



DWELLING MOVE ON in Foothills County

Land Use Bylaw Regulations & Applications

www.foothillscountyab.ca

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DWELLING, MOVED ON means a Dwelling, Single Family or Dwelling Manufactured Home-that has previously been lived in or used as a residence, which has now been relocated to a new parcel for the purpose of a Dwelling Unit. Dwelling, Mobile Homes that have been renovated, added to or altered in any way from their original CSA Standard, now being relocated to a new parcel for the purpose of a Dwelling Unit shall be considered under the *Dwelling, Moved On* provisions.

SPECIAL PROVISIONS FOR PARCELS WITH SUB-DISTRICTS:

Please note that parcels within all land use districts may be further designated with a sub-district "A" in cases where Council feels that there is a need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory building, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit. These sub-districts may cause a delay in obtaining permits as noted below, as it is dependent on the type of information required.

SPECIAL PROVISIONS FOR PARCELS IN THE FLOOD HAZARD PROTECTION OVERLAY:

Parcels within all land use districts may also fall within the Flood Hazard Protection Overlay and have special considerations and further application requirements due to the potential for flooding as per Section 11.1 Flood Hazard Protection Overlay of the Land Use Bylaw. This area applies to lands that are within the floodway, flood fringe, and areas impacted by the June 2013 flood event. It is the landowner's responsibility to determine if their lands are located within this overlay area and comply with all provisions thereof.

DWELLING MOVED ON:

1. Where dwellings are relocated within the same property (under the same title) and meet all Development Requirements under the appropriate land use district in accordance with all provisions of the Land Use Bylaw, no Development Permit is required. HOWEVER, you are still responsible to meet the following criteria for all *Dwelling, Moved On* within Foothills County:
 - a. Submission of an APEGGA certified Professional Engineer's report stating that the dwelling meets the requirements of the applicable Building Code, that it is structurally capable of being moved, and meets the minimum square footage requirements under the applicable land use district, prior to the dwelling being moved;
 - b. A Building Permit and all necessary Safety Code Permits (Plumbing, Gas, Septic and Electrical) shall be obtained prior to the dwelling being moved;
 - c. The dwelling must be placed onto an approved foundation within 60 days of arrival onto the lot. There is no variance to this 60 days, therefore, it is strongly encouraged to make alternate arrangements for the storage of the home to accommodate this requirement, or you may be subject to enforcement;
 - d. All *Dwelling, Moved On* must meet the maximum dwelling unit density, minimum habitable area, maximum height restrictions, and minimum yard setbacks under the zoning that is applicable to the land you are moving onto. Please note that additions to the original structure cannot be considered as part of the minimum size requirement.
2. Where a *Dwelling, Moved On* is relocated to a separately titled parcel in Foothills County, an approved Development Permit Application is required in all cases and shall be considered a Discretionary use.
3. A *Dwelling, Moved On*-shall meet the following criteria:
 - a. The *Dwelling, Moved On* shall have a high standard of exterior finish and be compatible with the adjacent development. (Please Note: dwellings may be expected to have exterior improvements, or they may be refused based on the aesthetics);
 - b. The *Dwelling, Moved On* shall conform to the development requirements for the applicable land use district for the lot, including but not limited to maximum dwelling density, minimum habitable area per dwelling, minimum yard setbacks, and maximum height requirements;
 - c. The *Dwelling, Moved On* must be placed onto an approved foundation within 60 days of arrival onto the lot;.

- d. All structural and exterior renovations to a *Dwelling, Moved On* are to be completed within one year of the issuance of the Development Permit, unless otherwise stated. This includes all recommendations of the Professional Engineer, if any;
 - e. Should the *Dwelling, Moved On* not be completed in accordance with the terms of the Development Permit within the required timeline, the County may use the security funds to complete the building in accordance with the conditions of the Development Permit. Any surplus funds left over will be retained by the County;
 - f. The applicant is responsible to ensure that all road bans issued for municipal road surfaces, pertaining to the relocation of the dwelling, are adhered to;
 - g. The applicant may be required to enter into a development agreement or road use agreement to reimburse the County for costs incurred with respect to any damage or repair required to the municipal road as a result of the relocation of the dwelling.
4. An application for a Development Permit must be accompanied with the following information:
- a. A completed checklist declaration form for the Relocation of a Building/Dwelling Moved on;
 - b. An APEGGA certified Professional Engineer's report stating that the *Dwelling, Moved On* meets the requirements of the applicable Building Code, that it is structurally capable of being moved, and is of the minimum square footage required under the applicable land use district;
 - c. A site plan (can be hand drawn) showing:
 - i. the entire parcel;
 - ii. north at the top of the page;
 - iii. identify and show all existing structures and the proposed *Dwelling, Moved On* with measurements from the same, in feet or metres, to all parcel lines;
 - iv. show all existing wells, septic tanks, disposal fields, dugouts on the parcel;
 - d. Photos of the existing *Dwelling, Moved On* to be moved showing the exterior appearance;
 - e. Information on all improvements proposed to complete the *Dwelling, Moved On* including the exterior finish, renderings or artistic drawings of how the dwelling is to look when completed, and detailed cost estimates for the work to be completed;
 - f. A security or deposit in an amount equal to the value of construction of the foundation and all other work required to complete the exterior of the *Dwelling, Moved On* to a high standard of appearance. The amount will be confirmed by the Approving Authority based on cost estimates submitted with the application. Notwithstanding these estimated costs, the deposit shall be no less than the minimum set out in the Fee Schedule, as approved by Council. The security or deposit may be released upon inspection of the structure confirming that the exterior of the dwelling is complete as per the conditions of Development Permit.
5. Upon obtaining your Building Permit and Safety Code Permits please be advised of the general requirements for moving existing residences into the Foothills County:
- a. The *Dwelling, Moved On* must be moved onto an approved foundation within 60 days of arrival onto the lot, the Development Officer has no variance to this 60 days, therefore, it is strongly encouraged to make alternate arrangements for the storage of the home to accommodate this requirement, otherwise, it could be subject to enforcement;
 - b. All structural and exterior renovations to a *Dwelling, Moved On* are to be completed within one year of the issuance of the Development Permit, unless otherwise stated. This includes all recommendations of the Professional Engineer, if any.
 - c. Please be advised that you will be required to bring certain items and/or facilities into compliance with the Building Code and Canadian Electrical Code standards (i.e. smoke detectors or alarms, electrical panels and branch circuits, etc.). Please check with the Foothills County Safety Codes Officer for further details.

