



The Municipal Planning Commission Meeting of the Village of Hussar will be held in Council Chambers and via conference call on Thursday, October 9, 2025 starting before the regular Council Meeting

1. CALL TO ORDER

2. ACCEPTANCE OF AGENDA

3. DEVELOPMENT

(a) Development Permit # 2025-002 – Discretionary Use – Deck

4. ADJOURNMENT

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	October 9, 2025
Title:	DP 2025-002 205 3 rd Avenue E – Covered Deck

Agenda Item Number: 1 a.

BACKGROUND

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

Under the Land Use Bylaw this covered deck 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approval there is still an appeal period in which neighbours may bring forward concerns and the permit approval can be withdrawn by Council.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 the update to Development Permit 2025-002 for the construction of the covered deck located at 205 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 2025-002 for the following reasons:
 - a. LIST REASON(S)

Addition to original

Village of Hussar – Land Use Bylaw # 493-14

FORM A

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]

PHONE NO: [REDACTED]

ADDRESS: 205 3rd Ave E Hussar, AB T0J 1S0

REGISTERED OWNER OF LAND (if different from applicant):

NAME: [REDACTED]

PHONE NO: [REDACTED]

ADDRESS: [REDACTED]

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: [REDACTED]

LEGAL DESCRIPTION: Lot(s) [REDACTED] Block [REDACTED] Reg. Plan No. [REDACTED]

All / Part of the [REDACTED] 1/4 Section [REDACTED] Twp. [REDACTED] Range [REDACTED] West of 4th Meridian.

EXISTING USE OF PROPERTY: Residential LAND USE DISTRICT: [REDACTED]

DETAILS OF DEVELOPMENT:

PROPOSED USE: Back deck - covered (stand alone / not attached to house)

PROPERTY LINE SETBACKS: Front: [REDACTED] Rear: [REDACTED] Side: [REDACTED]

HEIGHT: [REDACTED] FLOOR AREA: 27x14 SITE COVERAGE: 2 %

OFF-STREET PARKING PROVIDED: [REDACTED]

ESTIMATED COMMENCEMENT: [REDACTED] COMPLETION: September 2026

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: [REDACTED]

OTHER SUPPORTING MATERIAL ATTACHED:

SIGNATURE OF APPLICANT: [REDACTED]

DATE: Sept 14 / 2025

SIGNATURE OF REGISTERED OWNER: [REDACTED] DATE: [REDACTED]

As discussed in meeting, we are covering the full front deck. We have decided to cover 1/2 to all of the back deck as well.

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:

ADDRESS: 205 3rd Ave E Hussar, AB T0J 1S0

 (Name):
PHONE NO: _____

ADDRESS: _____

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: _____

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

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

EXISTING USE OF PROPERTY: Residential LAND USE DISTRICT: _____

DETAILS OF DEVELOPMENT:

PROPOSED USE: 2 decks - 1 on each side of house

PROPERTY LINE SETBACKS: Front: _____ Rear: _____ Side: _____

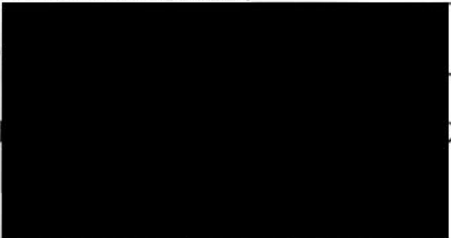
HEIGHT: 6ft FLOOR AREA: 24 x 11.5
27 x 14 SITE COVERAGE: 4 %

