



The Municipal Planning Commission Meeting of the Village of Hussar will be held in Council Chambers and via conference call on Thursday, September 12, 2024 starting after the regular Council Meeting

1. CALL TO ORDER

2. ACCEPTANCE OF AGENDA

3. DEVELOPMENT

(a) Development Permit # 2024-005 – Discretionary Use – Manufactured Home

(b) Development Permit # 2024-003 – Letter From Resident

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:

NAME [REDACTED]

ADDRESS _____

REGISTERED OWNER OF LAND (if different from applicant)

NAME _____ PHONE NO _____

ADDRESS _____

LOCATION OF PROPOSED DEVELOPMENT

CIVIC ADDRESS 251 - LAVE WEST

LEGAL DESCRIPTION: Lot(s) 10 Block _____ Reg. Plan No _____

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

EXISTING USE OF PROPERTY Vacant Lot LAND USE DISTRICT _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: move a New Manufacture Home on the lot

PROPERTY LINE SETBACKS: Front _____ Rear _____ Side _____

HEIGHT _____ FLOOR AREA _____ SITE COVERAGE _____ %

OFF-STREET PARKING PROVIDED _____

ESTIMATED COMMENCEMENT: _____ COMPLETION: _____

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: To purchase lot

OTHER SUPPORTING MATERIAL ATTACHED _____

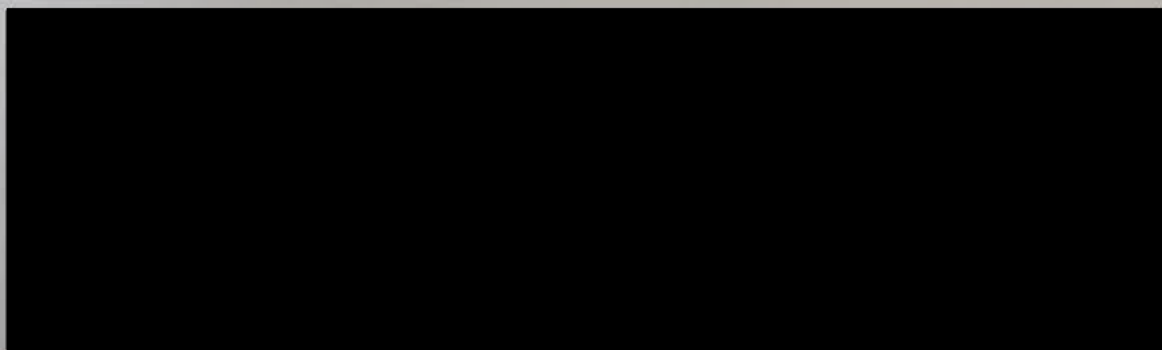
SIGNATURE OF APPLICANT [REDACTED]

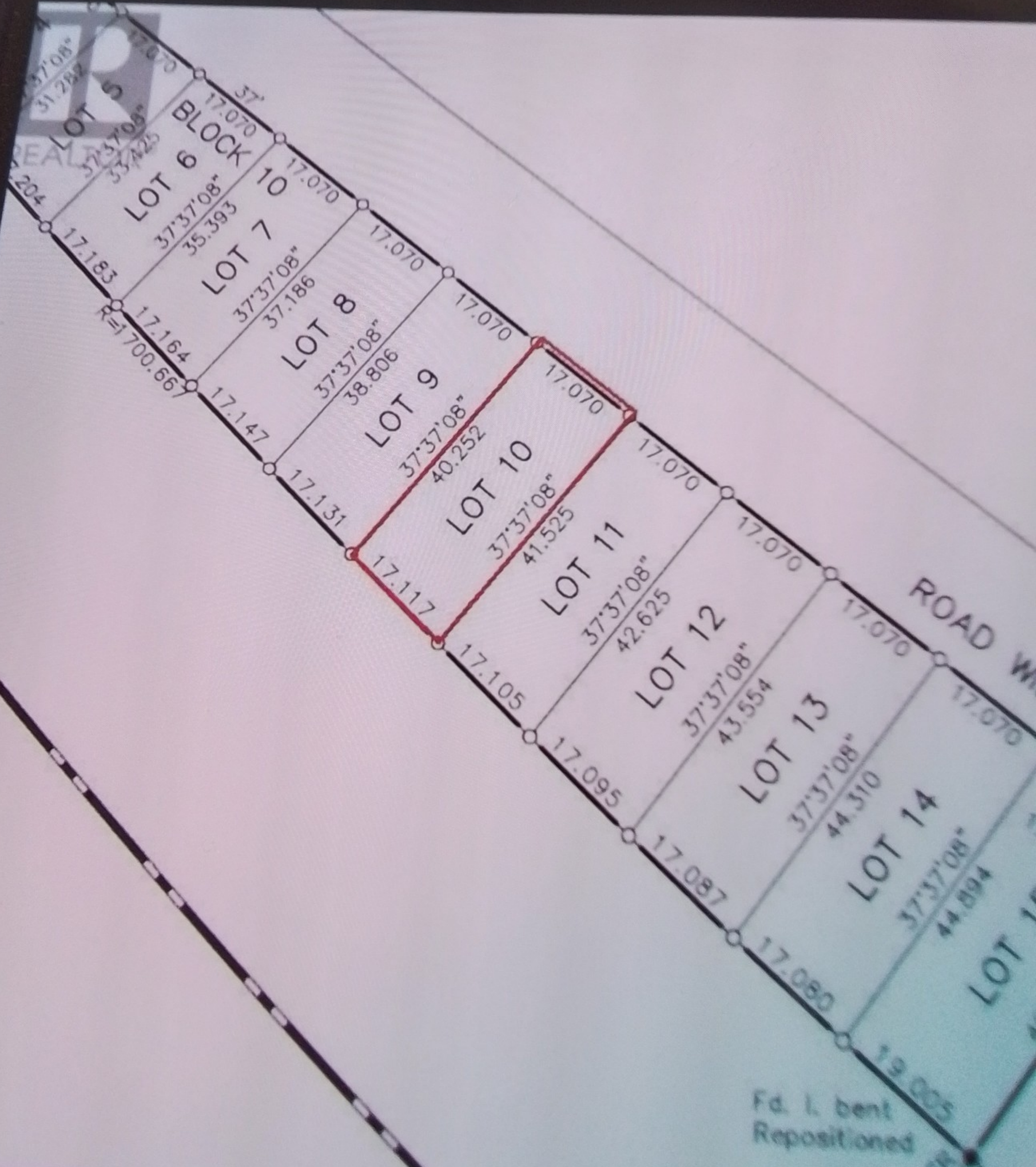
SIGNATURE OF REGISTERED OWNER _____ DATE _____

