

Intermunicipal Subdivision and Development Appeal  
PUBLIC HEARING NOTICE

**NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING**

File No: Permit No:	ISDAB 2024-01 2024-005
Use:	Dwelling, Manufactured Home
Decision	Approved with Conditions
Location	251 1st Ave East, Hussar, AB Lot 10, Block 10, PPlan 0910625
Appeal Received	October 21st, 2024
Appellant	Jonathan & Noah Elbaz Mike & Michelle Hager Kim & Rob Larsen
Appeal Hearing Date	Friday, November 8th, 2024 at 9:00am
Submissions Deadline	Wednesday, November 6th, 2024 by 4:00pm
Hearing Location	Hussar Village Office 109 – 1 Avenue East Hussar, AB T0J 1S0

Palliser Intermunicipal Subdivision and Development Appeal Board has received an appeal regarding a development permit issued regarding the above noted lands.

In accordance with Section 686(2) of the Municipal Government Act, a hearing will be held on **Friday, November 8th, 2024, at 9:00am.**

You are being notified of the hearing as you may be affected by the Development Permit and may wish to make oral or written submissions to the Subdivision and Development Appeal Board. If you choose to do so, written submissions for inclusion in the agenda package for the Subdivision and Development Appeal Board regarding this appeal must be received by the clerk on or before **Wednesday, November 6th, 2024 at 4:00pm.** This will allow time for all parties to review written submissions prior to the hearing. If you would like to participate in the hearing and make a presentation to the Board regarding this appeal, please contact the clerk for information.

The documents associated with this hearing are available on the Village of Hussar website under Planning and Development at <https://www.villageofhussar.ca/planning-development> or can be obtained through the CAO at the Village of Hussar.

ISDAB Clerk Information:

Written submissions can be emailed to Mrs. Jennifer Sommerfeldt at [jen.sommerfeldt2019@gmail.com](mailto:jen.sommerfeldt2019@gmail.com)

Paper copies can be scanned at the Hussar Village Office and emailed to Mrs. Sommerfeldt.

# Village of Hussar

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



## NOTICE OF DECISION

**\*THIS IS NOT A DEVELOPMENT PERMIT\***

**DEVELOPMENT PERMIT No.:** 2024-005

**APPLICANT NAME:** Wayne Sornberger

**MUNICIPAL ADDRESS:** 251 1st Ave East Hussar, AB

**LEGAL ADDRESS:** Lot 10 Block 10 Plan 0910625

**LAND USE DISTRICT:** R

**APPROVED USE(S):** Manufactured home

**DATE APPLICATION DEEMED COMPLETE** October 10, 2024

**DATE OF DECISION:** October 10, 2024

**APPROVED BY:** **Municipal Planning Commission**

The above noted Development Permit Application for a Residential Accessory Building was approved on October 10, 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 4:00 p.m. on October 30, 2024. All notices sent by mail must be received by the Village Office by 4:00 p.m. on October 30, 2024. Appeals must be addressed to:

Village of Hussar  
Subdivision & Development Appeal Board  
PO Box 100  
109 – 1<sup>st</sup> 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.*

# Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
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## CONDITIONS OF APPROVAL

### VariANCES:

1. None

### Standard Conditions of Approval:

1. Must comply with the Land Use Bylaw 543-22
2. Must comply with the with Section 7.27 of bylaw 543-22 for Manufactured homes
  - 7.27.1 In determining the suitability of a Manufactured Dwelling for placement on a parcel, consideration shall be given to its condition and appearance in context with the adjacent parcels.
  - 7.27.2 The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within thirty (30) days of placement of the manufactured home.
  - 7.27.3 All manufactured homes shall be provided with steps and landings to all entrances within thirty (30) days of their placement.
  - 7.27.4 All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be of complementary quality and design to the Manufactured Dwelling
  - 7.27.5 Each manufactured home shall be connected to and be serviced by electrical power, natural gas and the Village's sanitary sewer and water supply.
3. The home shall meet the setback requirements for a principal dwelling in the appropriate district. As per section 8.4.7:
  - 8.4.7 All front yards shall be a minimum of 6.1m (20ft.) and 8.4.8
    - 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)
      - 8.4.9 The minimum requirements for a rear yard in a Residential District are:
        - (a) Principal Buildings: 7.6m (24.9ft); and
        - (b) Accessory Buildings: 1m (3.2ft).

### 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](http://www.palliserservices.ca).

# Village of Hussar

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



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October 10, 2024

Wayne Sornberger



Dear Wayne,

**RE: Development Permit Application 2024-005**

Please be advised that the above noted Development Permit Application, submitted on September 2, 2024 was considered complete on October 10, 2024.

In accordance with Section 683 (10) of the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 (MGA)*, as we assess the proposal we may determine that additional information is required. We will contact you as soon as possible if this is the situation. Otherwise, in accordance with the MGA, we will render a decision on your submission within the legislatively required 40 day time frame.

If you have any questions, please contact the Village Office at 403-787-3766 or [office@villageofhussar.ca](mailto:office@villageofhussar.ca).

Regards,  
VILLAGE OF HUSSAR

Liz Santerre  
Chief Administrative Officer

# Village of Hussar

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www.villageofhussar.ca



October 10, 2024

FrenFil Construction Services



To Whom It May Concern;

As an adjacent property owner, please review the following information:

**Application:** 2024-005

**Location of Proposed Development:** 251 1<sup>st</sup> Avenue West, Village of Hussar

**Proposed Development:** Residential - Manufactured Home

The above noted Development Permit Application for a Residential - Manufactured Home was approved on October 10, 2024, subject to the appropriate appeal period.

An appeal of this decision may be made by an affected person by serving written notice of appeal by 4:00 p.m. on October 30, 2024. All notices sent by mail must be received by the Village Office by 4:00 p.m. on October 30, 2024.

Appeals must be addressed to:

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

You are not required to respond to this notification if you have no concerns regarding this permit.

If you have any questions, please contact the Village Office at 403-787-3766 or by email at [office@villageofhussar.ca](mailto:office@villageofhussar.ca)

Regards,  
VILLAGE OF HUSSAR

Liz Santerre  
Chief Administrative Officer

# Village of Hussar

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www.villageofhussar.ca



October 10, 2024

Jonathan and Noah Elbaz



To Whom It May Concern;

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VILLAGE OF HUSSAR

Liz Santerre  
Chief Administrative Officer

# Village of Hussar

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Hussar AB T0J 1S0  
www.villageofhussar.ca



October 10, 2024

Mike and Michelle Hager



To Whom It May Concern;

As an adjacent property owner, please review the following information:

**Application:** 2024-005

**Location of Proposed Development:** 251 1<sup>st</sup> Avenue West, Village of Hussar

**Proposed Development:** Residential - Manufactured Home

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Regards,  
VILLAGE OF HUSSAR

Liz Santerre  
Chief Administrative Officer

# Village of Hussar

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Hussar AB T0J 1S0  
www.villageofhussar.ca