OFF-STREET PARKING PROVIDED: _____

ESTIMATED COMMENCEMENT: June 2025 COMPLETION: June 2026

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

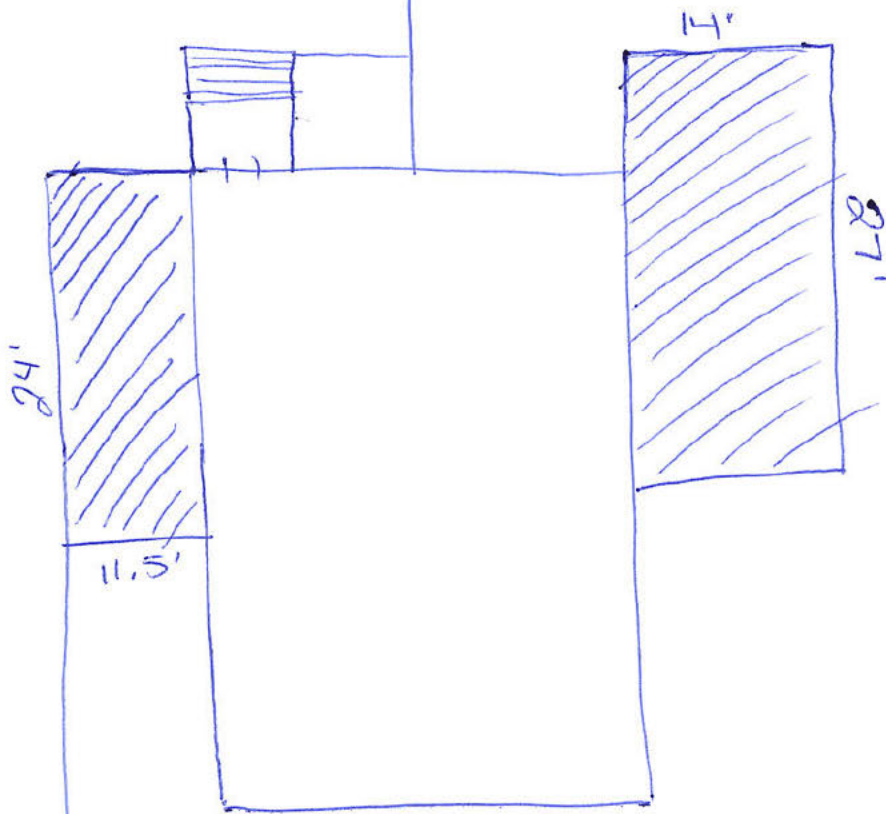
OTHER SUPPORTING MATERIAL ATTACHED: _____

