



The Municipal Planning Commission Meeting of the Village of Hussar will be held in Council Chambers and via conference call on Thursday, August 21, 2025 starting after the regular Council Meeting

1. CALL TO ORDER

2. ACCEPTANCE OF AGENDA

3. DEVELOPMENT

(a) Development Permit # 2025-003 – Discretionary Use – Accessory Building

4. ADJOURNMENT

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	August 21, 2025
Title:	DP 2025-003 212 3 rd Avenue E – Garage
Agenda Item Number:	1 a.

BACKGROUND

Please see the attached Application for Development Permit and supporting documents.

Under the Land Use Bylaw this garage is a discretionary use in the residential district. This means that after receiving Council approval there is still an appeal period in which neighbours may bring forward concerns and the permit approval can be withdrawn by Council.

If Council does not approve this permit they must provide reasons why and the decision is subject to an appeal period.

RECOMMENDATION:

1. Motion to approve Development Permit 2025-003 for the construction of a Garage located at 212 3rd Avenue East as per the development permit application with the following conditions:
 - a. approval is subject to the appropriate appeal period under the Land Use Bylaw; and,
 - b. the applicant is required to obtain all appropriate safety codes permits.
2. Motion to refuse a variance for Development Permit 2021-003 for the following reasons:
 - a. LIST REASON(S)

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: 212 3rd Ave E Hussar

REGISTERED OWNER OF LAND (if different from applicant):

NAME: _____ PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: 212 3rd Ave E

LEGAL DESCRIPTION: Lot(s) 5 Block 9 Reg. Plan No. 0310282

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

EXISTING USE OF PROPERTY: Res. LAND USE DISTRICT: D

DETAILS OF DEVELOPMENT:

PROPOSED USE: Accessory Building - garage 28 x 20

PROPERTY LINE SETBACKS: Front: ✓ Rear: 3.2 ft Side: 3.2 ft current 2750 sq ft
HEIGHT: 15 FLOOR AREA: 785 SITE COVERAGE: _____ % 8450 sq ft

OFF-STREET PARKING PROVIDED: _____

ESTIMATED COMMENCEMENT: Sept. 2025 COMPLETION: Sept. 2026

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: _____

OTHER SUPPORTING MATERIAL ATTACHED: _____

SIGNATURE OF APPLICANT [REDACTED]

SIGNATURE OF REGISTERED OWNER: _____ DATE: _____

NOTE: **THIS IS NOT A BUILDING PERMIT** (such permit must be obtained separately).
The applicant is not excused from complying with the requirements of any federal, provincial or other municipal legislation, or the conditions of any easement, covenant, building scheme or agreement affecting the building or land.

IMPORTANT NOTES:

