

VILLAGE OF HUSSAR
AGENDA
Public Hearing
Council Chambers – 109 1st Ave East, Hussar, AB
February 13, 2025 at 6:00pm

Public Hearing for the proposed MDP Bylaw 531-21 amendment

1. CALL TO ORDER

The mayor will call the public hearing to order.

2. ADMINISTRATION (or) APPLICANT SUMMARY

A member of administration or the applicant will provide a brief context for application.

3. PUBLIC SUBMISSIONS

The mayor will invite members of the public to speak to the item. All members of the public that wish to speak shall be afforded an opportunity to speak for a maximum of 5 minutes. Speakers shall indicate if they are in favour, neutral, or opposed to the matter under consideration. Members of Council may ask questions of clarification if required.

4. WRITTEN SUBMISSIONS

The municipal clerk will advise Council of the names of those who provided written submissions before February 11, 2025 at 4:00pm, along with the general tone (in favour, neutral, or opposed).

5. COUNCIL QUESTIONS OF THE APPLICANT (If applicable)

The mayor will invite the applicant to answer questions from Council.

6. CLOSING COMMENTS FROM ADMINISTRATION

The mayor will invite administration to provide any final closing comments based on the verbal and written submissions.

7. COUNCIL QUESTIONS OF ADMINISTRATION

The mayor will invite administration to answer questions from Council.

8. ADJOURNMENT

The mayor will adjourn the public hearing.

VILLAGE OF HUSSAR BYLAW NUMBER # 562-24

BEING A BYLAW TO AMEND THE MUNICIPAL DEVELOPMENT BYLAW NO. 531-21 FOR THE VILLAGE OF HUSSAR IN THE PROVINCE OF ALBERTA.

WHEREAS pursuant to the provision of Section 632(1) of the *Municipal Government Act*, RSA 2000, Chapter M-26, the Council of the Village of Hussar (hereinafter called the Council), has adopted the Municipal Development Plan Bylaw 531-21;

AND WHEREAS the Council deems it desirable to amend the Municipal Development Plan Bylaw 531-21; and

NOW THEREFORE the Council hereby amends the Municipal Development Plan Bylaw 531-21; as follows:

1. Replace the first sentence of the paragraph under 4.1 Existing Development Pattern with the following sentences:

“The village is approximately 58.5 Ha (144.5 acres), including the newly annexed area in the northwest portion of the village. It is surrounded by agricultural area that contains regional infrastructure to support transportation systems, local residents and businesses, and an agricultural sector.

2. Replace “Figure 8 – Current Land Use Districts” with Attachment A.
3. Replace “Figure 9 – Water & Sewer Distribution” with Attachment B.
4. Replace “Figure 10 – Road Network” with Attachment C.
5. Delete Policy 5) in Section 5.7 Parks/Recreation/Open Space.
6. Replace “Figure 11 – Future Land Use Map” with Attachment D.
7. Replace the first sentence for Residential under Section 5.13 Development Opportunity/Vacant Land with the following statement:

“Including the newly annexed lands, the Village has an estimated 4.25 Ha (10.5 acres) of vacant residential land.”

8. Replace “Figure 12 – Development Opportunities Map” with Attachment E.
9. This Bylaw takes effect on the date of the third and final reading.

READ A FIRST TIME THIS _____ DAY OF _____, 2024.

READ A SECOND TIME THIS _____ DAY OF _____, 2025.

READ A THIRD TIME AND PASSED THIS _____ DAY OF _____, 2025.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Attachment A



Legend

- Commercial District - (C)
- Industrial General District (I)
- Residential District (R)
- Residential - Mobile Home (R-MH)
- Urban Reserve District (UR)
- Community Service and Recreation (CS)
- Wheatland County - Community Service (WC-CS)
- Village Boundary

