



Town of Rocky Mountain House

ROCKY MOUNTAIN HOUSE, ALBERTA T0M 1T0

TOWN POLICY NUMBER: 003/95

REFERENCE:
MPC - April 14/95

ADOPTED BY:
MPC

SUPERSEDES:
N/A

PREPARED BY:
Development & Bylaw Department

EFFECTIVE DATE:
May 2, 1995

TITLE: Yard Relaxation Policy

POLICY STATEMENT

To establish a written policy approved by the Municipal Planning Commission, where the Municipal Planning Commission or the Development Officer would grant relaxations of the all yard requirements that are 20% or less than the provision of the Land Use Bylaw and meet the intent of the Alberta Building Code.

MPC & ADMINISTRATION PROCEDURE

When a Real Property Report or Surveyor's Certificate are submitted for signature of compliance the Development Officer or Municipal Planning Commission shall grant approval of all yard requirements that are 20% or less than the provision of the Land Use Bylaw and meet the intent of the Alberta Building Code and that do not infringe on the adjacent property owner's building rights.

When the Development Officer approves a relaxation of any type there will be a \$50.00 fee for the Development Permit and for the posting of the decision on the Town bulletin board for the required 14 day appeal period under the Alberta Planning Act. For signature of the Real Property Report or compliance letter there shall be an additional \$50.00 fee.

When the Municipal Planning Commission approves a relaxation of any type there will be a \$125.00 fee for the Development Permit and for the advertising of the decision in the Mountaineer for the required 14 day appeal period under the Alberta Planning Act. For signature of the Real Property Report or compliance letter there shall be an additional \$50.00 fee.

Relaxations of yard requirements for new construction, commencing on May 2, 1995 shall only receive up to a maximum of 10% relaxation by the Development Officer. All relaxations over 10% of the yard requirement shall be considered by the Municipal Planning Commission.

NOTE: All fees are set by Council and may be subject to change.