October 10, 2024

Rob and Kim Larson



To Whom It May Concern;

As an adjacent property owner, please review the following information:

**Application:** 2024-005

**Location of Proposed Development:** 251 1<sup>st</sup> Avenue West, Village of Hussar

**Proposed Development:** Residential - Manufactured Home

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Regards,  
VILLAGE OF HUSSAR

Liz Santerre  
Chief Administrative Officer



VILLAGE OF HUSSAR  
MUNICIPAL PLANNING COMMISSION MEETING  
MINUTES

Thursday, September 12, 2024

The Municipal Planning Commission meeting of the Council of the Village of Hussar was held in Council Chambers on Thursday, September 12, 2024, commencing at 10:15 pm

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IN ATTENDANCE Councillors: Les Schultz, Tim Frank, Coralee Schindel  
Elizabeth Santerre (CAO)

CALL TO ORDER The meeting was called to order by Councillor Schultz at 10:15 pm

ACCEPTANCE OF  
AGENDA

2024-09-12-1015 MOVED by Councillor Schindel that the agenda be accepted as presented

CARRIED

DEVELOPMENT  
PERMIT

Development Permit 2024-005 Discretionary Use – Manufactured Home

2024-09-12-1016 MOVED by Councillor Schultz to direct administration to discuss Council's wishes with the applicant on the Development Permit 2024-005 Discretionary Use - Manufactured Home and their options available to them as we discussed

CARRIED

Development Permit 2024-003 Letter from Resident

2024-09-12-1017 MOVED by Councillor Schindel to approve the Development Permit 2024-003 with the conditions that the lot being closed by their fence, the building be a temporary structure, no power, no water or sewer and no foundation, with a 5 year term.

CARRIED

ADJOURNMENT Councillor Schultz adjourns the Municipal Planning Commission Meeting at 10:51pm

CARRIED

These minutes approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Les Schultz  
Mayor

\_\_\_\_\_  
Elizabeth Santerre  
Chief Administrative Officer

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 Wayne Jambeger

PHONE NO [REDACTED]

ADDRESS \_\_\_\_\_

REGISTERED OWNER OF LAND (if different from applicant)

NAME \_\_\_\_\_

PHONE NO \_\_\_\_\_

ADDRESS \_\_\_\_\_

LOCATION OF PROPOSED DEVELOPMENT

CIVIC ADDRESS 251 - 1 AVE WEST

LEGAL DESCRIPTION Lot(s) 10 Block 10 Reg. Plan No 0910625

All / Part of the \_\_\_\_\_ 1/4 Section \_\_\_\_\_ Twp. \_\_\_\_\_ Range \_\_\_\_\_ West of 4<sup>th</sup> Meridian

EXISTING USE OF PROPERTY Vacant Lot LAND USE DISTRICT R

DETAILS OF DEVELOPMENT:

PROPOSED USE Move a New Manufacture Home on the lot

PROPERTY LINE SETBACKS Front 20' Rear 36' Side 9'8"

HEIGHT 14' FLOOR AREA 1672 sqft SITE COVERAGE 23%

OFF-STREET PARKING PROVIDED \_\_\_\_\_

ESTIMATED COMMENCEMENT November 17, 2024 COMPLETION September 2025

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY To purchase lot

OTHER SUPPORTING MATERIAL ATTACHED \_\_\_\_\_

SIGNATURE OF APPLICANT [REDACTED]

DATE Sept 2, 2024

SIGNATURE OF REGISTERED OWNER \_\_\_\_\_

DATE \_\_\_\_\_

DP # 2024-005. Type: Manufactured home in Residential

Address: 251 1st Ave W

Lot: 10 Block: 10 Plan: 0910425

District: R

Year Built: 2024

Lot size: 132 x 56 7392 sq.ft.

Width of site: 56.

House Size: 21'8" x 76' %: 22.4'

Accessory Building Size: \_\_\_\_\_ %: \_\_\_\_\_

Accessory Building Size: \_\_\_\_\_ %: \_\_\_\_\_

Accessory Building Size: \_\_\_\_\_ %: \_\_\_\_\_

Front Setback: 20'

Side Setback: 9'8"

Side Setback: 24

Rear Setback: 36'

Does this comply to the LUB?

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Additional Notes:

Would like to request a 20% variance for the west side yard to take it from 9.8 feet to 7.8 feet.

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# Winfield

1,672 Sq. Ft. | 3 Bedrooms | 2 Bathrooms



*\*Show Home colors may vary.*

[jandelhomes.com](http://jandelhomes.com)