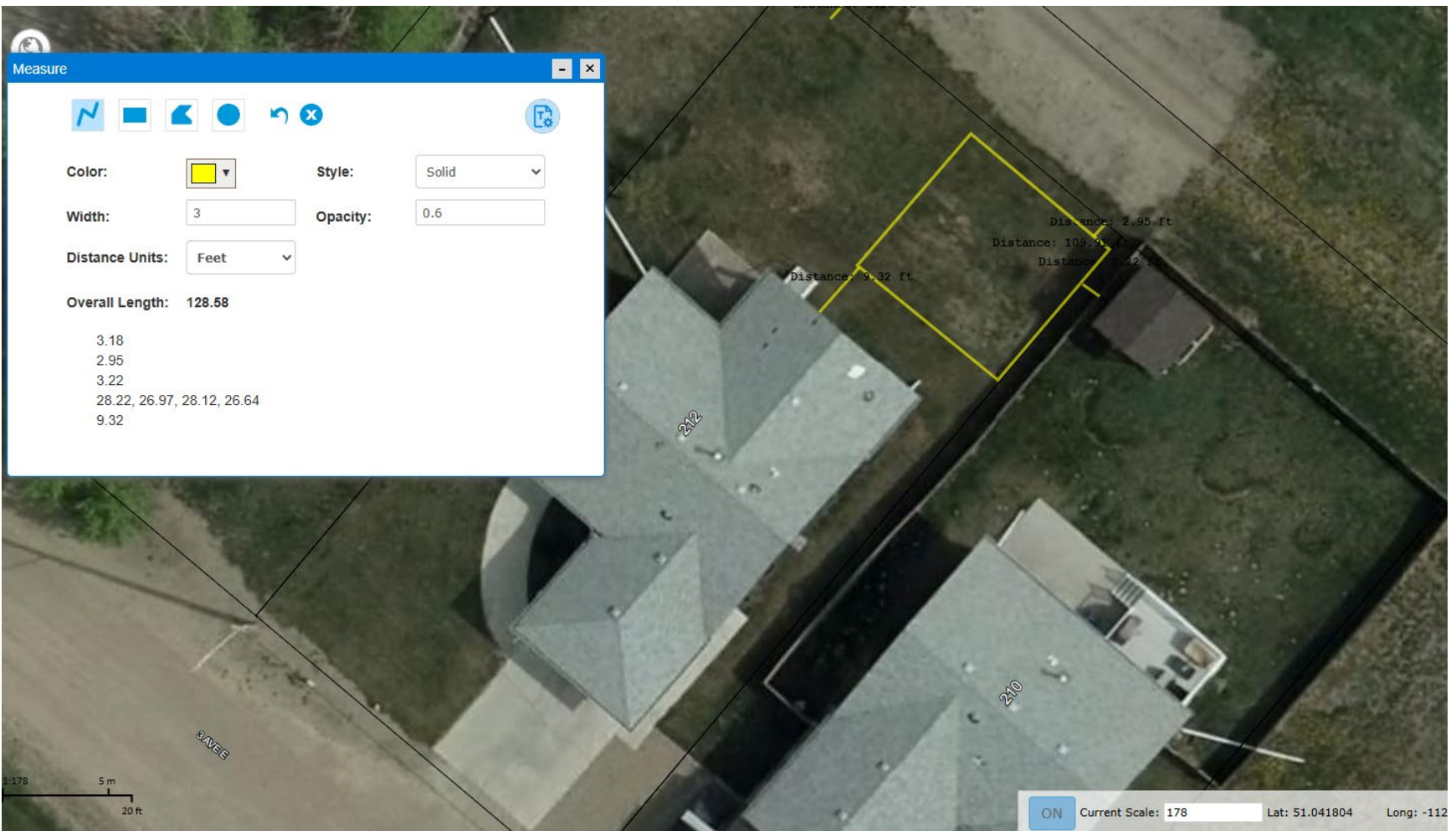
1. A Development Permit issued pursuant to the Land Use Bylaw for a discretionary use or where a relaxation to the Land Use Bylaw requirements was approved shall not be valid until the lapse of fourteen (14) days after the notice of decision to grant a permit has been advertised in accordance with the Land use Bylaw requirements.
2. A Development Permit issued pursuant to the Land Use Bylaw is not a Building Permit and work or construction shall neither commence nor proceed until a Building Permit has been issued pursuant to all applicable bylaws and regulations.
3. If the development authorized by a Development permit is not commenced within twelve (12) months from the date of its issue, and completed within twenty-four (24) months of the date of its issue, the permit is deemed to be void unless an extension to this period shall first have been granted by the Development Authority.
4. When an appeal is made pursuant to the Land Use Bylaw a Development Permit which has been granted shall not be valid. The decision of the Subdivision and Development Appeal Board shall replace the previous decision.
5. Every application for a Development Permit shall be made by submitting to the Development Officer the prescribed form completed in duplicate, signed by the owner or his agent, and accompanied by the following:
 - a) if required by the Development Officer, building plans in duplicate, showing:
 - i) floor plans;
 - ii) elevations;
 - iii) exterior finishing materials.
 - b) site plans, in duplicate, showing:
 - i) the legal description and municipal address;
 - ii) dimensions of the site;
 - iii) if required by the Development Officer, utilities, site drainage, finished lot grades, the grades of the street and the location of proposed sewer and water lines of all proposed and existing buildings and structures including retaining walls, trees, landscaping and other features;
 - iv) a surveyor's certificate if required by the Development Officer.
 - c) an application for multiple family, commercial, industrial, recreational and institutional uses shall show:

- i) loading and parking provisions;
 - ii) access locations to and from the site;
 - iii) garbage and storage areas and the fencing and screening proposed for same;
 - iv) location and approximate dimensions of existing and proposed culverts and crossings.
- d) such other information as the Development Officer may require or as required in the Land Use Bylaw requirements.
- e) Development Permit Fee as determined by Council.

APPEAL PROCEDURE:

6. An appeal of a decision of the Development Authority may be made by an affected person by serving written notice of appeal to the Secretary of the Development Appeal Board of the Village of Hussar within fourteen (14) days after the notice of decision is given pursuant to the Land Use Bylaw notice requirements (as per Section 1 above).

The personal information provided as part of this application is collected under the Municipal Government Act and in accordance with the Freedom of Information and Protection of Privacy Act. The information is required and will be used for the purposes of the Village of Hussar Land Use Bylaw. The name of the permit holder and the nature of the permit is available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Village of Hussar Office.



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