

Town Requirements

Continued

- Separate municipal utility services or means of suspending service to the secondary residence without disrupting service to the principal residence may be required at the discretion of the Development Authority
- The appearance of the secondary residence developed as a separate building or addition to the principal building shall be compatible with the appearance and design of the principal building to the satisfaction of the Development Authority

1-403-847-5260



Caption describing picture or graphic.

Secondary Residences

Town of Rocky Mountain House



Where Adventure Begins

Phone: 1-403-847-5260

Web site: www.rockymtnhouse.com

What is a Secondary Residence ?

A secondary residence is a dwelling unit located within the principal dwelling, on a second storey integral to a detached garage, or as an accessory building where the principal use of the site is a detached dwelling.

Secondary residences provide tremendous benefits to the whole community. For the homeowner, they are a source of additional income and in some cases, may increase a homes resale value. For the Town, they provide additional affordable housing and also help check unnecessary urban sprawl.

Please check with the Town Planning Department to see what types of secondary residences are permitted in your District.

Provincial Changes

Changes to the Provincial Building standards for construction of new suites will take effect December 31, 2006, while fire code standards for existing suites will take effect December 31, 2008. These dates ensure that new sites constructed meet the safety standards, while providing owners of existing suites with two years to bring their properties into compliance with the new code requirements.

New Standards

They will follow 12 recommendations from a review committee that include such items as minimum height of rooms, bedroom windows, fire protection for walls and ceilings, interconnected smoke alarms between upper and lower floors, heating and ventilation systems and separate exits.

Copies of Secondary suite standards

Copies of the secondary suite standards will be available on the Municipal Affairs website at www.municipalaffairs.gov.ab.ca or you can stop by the Town Office Planning Department.

What are the Town Requirements?

- One secondary residence may be allowed per detached dwelling
- A secondary residence shall not contain more than 70 m² (753 sq ft) and shall have a maximum of two(2) bedrooms
- A secondary residence shall be situated so the exterior walls are at least
 - ✓ 1.5 m (4.9 ft) from side parcel boundaries and on a corner parcel no closer to the street or avenue than the principal building
 - ✓ 1.5 m (4.9 ft) from the rear parcel boundary when there is a blank wall facing the boundary
 - ✓ 3.0 m (9.8 ft) from the rear parcel boundary when there is a window or doorway opening in the wall facing the boundary
 - ✓ 2.5 m (8.2 ft) from the principal building and any accessory buildings on the parcel
- A secondary residence developed on a second floor integral to a detached garage shall not be more than 7.5 m (24.6 ft) in height and shall not exceed the height of the principal building
- One off-street parking stall shall be provided per secondary residence in addition to the required number of parking stalls for the

Town of Rocky Mountain House
Planning & Community Development
Department
5116 - 50th Avenue
Rocky Mountain House, AB
T4T 1B2

Phone: 1-403-847-5260
Fax: 1-403-845-1835

