

VILLAGE OF HUSSAR AGENDA  
Municipal Planning Commission Meeting  
Thursday July 11, 2024



The Municipal Planning Commission Meeting of the Village of Hussar will be held in Council Chambers and via conference call on Thursday, July 11, 2024 starting after the regular Council Meeting

**1. CALL TO ORDER**

**2. ACCEPTANCE OF AGENDA**

**3. DEVELOPMENT**

**(a)** Development Permit # 2024-003 – Discretionary Use – Commercial New Build

**4. ADJOURNMENT**

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:

[Redacted Applicant Information]

REGISTERED OWNER OF LAND (if different from applicant):

NAME: [Redacted] PHONE NO: [Redacted]

ADDRESS: [Redacted]

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: 212 1st Ave. East

LEGAL DESCRIPTION: Lot(s) 33-36 Block 2 Reg. Plan No. 6780AM

All / Part of the SW 1/4 Section 13 Twp. 24 Range 20 West of 4<sup>th</sup> Meridian.

EXISTING USE OF PROPERTY: Empty LAND USE DISTRICT: Commercial

DETAILS OF DEVELOPMENT:

PROPOSED USE: Cold Storage Shop

PROPERTY LINE SETBACKS: Front: 28' ~~48'~~ <sup>48'</sup> Rear: 30' Side: 12' ~~west~~, 18'

HEIGHT: 28'3" FLOOR AREA: 5040 SITE COVERAGE: 39 %

OFF-STREET PARKING PROVIDED: No.

ESTIMATED COMMENCEMENT: August 1 2024 COMPLETION: Sept 30 2024

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

OTHER SUPPORTING MATERIAL ATTACHED:

[Redacted Other Supporting Material]



Date: June 13, 2024

File: 121314

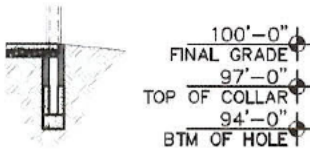


We are pleased to submit our quotation for work at the above project as follows. This quote will be valid for 2 weeks (June 27<sup>th</sup>, 2024). **Quote is subject to County and Engineering Requirements**

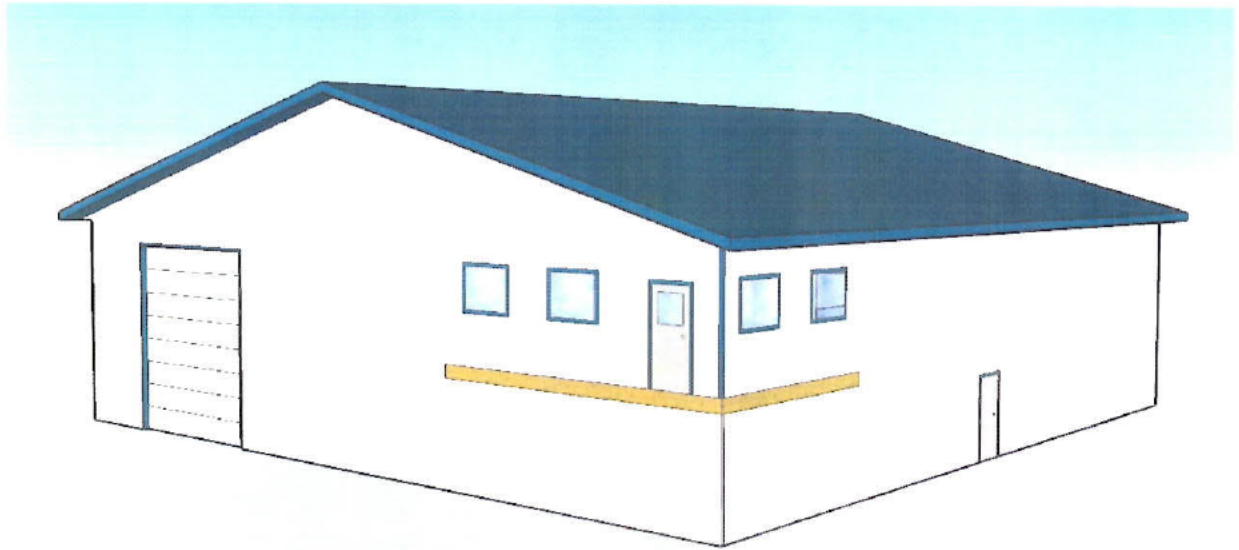
**1. a) 70' x 72' x 18' Post Frame Structure (Cold Storage)**

**Exterior Shell (Entire Structure)**

- Full Erection of Structure near Hussar, AB (Labour and all Materials)
- Engineered Blueprints for County Permit Requirements - Structural
- 2x8 Laminated Posts (Various Plys due to loading)
- 36" Concrete Foundation in Post Holes (12" Pad with 24" Collar) – Example Below:



- Post and 2x12 Header System
  - Commercial Trusses @ 4' O/C
  - 2' Overhang (Fascia and Vented Soffit)
  - Engineered Hurricane Tie Downs on Trusses for Uplift Protection
  - 2x6 Wall and Roof Strapping
  - 29 Ga. Painted Metal Cladded Walls and Roof (Colour TBD)
  - 24 or 26 Ga. Painted Metal Trims (Colour Dependent)
  - Dripstop Felt for Condensation on Roof Metal Cladding Underside
  - (3x) 3'x6'8" Commercial Man-Doors (Single Drilled) (Note: One Door to Have Glass Insert at Future Rear Deck)
  - (2x) 16'x16' Overhead Doors with 2 Rows Clear Polycarbonate Panels and Operators (Installed)
- [Redacted]
- (7x) 4'x3' Picture Windows (Installed)
  - (4x) 4'x3' Slider Windows (Installed)
  - Tyvek Exterior Wrap and Blueskin Membrane at Windows and Man Doors
  - Treated Ledger Board for Future Rear Deck
  - 26 Ga. Heavy Duty Eavestrough with Downspouts
- [Redacted]



### **16' x 24' Mezzanine/Office**

- Engineered Floor System (Commercial Grade)
- Concrete Strip Footing for Load Bearing Wall
- 23/32 OSB T&G Floor Sheathing
- 2x6 Stud Frame Load Bearing Wall with Headers for (2x) Man Door Openings (Framed Only)
- 2x4 Stud Frame Walls (Upstairs)
- 4'x4' Landing at Top of Stairs
- Commercial Stair System
- 2x4 Railing on Staircase
- Note: Floor to be left unfinished on the top of OSB Sheathing and the Underside of Joists
- Note: This price does not include any interior wall framing