



FRIDAY, AUG. 10, 2018

FOR IMMEDIATE RELEASE

Rocky Mountain House, Alta. – On Tuesday, Aug. 7, The Town of Rocky Mountain House held a public hearing in accordance with the Municipal Government Act with regards to a proposed amendment of the Land Use Bylaw.

Following the public hearing, Bylaw 2018/19 LU to amend Land Use Bylaw 11/11 LU passed third reading to change the land use designation of a portion of Lot 3, Block 1, Plan 1422133 and Lot 3, Block 2, Plan 1420703 to General Residential District (R2) from Low Density Residential District (R1). The parcel of land is situated at 58A Street south of 65 Avenue.

The applicant had initially requested a portion of the land to be designated as Multiple Family Residential (R3). After considering public and developer input, councillors granted an R2 rezoning for both parcels.

“Our rationale for granting the R2 zoning instead of R3 was to address public concerns about the possibility of a future apartment building,” said Mayor Tammy Burke. “Apartment buildings are listed as discretionary use in an R2 district, which allows the town to place stricter limitations on a development and address public concerns as raised at the public hearing. In granting the rezoning to R2, council aimed for a compromise between town residents and the applicant, while still adhering to our legislative requirements.”

The Aug. 7 rezoning allows the proposed row housing as a discretionary use in the R2 district approved by Council. An application for a discretionary use is decided on by the Municipal Planning Commission.

The Town of Rocky Mountain House welcomes all applications for subdivision and development within Rocky Mountain House. Each application is considered in accordance with applicable bylaws.

For more information, please refer to attached backgrounder or contact:

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Backgrounder to Bylaw 2018/19 LU to amend Land Use Bylaw 11/11 LU, and general development processes in Rocky Mountain House.

What is the difference between R2 and R3?

Permitted and discretionary uses. Most R3 permitted uses are found as discretionary uses in R2. That means R3-type developments may still be approved in an R2 zone, but they will have to be approved by Municipal Planning Commission and conform to R2 development standards.

The only substantial difference between R2 and R3 development standards for duplexes, row housing, fourplexes and apartments is the height restriction. R2 allows for a maximum height of 9.5 metres (31.2 feet) while R3 allows a maximum height of 12 metres (39.4 feet).

These development standards are laid out in the [Land Use Bylaw No. 11-11 LU](#). General Residential District (R-2) standards are found on page 91 through 94. Multiple Family Residential District (R3) standards are found on pages 95 through 97.

Will an apartment building, rowhouse or other multi-housing development be allowed at this location (Lot 3, Block 1, Plan 1422133 and Lot 3, Block 2, Plan 1420703) under the new land use designation?

Yes, with certain conditions. Multi-housing developments such as apartment buildings and fourplexes are listed as discretionary uses in R2 districts under the [Land Use Bylaw No. 11-11 LU](#). If a landowner wishes to apply for a multi-housing development permit in an R2 district, the application would be considered by the Municipal Planning Commission.

What role does council play in land use rezoning applications?

Council considers rezoning designation application amendments of the Land Use Bylaw 11/11 LU. Once council grants first reading of a land use bylaw amendment, a public hearing is held. Council then has three options:

1. Approve the application.
2. Amend and approve the application.
3. Not approve the application.

Does council play a role in subdivision applications?

No. The Municipal Planning Commission is the development authority for subdivision applications.

Does council play in role in development or building permit applications?

No. The Development Officer approves a development application if it meets all stipulations of the Land Use Bylaw. If an application requires a variance it will be considered by the Municipal Planning Commission, who then has the authority to issue the necessary permits.

Where can I find out more information about rezoning, subdividing, development and building permits?

Information brochures are available from the Rocky Mountain House Planning and Community Development department, and at the following links:

[Applying for a land use bylaw amendment \(rezoning\)](#)

[Applying for a development permit](#)

[Applying for a building permit](#)

[PCPS Community Planning Services](#) processes all subdivision applications for the Town of Rocky Mountain House. You can learn more about the subdivision process [here](#).

Related application forms are available on the [Town's website](#).