To Whom it May Concern

I am looking at purchasing lot 10 on 1st Avenue West. I am asking the town council to consider rezoning it from a stick built home to allow a manufactured home. It will be a brand new manufactured home. Until I find out if council will allow this I will not purchase this lot.

Thank you







Aug 3rd, 2024

Village of Hussar

Hussar, Alberta

T0J 1S0

To: Hussar Mayor and Council

Re: Consolidation of Lot – Plan 6780AM Block 8 Lot 16

Hello

As you all know [REDACTED] have been trying to follow your suggestions pertaining to consolidating the lot 16 to our lots 33 and 34 where our house sits. Land titles has told us now that this is not possible. The lots have different plan numbers even though they are right beside each other. This occurred when we subdivided our other lots on the other side of us and then sold one [REDACTED]

Land titles told us we would have to hire a surveyor again to do a plan of survey or a descriptive plan to proceed. This way the titles are all the same number. However, when I called our surveyor (who has done 3 surveys for us on the same lots) told us the cheaper of the two suggestions would be to do a descriptive plan. Being that said, when I asked [REDACTED] how much it would cost, he told me it would be \$1300.00 plus \$500.00 to register the title. In his opinion, for this circumstance it would just be silly for the extra cost. Two pins are already in place so following up doesn't justify the cost as we have already spent money buying it and surveying before. He does know why the land bylaw is in place and we do to, to stop buyers from using lots for unwarranted storage.

The cost to consolidate is to much for us to spend and going forward we want to hopefully sell the lot if and when we no longer live in Hussar. The purpose of the lot for us was to bring in a movable shed [REDACTED] to store [REDACTED] antique truck [REDACTED]

We are at a standstill now, and we would really like some suggestions on some steps we can take to either change the by-law or make some word changes in it to allow only certain defined items if a residence wasn't put on it. Not sure what needs to be done to go about making or changing a by-law and what Land titles has to do with the process. We're only asking for some help so we can move our shed onto our lot. Even if the Village and ourselves came to a written agreement to allow us to do so for 5 years say.

We just can't justify the cost to consolidate when we [REDACTED]
[REDACTED] will probably sell it in the future.

I would be glad to come to a meeting to discuss this further and hopefully we can come to some kind of agreement or understanding,

Thank you

[REDACTED]

My second question is someone has asked to have a temporary building put up on an empty lot. The building would not have a foundation and not power or water hooks ups. Is this something that the MPC could consider?

Your LUB is also unique in the way that it deals with temporary uses and developments. Usually, temporary is just a time period that a permitted or discretionary use can operate. In the Hussar LUB, temporary is defined as its own use and they may be allowed as a discretionary use in any land use district:

means a proposed land use or development where the intent is to operate the land use or structure for a specified period of time, not to exceed one (1) year, unless otherwise approved by the Development Authority in consideration of a land use that is temporary but has longer term requirements due to the specific use or project. Any temporary development permit application will state a date on which the development will cease. Temporary Uses shall be considered a discretionary use in all Land Use Districts.

Therefore, your MPC could consider an application for the temporary use or building subject to the rules in 7.29 and the definition for a temporary use.

7.29 TEMPORARY BUILDINGS

- 7.29.1 The Development Authority may conditionally approve a temporary building to be constructed or located in any Land Use District subject to the owner agreeing to remove said building in accordance with the terms and conditions affixed by the Development Authority.
- 7.29.2 A temporary building shall not exceed one storey in height and shall not have a basement or a cellar or any below grade foundation.
- 7.29.3 A temporary building shall be maintained at all times
- 7.29.4 No temporary building shall be serviced by Village sewage or water supply systems. Notwithstanding the foregoing however, when a temporary use is established in a building or on a site with existing municipal water or sewer services or both, those services may be temporarily used in accordance with the terms and conditions affixed by the Development Authority.
- 7.29.5 The Development Authority may require skirting around the base of a temporary building.
- 7.29.6 An application to extend the duration of a temporary permit shall be dealt with as a new application. There shall be no obligation to approve it on the basis that the previous permit had been issued.

Thanks,