## Edmonton Sales Centre

25530 - 117 Avenue  
Acheson, AB T7X 6C2

**P** 780.960.4232

**TF** 855.463.0084

## Grande Prairie Sales Centre

9407 - 163 Avenue  
Grande Prairie, AB T8X 0B6

**P** 780.402.3170

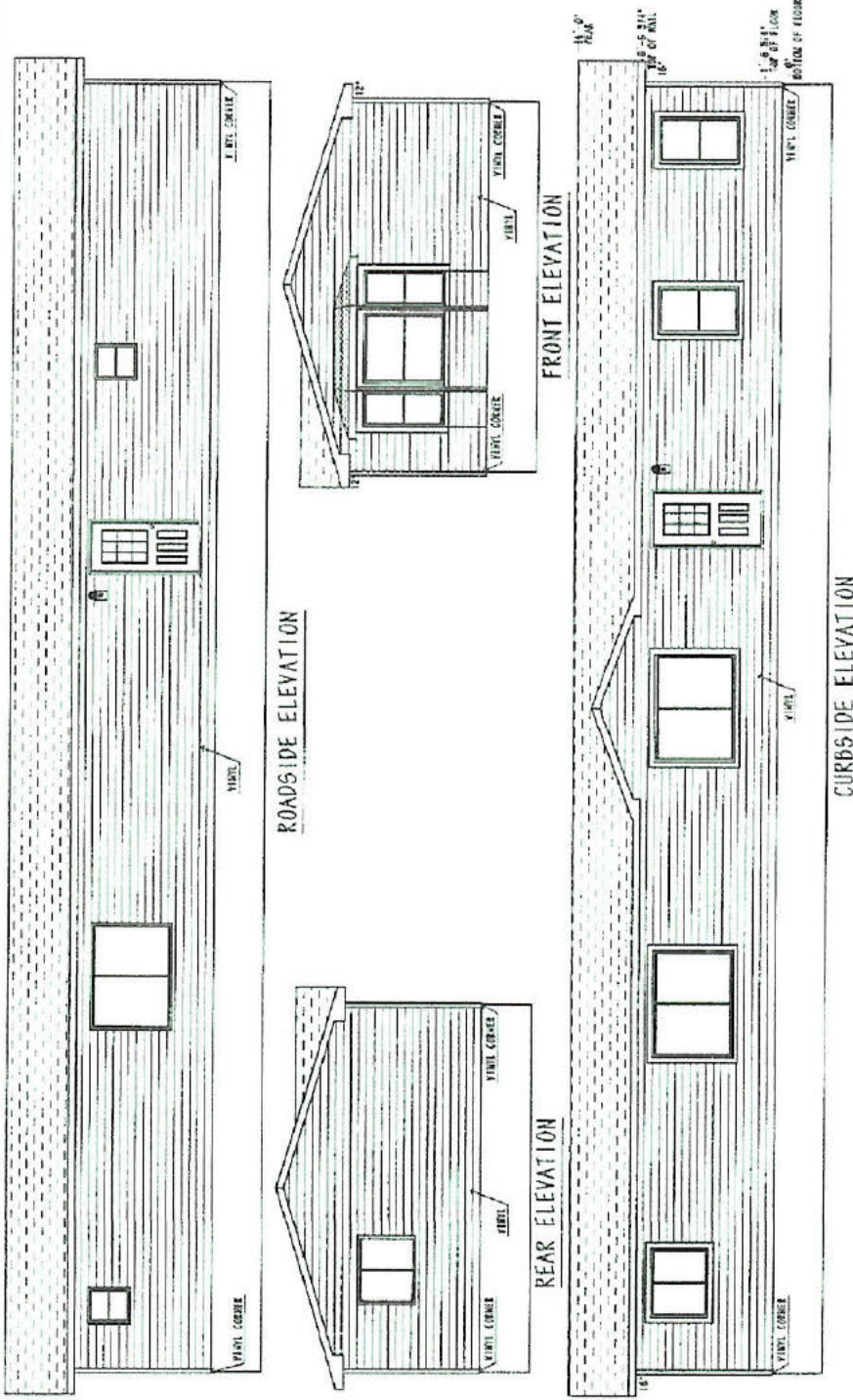
**TF** 877.504.5005



# Winfield

Cust# 24127T  
Serial# S60-012-582

1,672 Sq. Ft. | 22' X 76' | 3 Bedrooms | 2 Bathrooms



PROUDLY SERVING WESTERN CANADA FOR 50 YEARS

**Edmonton Sales Centre**  
 25530 - 117 Avenue  
 Acheson, AB T7X 6C2  
 P 780.960.4232  
 TF 855.463.0084

**Grande Prairie Sales Centre**  
 9407 - 163 Avenue  
 Grande Prairie, AB T8X 0B6  
 P 780.402.3170  
 TF 877.504.5005

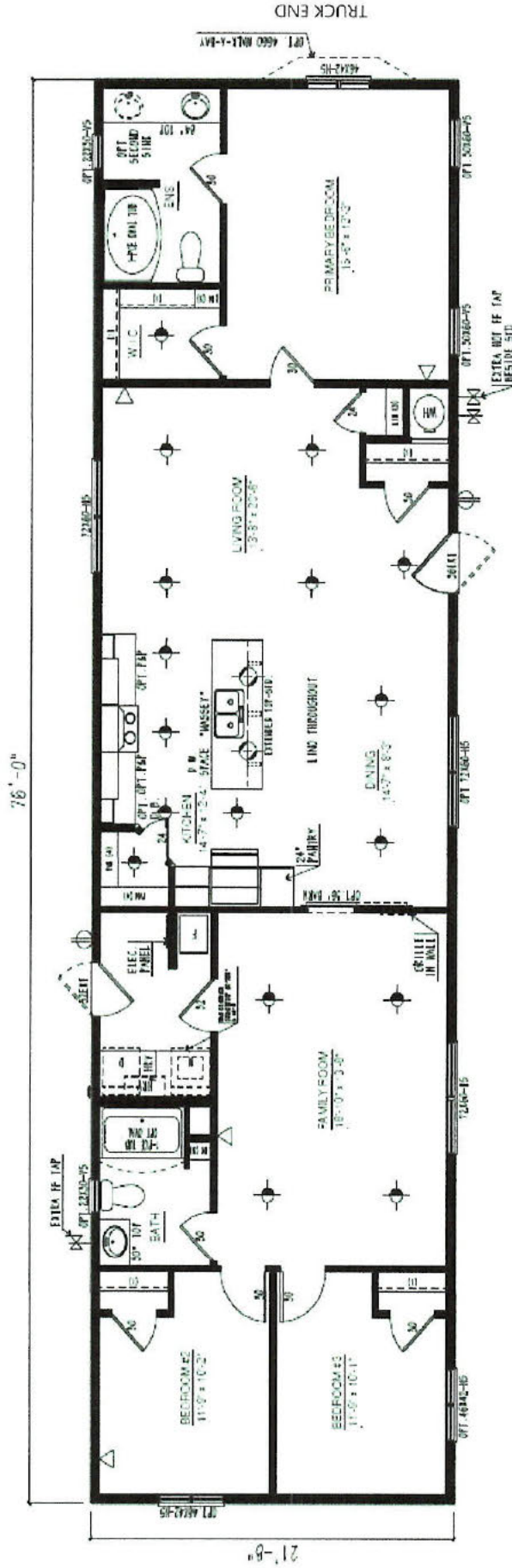
Customer Name \_\_\_\_\_  
 Revision # \_\_\_\_\_  
 Customer Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Salesperson Signature \_\_\_\_\_  
 Date \_\_\_\_\_



# Winfield

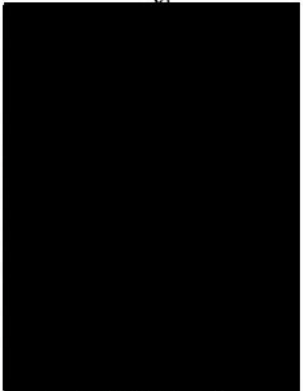
Cust# 24127T  
Serial# S60-012-582

1,672 Sq. Ft. | 22' X 76' | 3 Bedrooms | 2 Bathrooms



\*Square footage and room sizes shown are approximate.

