



Dwelling, Temporary

in Foothills County

Land Use Bylaw Regulations & Applications

www.foothillscountyab.ca | planning@foothillscountyab.ca

309 Macleod Trail, Box 5605, High River, AB T1V 1M7 • Tel: 403-652-2341 Fax: 403-652-7880

DWELLING, TEMPORARY means a Dwelling, Manufactured Home; Dwelling, Mobile Home or Dwelling Single Family for the purpose of use as a dwelling which has not been situated on a permanent foundation, located on a parcel on a temporary basis in accordance with Section 10.10. This does not include the temporary storage of an unoccupied structure without appropriate utilities or Recreational Vehicles.

See also: 'Mobile and Manufactured Dwellings' and 'Moved On Dwelling' Topic Sheets if applicable.

DWELLING, MANUFACTURED HOME means a dwelling unit with a minimum width of 6.1m (20ft.), built in whole or in part in a certified plant or site, in accordance with the CSA standards and/or applicable Building Code, for transportation to a building site. A Dwelling Manufactured Home must be constructed after September 2, 2007. A Modular Home and Double Wide Mobile Home are included under this definition.

DWELLING, MOBILE HOME means a prefabricated or factory-constructed, transportable Dwelling Unit which is equal to or less than 6.1m (20 ft.) in width, designed and built to CAN/CSA Standard, to be moved, from one point to another as a single unit, and which is, upon its arrival at the site where it is to be located, ready for occupancy except for incidental building operations such as placement on a foundation and connection to utilities. A Dwelling Mobile Home must be constructed after September 2, 2007. A Dwelling, Mobile Home does not include a recreational vehicle or park model.

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1. A Dwelling, Temporary and may only be considered where the use is listed as a permitted or discretionary use in the applicable land use district.
 2. Dwelling, Temporary shall comply with the following:
 - a. A Development Permit shall be obtained prior to placement of the structure on the subject property.
 - b. A Development Permit may only be approved for up to 36 months.
 - c. The maximum term for renewals shall not exceed six (6) years. Applications exceeding this time shall be considered as a new application (subject to the appropriate application fees).
 - d. Permanent foundations are not permitted.
 - e. All applicable property line and road setbacks must be met.
 - f. All necessary Building and Safety Codes permits and inspections must be obtained (building, plumbing, gas, electrical, septic).
 - g. Attachments/additions are not permitted (enclosed decks, garages, etc.).
 - h. All applicable addresses must be updated through contacting the County's Mapping and GIS Department.
 - i. A Prefabricated Dwelling, Temporary must be constructed after September 2, 2007 (unless it has a previously approved Development Permit on that parcel and appropriate certification to the satisfaction of the Safety Codes Officer)
 - j. An application for the renewal of the Development Permit shall be made prior to the expiration of the current Temporary Development Permit. Please note, the approval of a renewal application is not guaranteed.

- k. A Dwelling, Temporary may only remain on site after expiration of the development permit if a renewal application process is ongoing and if it is allowed by the Development Authority.
 - l. The Dwelling, Temporary shall not exceed the maximum dwelling density, maximum height requirements, shall meet the minimum habitable area per dwelling, and all other provisions as per the applicable land use district.
 - m. A Dwelling, Temporary may be used for the housing of farm help, or when a principal dwelling is being constructed, or for housing a housekeeper/nanny or immediate family members¹ of the landowner(s).
 - n. A minimum of two parking spaces for occupants of the Dwelling, Temporary must be located within the boundaries of the subject parcel.
 - o. Home based businesses (Types I, II, and III) are not permitted to operate from a Dwelling, Temporary.
 - p. If the Dwelling, Temporary is a Dwelling, Mobile Home or Dwelling, Manufactured Home, the undercarriage shall be completely screened from view to the satisfaction of the Development Authority.
3. Other regulations may apply if the parcel is identified within the Flood Hazard Protection Overlay District or is zoned Sub-district "A". Refer to Sections 2.4 and 11.1 of the Land Use Bylaw 60/2014.

Applicants are advised that any temporary dwelling will require an individual and valid address for the purpose of emergency response. This may result in changes to existing address(es) on the subject property (i.e. unit numbers or change to the principal dwelling's address). Consequently, this may result in changes to your Canada Post mail address.

APPLICATION REQUIREMENTS:

An application for a Development Permit **must be** accompanied with the following information:

1. Development Permit application package and checklist
2. Applicable application fees
3. Site Plan (can be hand drawn) showing:
 - a. the entire parcel
 - b. north arrow with site plan and text oriented correspondingly
 - c. identify and show the location of all existing structures and the proposed temporary dwelling with measurements from the same, in feet or metres, to all parcel lines
 - d. show all existing wells, septic tanks, disposal fields, dugouts etc. on the parcel
4. An explanation regarding the purpose of the Dwelling, Temporary. This explanation should reflect a use that a Development Authority may consider (farm help, principal building construction, for a housekeeper/nanny, or immediate family of the landowner(s))
 - a. If it is for farm help, include the legal descriptions of any other parcels used in the farming operation, the type of farming operations that are occurring and why there is a need for farm help, failure to provide this may result in the application being refused
 - b. If it is required during the construction of the primary residence a Cash deposit or Letter of Credit in the amount of \$5,000 will be required
5. Identify the type of foundation this structure will be placed on
6. Description of provisions for utilities and servicing
7. A detailed explanation is required if any fill materials (e.g. clay, dirt, etc.) are being brought on site, including: material placement location, quantity, and type, and delivery route and truck type.

¹ Parents, children, aunts, uncles, siblings, or grandparents