SIGNATURE OF APPLICANT  DATE: June 3/25

SIGNATURE OF REGISTERED _____ DATE: June 3/25

Back alley

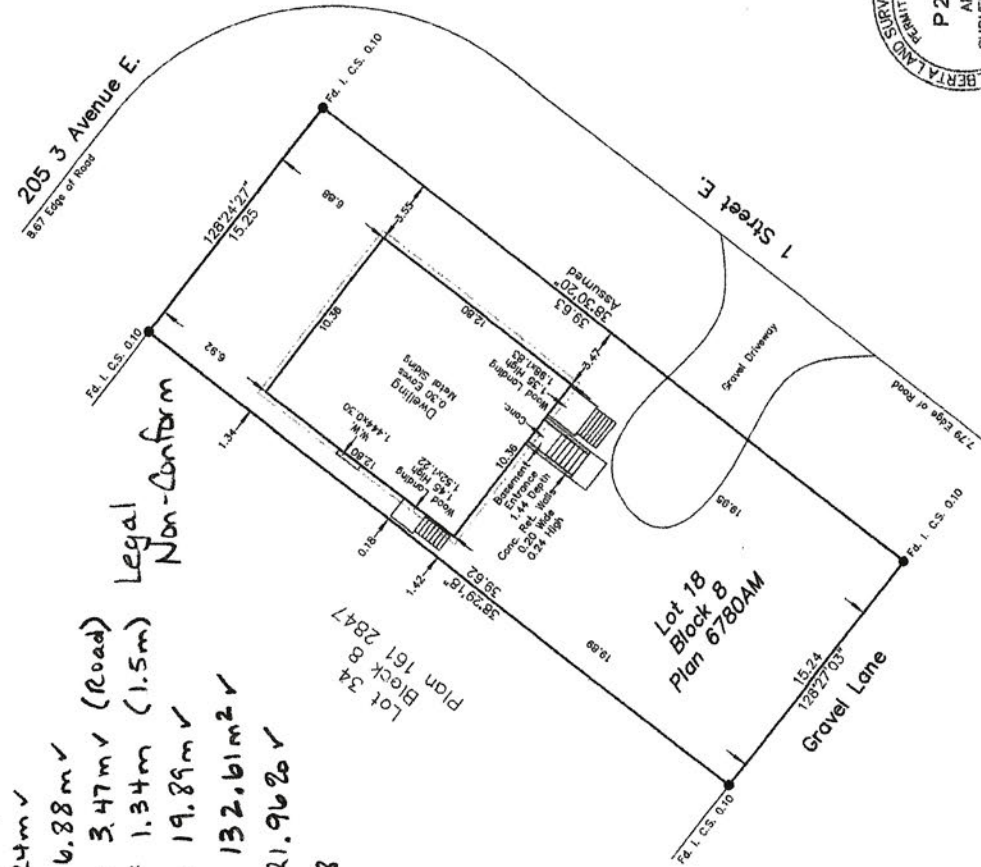
1st E



3rd Ave E

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

Lot Area = 603.96m² ✓
 Width = 15.24m ✓
 Front Yard = 6.88m ✓
 Side Yards = 3.47m ✓ (Road)
 = 1.34m (1.5m) ✓
 Rear Yard = 19.89m ✓
 Floor Area = 132.61m² ✓
 Coverage = 21.96% ✓
 Built 1958



- ABBREVIATIONS**
- A---Arc Length
 - Acc---Accessory
 - A/C---Air Conditioner
 - Bldg---Building
 - BOW---Back of Walk
 - Calc---Calculated
 - Cont---Contier
 - Conc---Concrete
 - C.S---Countersunk
 - DH---Drill Hole
 - EDA---Edge of Asphalt
 - Enc---Encroaches
 - Fd---Found
 - I---Iron Post
 - LB---Iron Bar
 - M.A---Maintenance Access
 - Mk---Mark
 - O.D---Overland Drainage
 - P/L---Property Line
 - R---Radius
 - Reg---Registration
 - Ret---Retaining
 - R/W---Right of Way
 - W/O---Walkout Basement
 - W.W---Window Well



NOTE:
UNLESS NOTED OTHERWISE LINES OUTSIDE OF PROPERTY ARE NOT TO SCALE.

LEGAL DESCRIPTION:
Lot 18
Block 8
Plan 6780AM

MUNICIPAL ADDRESS:
205 3 Avenue E.
Husar, Alberta

DATE OF SURVEY: September 26th, 2018.

LEGEND:
Distances are in metres and decimals thereof.
Found Iron Posts are shown thus: ●
Found Iron Bars are shown thus: —
Found Concrete Nails are shown thus: ▲
Calculation points are shown thus: X
Pillars and posts are shown thus: □
Property lines are shown thus: —
Utility Right of Ways are shown thus: —
Eaves are shown thus: —
Fences are shown thus: —
All fences are within 0.2 metres of the property lines unless otherwise shown.
All eaves are measured to fascia unless otherwise shown.

PURPOSE:

This report and attached plan have been prepared for the benefit of the Property owner, subsequent owner and of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, or a submission to the municipality for the compliance certificate, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached to the application. This report is not to be used for any other purpose, and no liability shall be accepted by the surveyor for the use of this report for any other purpose. The information shown on this Real Property Report reflects the status of the property as of the date of survey only. Users are encouraged to have the Real Property Report re-surveyed for future requirements.

NOTE:

Title information is based on the C. of T. 081 436 688 which was searched on the 3rd day of October, 2018, and is subject to:
No Pertinent Registration.

CERTIFICATION:

- I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual Standard Practices and supplementary thereto. Accordingly, I certify that those standards and as of the date of this report, I am a duly qualified and licensed land surveyor in the Province of Alberta.
1. the plan states the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements, and rights-of-way affecting the extent of the title to the property;
 2. the improvements are entirely within the boundaries of the Property
 3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
 4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
 5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this
22nd day of October, 2018.

[Signature]
Rheal Bourgoin, A.L.S.

This document is not valid unless it bears an original signature and stamp of an Arc Surveys Ltd. permit stamp in red ink.

Arc Surveys Ltd.
2018, 38th Avenue NE, Calgary, AB T2E 2M3
Ph: 403-277-1272, www.arcsurveys.ca
Fax: 403-277-1275, info@arcsurveys.ca

Surveyed: JC Drawn: AY Scale: 1:250 0m 2.5 5 10 File No.: 182502