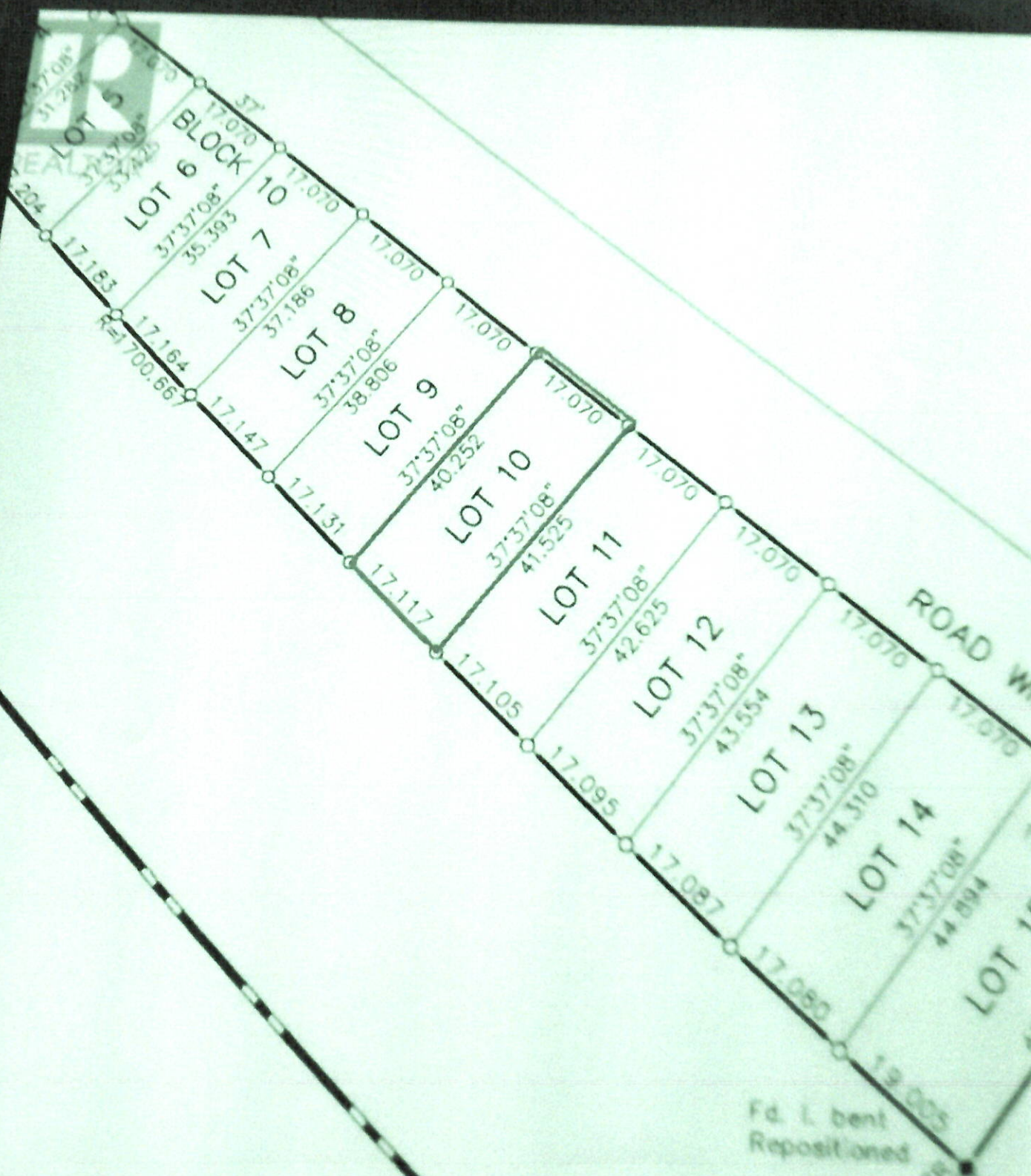
PROUDLY SERVING WESTERN CANADA FOR 50 YEARS



Customer Name \_\_\_\_\_  
 Revision # \_\_\_\_\_  
 Customer Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
 Salesperson Signature \_\_\_\_\_  
 Date \_\_\_\_\_

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 Grande Prairie, AB T8X 0B6  
 P 780.402.3170  
 TF 877.504.5005



REALTY  
2204

17.183  
17.164  
R=1700.667

Fd. L. bent  
Repositioned












Measure



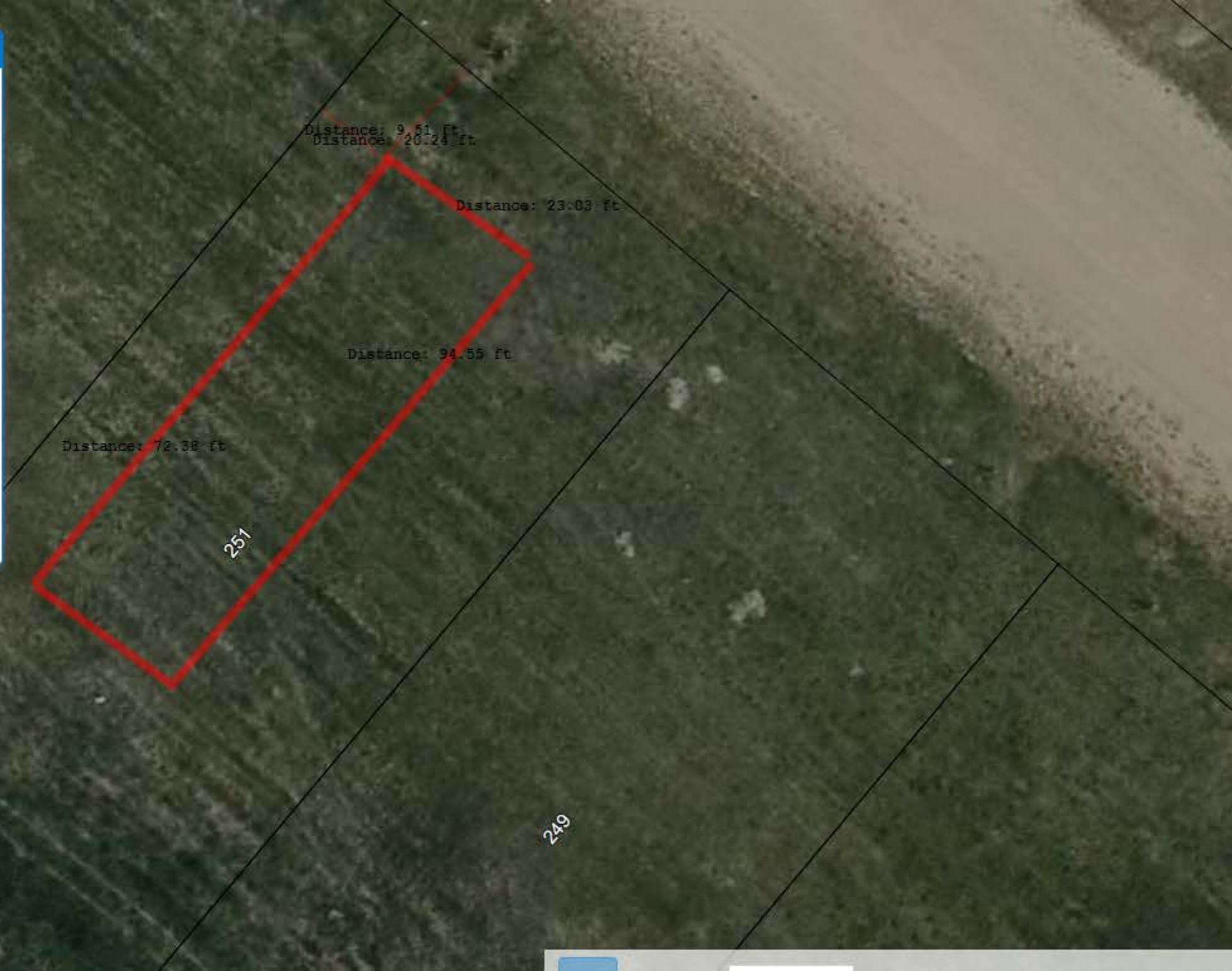
Color:  Style: Solid

Width:  Opacity:

