3.0 m (9.8 ft) as per 8.4.8(a)(i)
- The lot has access from a lane, so the side yard setback to the east would be 1.5 m (4.2 ft) as per 8.4.8(a)(ii).

I think that 8.4.9 is a error and needs to be corrected to "rear yard setback".

Does that help you?

Tracy

From: Village Office <office@villageofhussar.ca>

Sent: June 6, 2024 2:04 PM

To: Tracy Woitenko <twoitenko@palliserservices.ca>

Subject: 239 1st Ave West

Hi Tracy,

I was wondering if you would be able to confirm with me. I have a request for an addition to a residence at 239 1st Ave west. The house appears to be about 8 feet from the property line, but the house next to it looks to be right on the property line.

As per the LUB:

8.4.8 The minimum requirements for a side yard in a Residential District are:

(a) Principal Buildings

- i. Street side of corner site, 3m (9.8 ft);
- ii. Principle building with lane access, 1.5m (4.2 ft)
- iii. Principle Building with front access, 3.0m (9.8 ft)

(b) Accessory Buildings:

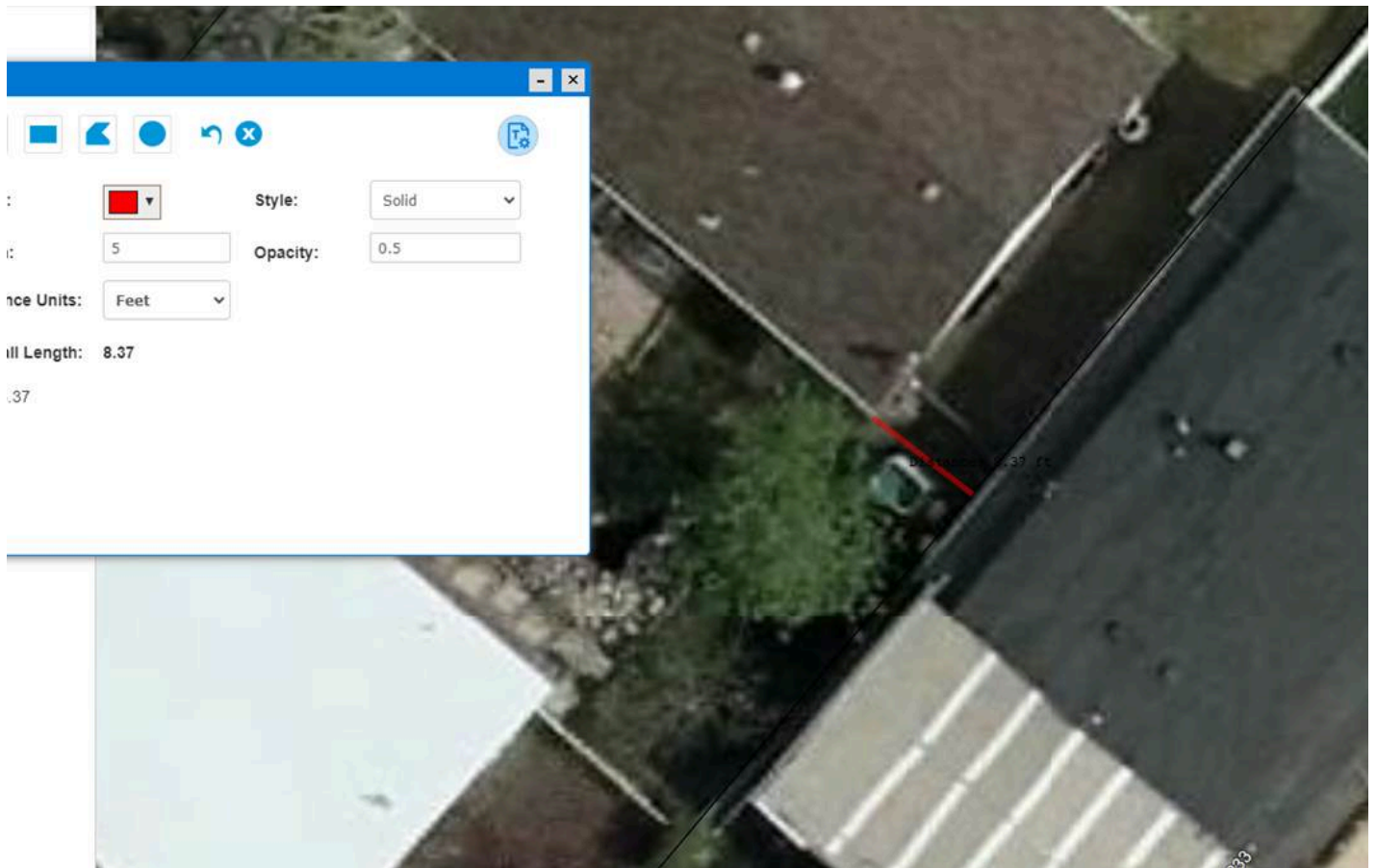
- i. 1m (3.2ft)