1:6,500



Attachment B



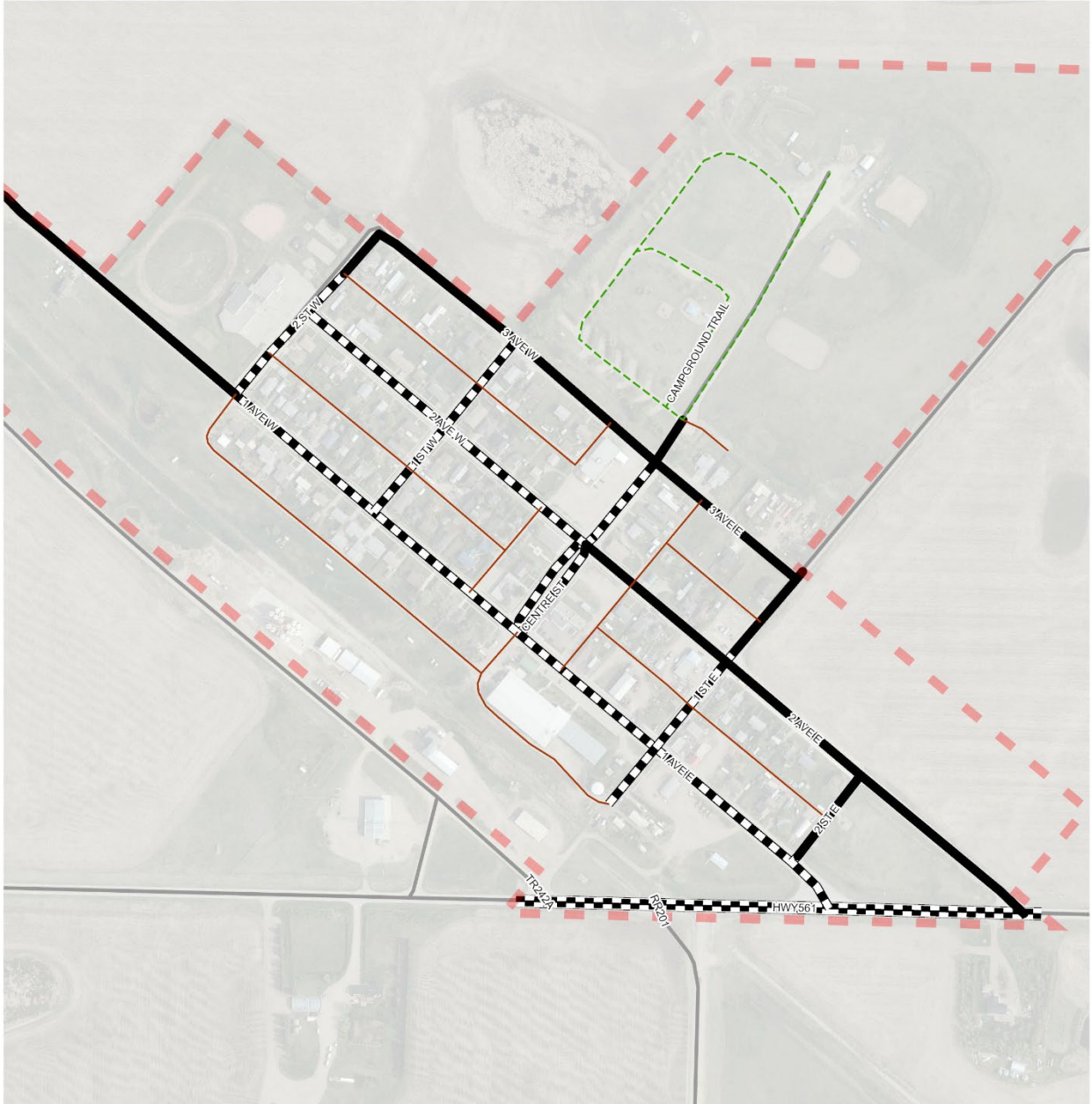
Legend

- Village Boundary
- Force Main
- Water Mains
- Sewage Line
- Raw Water Line








1:4,000



Attachment C



Legend

-  Village Boundary
-  Gravel, Street
-  Asphalt, Highway
-  Gravel, Alley
-  Asphalt, Street
-  Gravel, Park Road
-  Roads Outside Hussar