Distance Units: Feet

Overall Length: 219.72

9.51  
20.24  
23.03  
72.38  
22.15, 72.44



# Village of Hussar

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



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## DEVELOPMENT PERMIT APPLICATION NOTICE OF DECISION

October 2, 2024

Wayne Sornberger



**Notice Date:** September 12, 2024

**Application:** 2024-005

**Location of Proposed Development:** 251 1st Ave West Hussar, AB

**Proposed Development:** Dwelling, Manufactured Home

The above noted Development Permit Application for a Residential Addition was reviewed by Council on September 12, 2024. Council would prefer the purchase of 2 lots and have the house placed across the two lots, but would also approve on one lot, as the build of a manufactured home would be considered a discretionary use under the residential district as per section 8.4.3 of the Land Use Bylaw 543-22. The build of the manufactured home must meet the requirements of the Hussar Land Use Bylaw for manufactured homes:

### Section 7.27 MANUFACTURED HOMES

- 7.27.1 In determining the suitability of a Manufactured Dwelling for placement on a parcel, consideration shall be given to its condition and appearance in context with the adjacent parcels.
- 7.27.2 The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within thirty (30) days of placement of the manufactured home.
- 7.27.3 All manufactured homes shall be provided with steps and landings to all entrances within thirty (30) days of their placement.
- 7.27.4 All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be of complementary quality and design to the Manufactured Dwelling
- 7.27.5 Each manufactured home shall be connected to and be serviced by electrical power, natural gas and the Village's sanitary sewer and water supply.
- 7.27.6 Manufactured Dwellings constructed greater than eight (8) years at the time of development permit application may not be approved at the discretion of the Development Authority.

The manufactured home would also need to meet the setback requirements for a principal dwelling in the appropriate district. As per Section 8.4:

# Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
Hussar AB T0J 1S0  
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- 
- 8.4.7 All front yards shall be a minimum of 6.1m (20ft.) and
- 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)
- 8.4.9 The minimum requirements for a rear yard in a Residential District are:
- (a) Principal Buildings: 7.6m (24.9ft); and
  - (b) Accessory Buildings: 1m (3.2ft).

A formal development permit will be required once the lot is purchased and the final decision on the house has been chosen.

If you have any questions, please contact the Village Office at 403-787-3766 or by email at [office@villageofhussar.ca](mailto:office@villageofhussar.ca)

Kind Regards,

Liz Santerre  
Chief Administrative Officer

# Jonathan and Noah Elbaz



October 28, 2024

Village of Hussar  
Subdivision & Development Appeal Board  
PO Box 100  
109 - 1<sup>st</sup> Avenue East

Dear Members of the Subdivision & Development Appeal Board,

We are writing to formally appeal the recent approval of the Proposed Development Application 2024-005 at 251 1<sup>st</sup> Avenue West, which grants permission for a manufactured home to be placed on a lot adjacent to our property. We appeal on the grounds of concerns of property values, future precedent, and aesthetic alignment with the established character of the area.

The lot in question and the surrounding lots were not designated for manufactured homes. The introduction of a manufactured home in this area presents a substantive risk of devaluing neighbouring properties. An exception to the original designation of site-built homes on these lots would set a precedent that would allow for additional placements of manufactured homes and further devalue neighbouring properties.

The approval of this application undermines the existing aesthetic and cohesive qualities set by the homes that have already been built in this area. Moreover, we intend to contribute positively to this environment by developing site-built homes on the three lots we own. Prior to our purchase of these three lots, we approached the Village of Hussar Office and were told that trailers and manufactured homes were not permitted to be placed on the lots in the section. We purchased our lots under this premise. The approval of the placement of a manufactured home on an adjacent lot directly contradicts this.

We respectfully submit that the Subdivision & Development Appeal Board should reconsider and overturn this approval.

Sincerely,



Jonathan and Noah Elbaz



Rob and Kim Larsen



RECEIVED OCT 21 2024

To whom it may concern,

Village of Hussar

Subject: Appeal regarding application # 2024-005

I am writing to formally appeal the decision regarding application number 2024-005, specifically concerning the orientation of the modular home to be placed on the lot.

While I have no objections to a modular home being placed on the property, my concern is with the current plan to position the home sideways. I believe that orienting the modular home in this manner is not in keeping with the proper aesthetic and functional alignment of homes in the area. If the home is placed facing the proper direction, I would have no further issues or concerns regarding this project.

I kindly request that the orientation of the home or a different style of modular be reconsidered to ensure it faces the appropriate direction. I trust that this adjustment can be made in consideration of maintaining the visual and structural harmony of the neighbourhood.

Thank you for your time and attention to this matter. I look forward to a positive resolution and am happy to provide any further information or clarification as needed.

Sincerely,

Rob and Kim Larsen

# Jonathan and Noah Elbaz



October 28, 2024

Village of Hussar  
Subdivision & Development Appeal Board  
PO Box 100  
109 - 1<sup>st</sup> Avenue East

Dear Members of the Subdivision & Development Appeal Board,

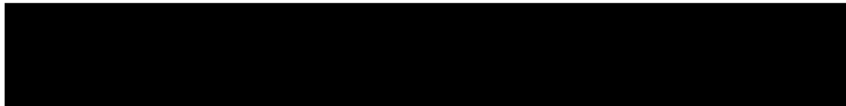
We are writing to formally appeal the recent approval of the Proposed Development Application 2024-005 at 251 1<sup>st</sup> Avenue West, which grants permission for a manufactured home to be placed on a lot adjacent to our property. We appeal on the grounds of concerns of property values, future precedent, and aesthetic alignment with the established character of the area.

The lot in question and the surrounding lots were not designated for manufactured homes. The introduction of a manufactured home in this area presents a substantive risk of devaluing neighbouring properties. An exception to the original designation of site-built homes on these lots would set a precedent that would allow for additional placements of manufactured homes and further devalue neighbouring properties.

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We respectfully submit that the Subdivision & Development Appeal Board should reconsider and overturn this approval.

Sincerely,



Jonathan and Noah Elbaz

Villager of Hussar  
Subdivision & Development Appeal Board

This letter is in appeal of development permit application number 2024-005 for the development location of 251-1 ave. W Hussar.

Simply put; Part 9 of the Land Use District Map shows that the area of First Avenue west is not permitted for Manufactured Residential Homes, rather along Third Ave. at Centre and Second Streets as indicated on the map Bylaw 543-22.

Secondly; Under Section 7.27.1 Bylaw states that;

"In determining the suitability of a Manufactured Dwelling for placement on a parcel, consideration shall be given to its condition and appearance in context with the adjacent parcels.

Given the above subsection the proposed Manufactured Home neither fits with the Appearance nor the context of the adjacent parcels as the orientation of the "home" on the lot will be as such to give it the feel of a mobile home rather than have it front facing like the other residences along First avenue West.