8.4.9 The minimum requirements for a side yard in a Residential District are:

(a) Principal Buildings: 7.6m (24.9ft); and

(b) Accessory Buildings: 1m (3.2ft).

From how I would read this the house have front access and therefore the side yard would be 9.8 feet, but I am not sure what the lane access would be as they also have an ally behind the house. Also the house beside it appears to be over the property line. They want to line up the addition with that side of the house (there is a picture attached in the file). I am also not sure what 8.4.9 would be referencing. I have attached the application. The below picture shows the distance to the property line.



Thanks,



**VILLAGE OF
HUSSAR**

Liz Santerre

Chief Administrative Officer

109 – 1st Avenue East

PO Box 100

Hussar AB T0J 1S0

403-787-3766

Monday - Thursday 8:00 -
4:00

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]
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 OWNER [Redacted]

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RE: Accessory Building Permit Question

[REDACTED]
Fri 2024-06-07 11:20 AM

To: Village Office <office@villageofhussar.ca>

Hi Liz

There is a bit more to it I think! Are they applying for an **Accessory Building**, like a garage, or are they applying for a **Storage Structure**, which is a sea can? These are two separate uses. An Accessory Building is an allowed use in a residential area, whereas a Storage Structure is not. You would not apply any conditions from Section 7.23 to a garage, these are limited to Storage Structures only.

Uses cannot be granted variances (i.e. you can't allow that use unless it is specifically listed in the district), so a Storage Structure would not be allowed.

Technically, an Accessory Building can't be allowed on a property without a principal residential use, and the definition of an Accessory Building requires this, so a variance can't be granted.....

I hope that helps? Feel free to call me if you'd like to discuss further.

Tracy

From: Village Office <office@villageofhussar.ca>

Sent: May 28, 2024 3:22 PM

To: Tracy Woitenko <twoitenko@palliserservices.ca>

Subject: Accessory Building Permit Question

Hi Tracy,

I am just trying to type up conditions of approval for an accessory building. As per our land use bylaw

Residents own a lot at 221 3rd Ave east as well as a house and lot at 217 3rd Ave east. They wanted to put up a single car garage on the vacant lot. We have already gone through our MPC and they have approved the garage as it is on the parcel next to the owners house lot providing they fence in the lot so that it is screened from view (Sec. 7.23.2). The land owners do not want to combine the titles on the 2 properties. The highlighted section has been interpreted that we do not allow storage sheds in the residential district unless there is a house on the property so the notice of decision will need to be made with a variance and condition of approval

Hussar LUB:

7.23 STORAGE STRUCTURES

7.23.1 A storage structure shall meet the setback requirements for an accessory building in the appropriate district.

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.

7.23.4 A storage structure shall not be permitted in residential areas or on parcels where the primary land use is residential.

7.23.5 A storage structure shall not be used as a sign.

7.23.6 A storage structure may be approved on a temporary basis during construction within any Land Use District

This is what I have typed up. Would that be acceptable?

CONDITIONS OF APPROVAL

Variations:

1. The municipal planning committee has allowed a variance for the garage structure to be permitted in a residential areas or on parcels 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 213 3rd Ave East Hussar AB is to be fully enclosed with a fence. 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.

Thanks,



**VILLAGE OF
HUSSAR**

Liz Santerre

Chief Administrative Officer

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PO Box 100

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