1:5,000



Attachment D



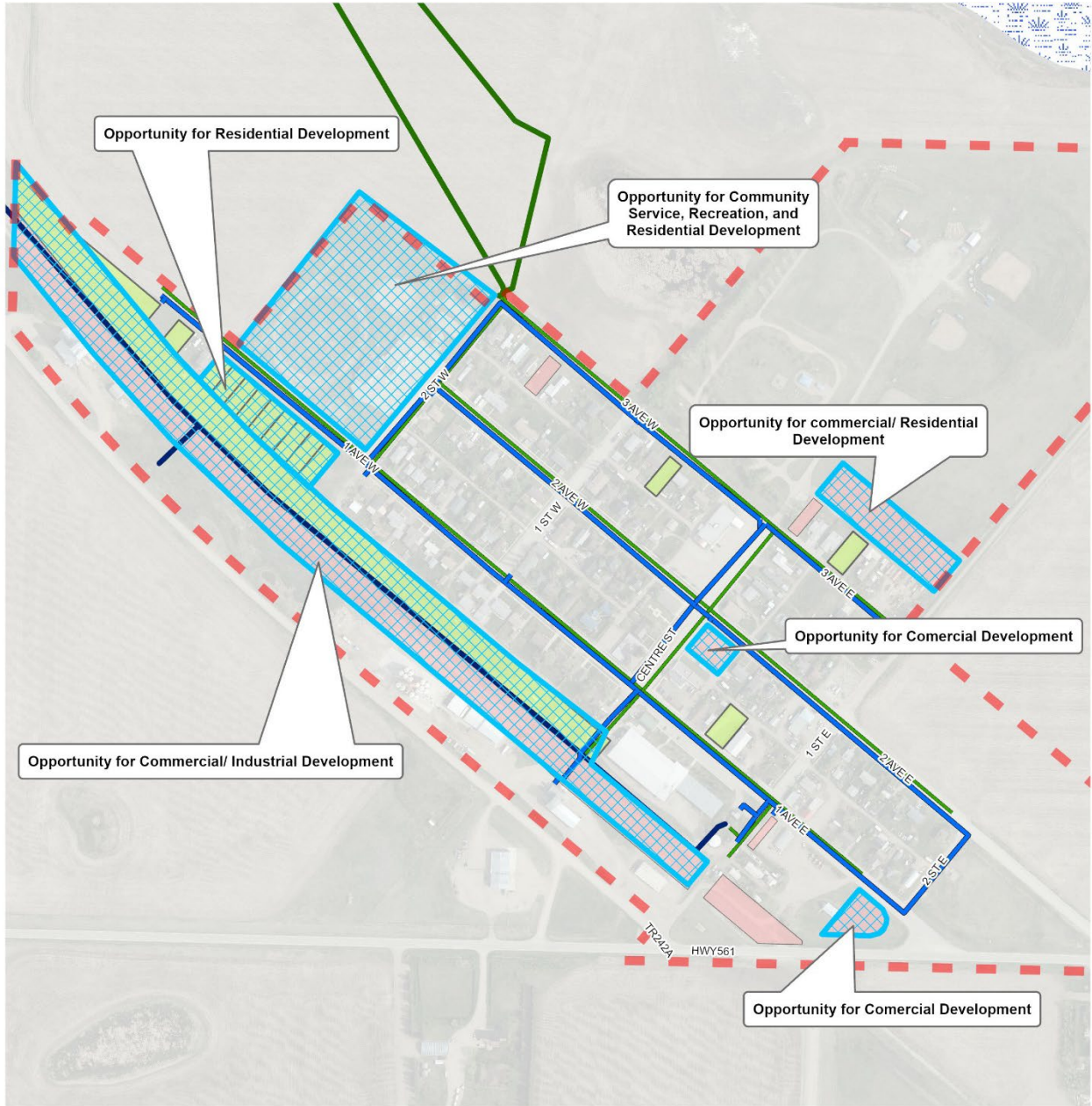
Legend

- | | | | |
|---|------------------------|---|-------------------------------|
|  | Commercial |  | Community Service/ Commercial |
|  | Commercial/ Industrial |  | Residential/ Commercial |
|  | Community Service |  | Residential/ Industrial |
|  | Village Boundary | | |

1:6,400



Attachment E



Legend

- | | |
|---|---|
|  Village Boundary |  Sewer Force Main |
|  Development Opportunity Overlay |  Sewage Line |
|  Water Main |  Village Owned Vacant Parcel |
|  Raw Water Line |  Vacant Parcel |

1:5,200