As well by 8.5.13 states that "The minimum width of a Manufactured Dwelling shall be 6.7m (22ft)." Looking at the plans of the proposed mobile home its width is 21'8" which again does not fit with the aesthetics of the houses along First Avenue west.

I believe the town must be careful with regards to relaxation or variance of the above bylaws to maintain the integrity of said bylaws set forth by town council and intent of the subdivision along 1 Avenue West.

Thanks for your time and consideration. Sincerely;

Mike and Michelle Hager



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 Wayne Tomberger

PHONE NO [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 4<sup>th</sup> 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]

DATE Sept 2, 2024

SIGNATURE OF REGISTERED OWNER \_\_\_\_\_ DATE \_\_\_\_\_

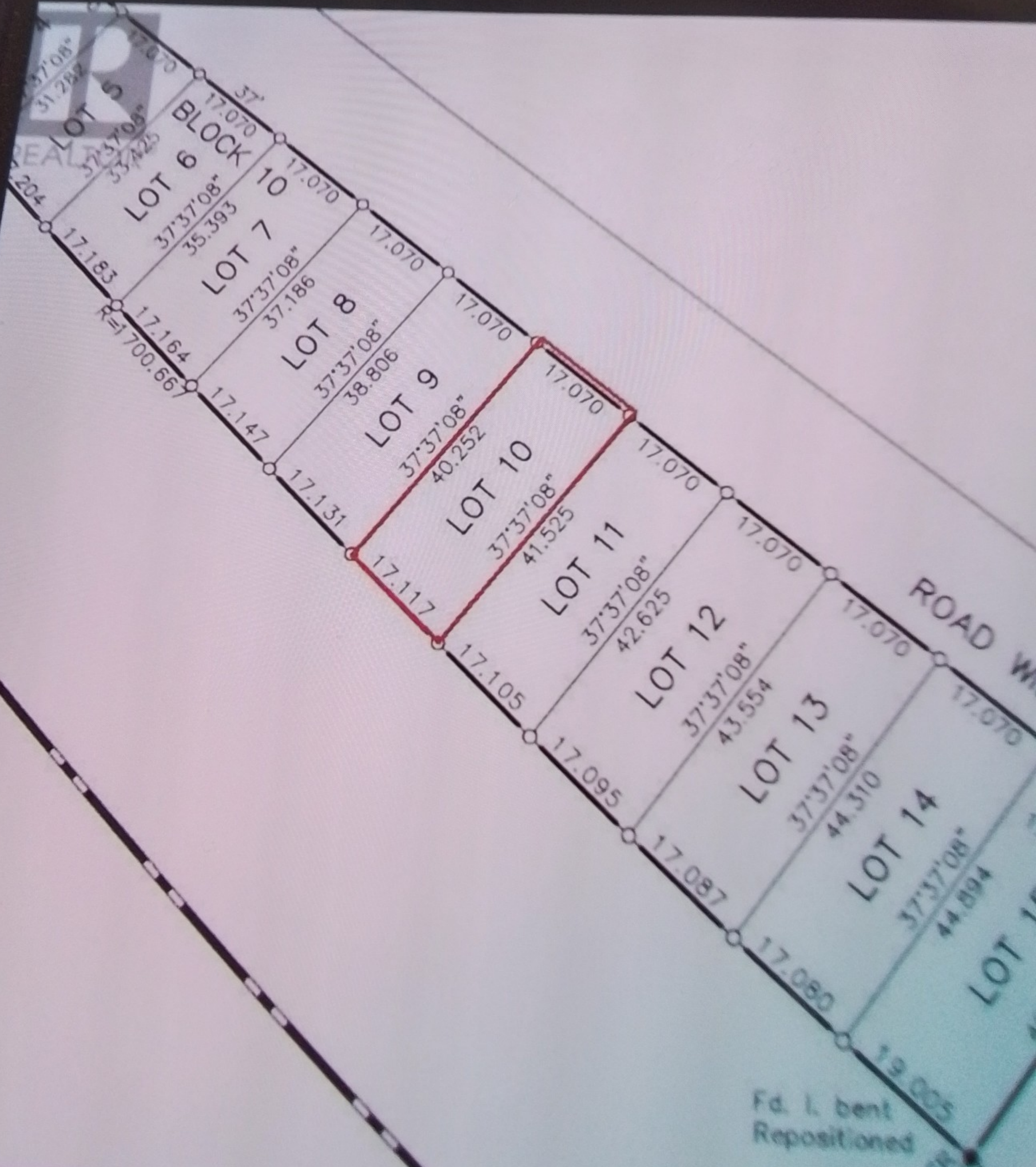
To Whom it May Concern

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

            
Wayne Sornberger





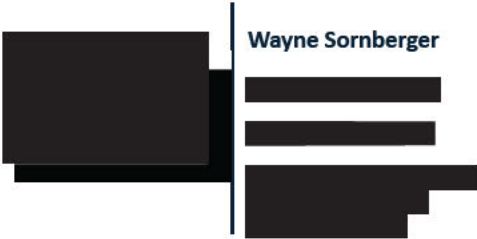




RE: Permit - 2024-005

From Wayne Sornberger [redacted]  
Date Thu 2024-10-10 1:58 PM  
To Village Office <office@villageofhussar.ca>

The builder has a delivery date of 11/17.



[redacted] Office <office@villageofhussar.ca>  
Sent: Thursday, October 10, 2024 1:51 PM  
To: Wayne Sornberger [redacted]  
[redacted] Permit - 2024-005

**\*\* This email was sent from a source outside of [redacted]. Please treat hyperlinks and attachments in this email with caution. Do not input your login credentials in any website links from attachments. \*\***

Perfect!

I will add in there a variation request of 2' to the west side yard.

And just to confirm, the house is currently being built, but do you have an estimated time for arrival?

Thanks,



**Liz Santerre**  
Chief Administrative Officer

**VILLAGE OF HUSSAR**

109 – 1<sup>st</sup> Avenue East  
PO Box 100  
Hussar AB T0J 1S0  
403-787-3766  
Monday - Thursday 8:00 - 4:00

From: Wayne Sornberger <[redacted]>  
Sent: Thursday, October 10, 2024 1:38 PM  
To: Village Office <office@villageofhussar.ca>  
Subject: RE: Permit - 2024-005

Hi Liz,

I would think this would be fairly accurate and granting a variance would make sense in case of any issues.

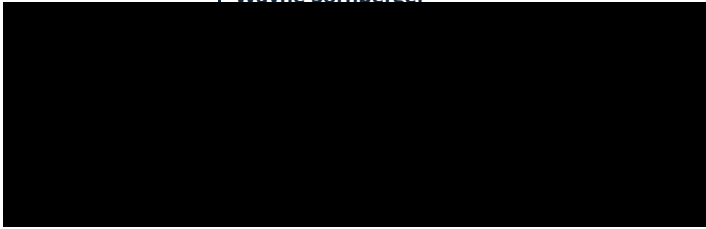
No need to apologize, I appreciate all that you are doing for me.

The picture of the house is correct, I don't believe they have changed to color on the place currently being built but I can check with the builder.

Thanks



Wayne Sornberger



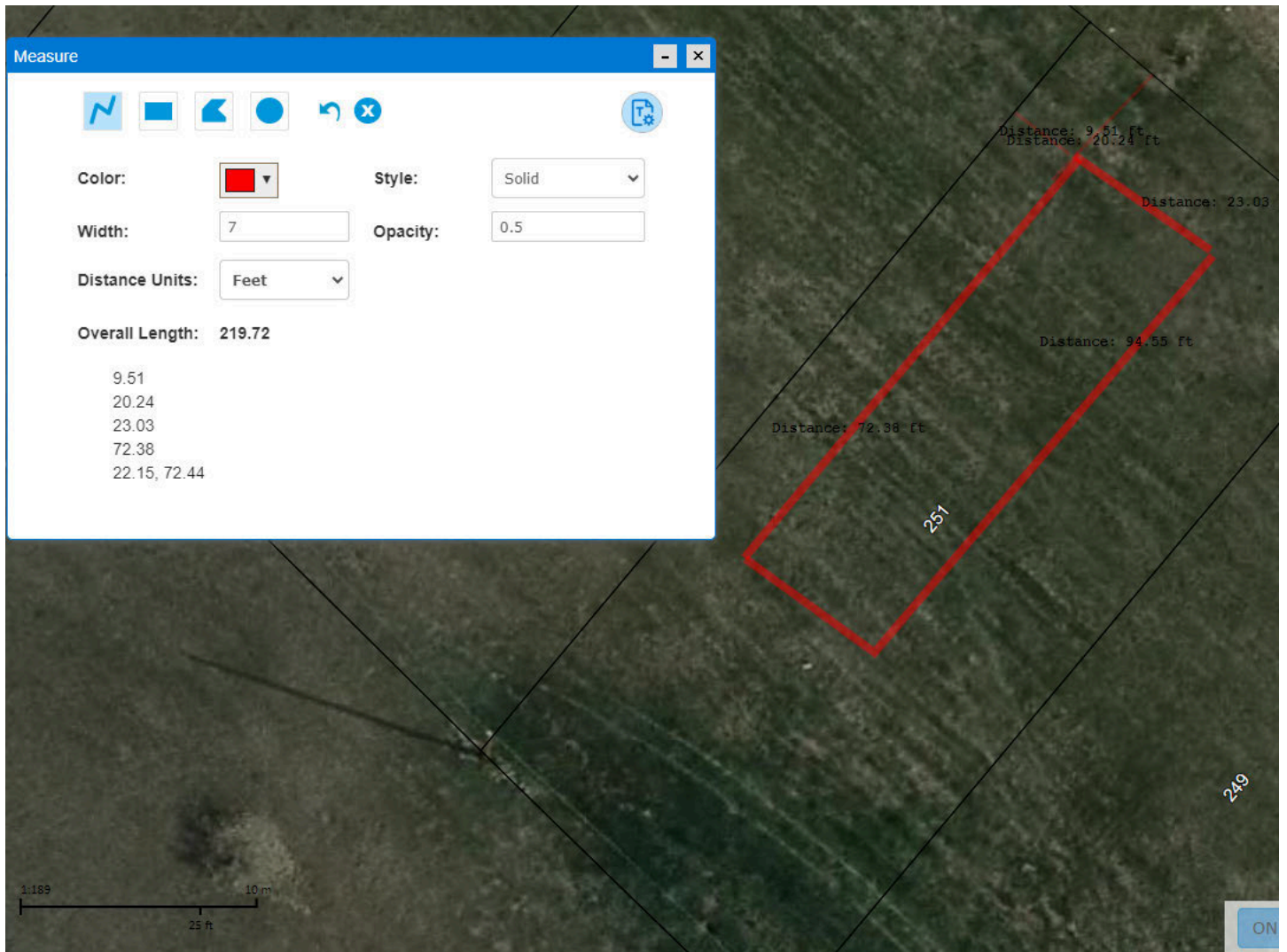
Sent: Thursday, October 10, 2024 1:29 PM  
To: Wayne Sornberger <[redacted]>  
Subject: Re: Permit - 2024-005

**\*\* This email was sent from a source outside of [redacted] treat hyperlinks and attachments in this email with caution. Do not input your login credentials in any website links from attachments. \*\***

Hello Again,

Sorry about all the email. I just added the setbacks into the application, as they were not in there before.

Would you just be able to confirm by email that this would be accurate, until you have the survey completed. This is more of an idea for Council on how it will be placed on the lot. Just a thought as well, Council could grant a variance to move the house over up to 2 feet towards the property line, if this this something that you want, let me know and I can put in the application



Thanks,



Liz Santerre  
Chief Administrative Officer

VILLAGE OF HUSSAR

109 – 1<sup>st</sup> Avenue East  
PO Box 100  
Hussar AB T0J 1S0  
403-787-3766  
Monday - Thursday 8:00 - 4:00

**From:** Wayne Sornberger [REDACTED]  
**Sent:** Thursday, October 10, 2024 10:36 AM  
**To:** Village Office <[office@villageofhussar.ca](mailto:office@villageofhussar.ca)>  
**Subject:** RE: Permit - 2024-005

Hi Liz,

I won't exactly know the official setbacks until I have someone out to survey the site for the gravel pad. I believe you had sent [REDACTED] an email showing what was required by the village?

Please see attached for the house that I have decided on purchasing.

Wayne Sornberger

**From:** Village Office <[office@villageofhussar.ca](mailto:office@villageofhussar.ca)>  
**Sent:** Wednesday, October 9, 2024 11:22 AM  
**To:** Wayne Sornberger [REDACTED]  
**Subject:** Re: Permit - 2024-005

**\*\* This email was sent from a source outside of [REDACTED]. Please treat hyperlinks and attachments in this email with caution. Do not input your login credentials in any website links from attachments. \*\***

Good Morning,

I was wondering if you had happened to make the final house selection? I would like Council to do the official development permit at our Council meeting tomorrow night. I believe that when I spoke to the lawyer a couple days they said possession would be October 15, but we can just do the permit pending possession of the lot purchase being completed. This way I can have all my letters prepared to be mailed out to the surrounding properties and the 21 days appeal process can start.

I will also need the attached application completed again with the official setbacks, of where you will be placing the house on the lot and which way it will be facing.

If you have any questions, please let me know.

Thanks,



Liz Santerre  
Chief Administrative Officer

VILLAGE OF HUSSAR

109 – 1<sup>st</sup> Avenue East  
PO Box 100  
Hussar AB T0J 1S0  
403-787-3766

Monday - Thursday 8:00 - 4:00

**From:** Wayne Sornberger <[REDACTED]>  
**Sent:** Wednesday, October 2, 2024 11:50 AM  
**To:** Village Office <[office@villageofhussar.ca](mailto:office@villageofhussar.ca)>  
**Subject:** RE: Permit - 2024-005

Hi Liz,

How long does it take to get the required building permits? The builder is saying that they could potentially deliver the house by mid-November.

Let me know.

Thanks

**Wayne Sornberger**



**From:** Village Office <[office@villageofhussar.ca](mailto:office@villageofhussar.ca)>  
**Sent:** Wednesday, October 2, 2024 11:30 AM  
**To:** Wayne Sornberger <[REDACTED]>  
**Subject:** Permit - 2024-005

You don't often get email from [office@villageofhussar.ca](mailto:office@villageofhussar.ca). [Learn why this is important](#)

**\*\* This email was sent from a source outside of [REDACTED]. Please treat hyperlinks and attachments in this email with caution. Do not input your login credentials in any website links from attachments. \*\***

Good Day Wayne,

Please find the attached letter for the permit for the lot located at 251 1<sup>st</sup> Ave East. Please let me know if you need anything else.

Thanks,



**Liz Santerre**  
Chief Administrative Officer

**VILLAGE OF HUSSAR**

109 – 1<sup>st</sup> Avenue East  
PO Box 100  
Hussar AB T0J 1S0  
403-787-3766  
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Re: Permit - 2024-005

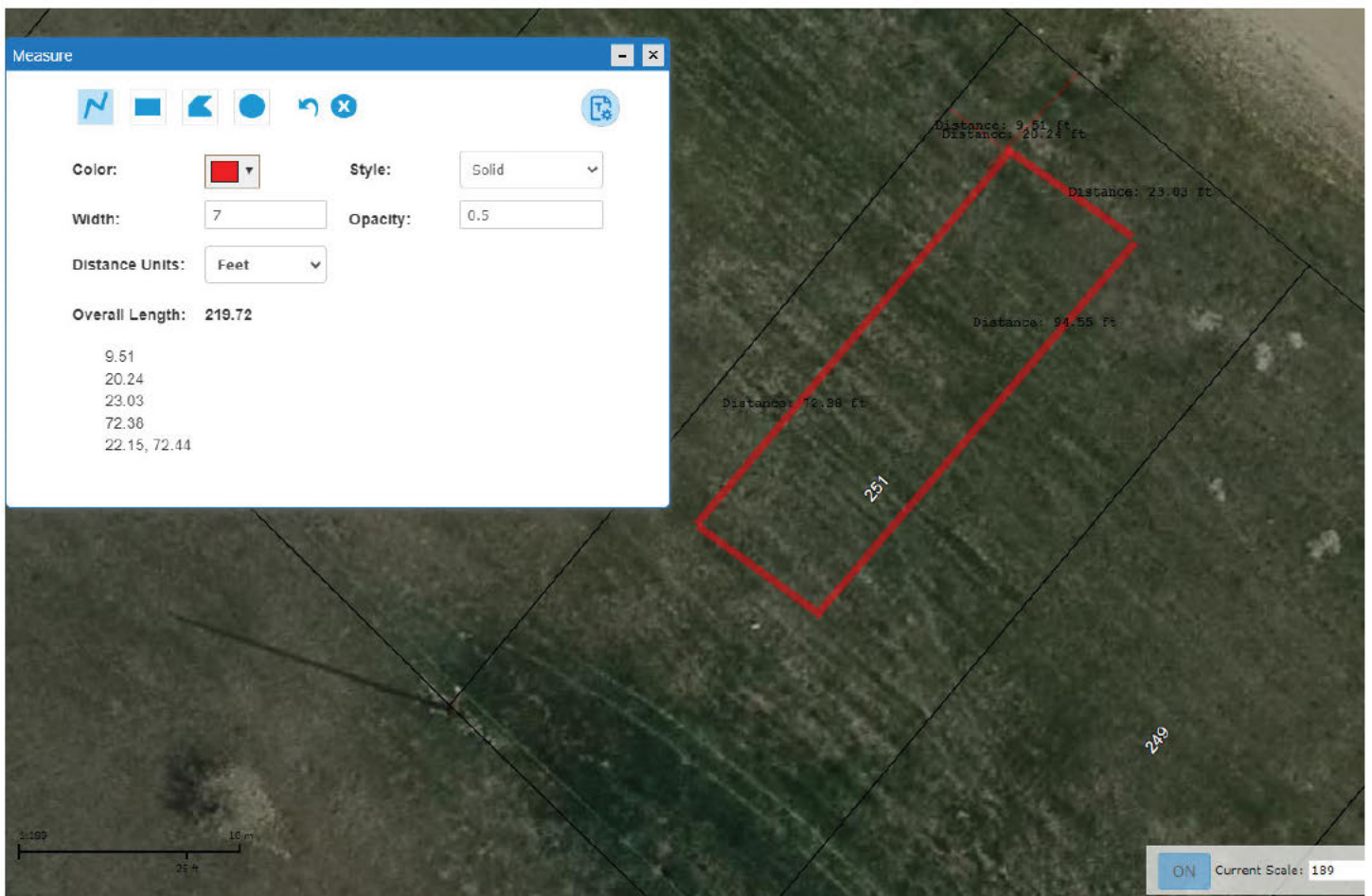
From Village Office <office@villageofhussar.ca>  
Date Thu 2024-10-10 1:28 PM  
To Wayne Sornberger

1 attachment (3 MB)  
20241010 MPC Application 2024-005.PDF;

Hello Again,

Sorry about all the email. I just added the setbacks into the application, as they were not in there before.

Would you just be able to confirm by email that this would be accurate, until you have the survey completed. This is more of an idea for Council on how it will be placed on the lot. Just a thought as well, Council could grant a variance to move the house over up to 2 feet towards the property line, if this this something that you want, let me know and I can put in the application



Thanks,



VILLAGE OF HUSSAR

**Liz Santerre**  
Chief Administrative Officer  
109 – 1<sup>st</sup> Avenue East  
PO Box 100  
Hussar AB T0J 1S0  
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Monday - Thursday 8:00 - 4:00

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**Wayne Sornberger**  
Inside Sales Representative  
[redacted]

---

**From:** Village Office <office@villageofhussar.ca>  
**Sent:** Wednesday, October 9, 2024 11:22 AM  
**To:** Wayne Sornberger [redacted]  
**Subject:** Re: Permit - 2024-005

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**Liz Santerre**  
Chief Administrative Officer  
  
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Hussar AB T0J 1S0  
403-787-3766  
Monday - Thursday 8:00 - 4:00

---

**From:** Wayne Sornberger [redacted]  
**Sent:** Wednesday, October 2, 2024 11:50 AM  
**To:** Village Office <office@villageofhussar.ca>  
**Subject:** RE: Permit - 2024-005

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**Wayne Sornberger**  
Inside Sales Representative  
[redacted]

---

**From:** Village Office <office@villageofhussar.ca>  
**Sent:** Wednesday, October 2, 2024 11:30 AM  
**To:** Wayne Sornberger [redacted]  
**Subject:** Permit - 2024-005

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