



# Town of Rimbeley Policy Manual

**Title:** Fire Hydrant Development Policy **Policy No.:** 6603

**Supercedes:** New

**Approved:** September 12, 2011 **Resolution No.:** 209/11

**Effective Date:** September 12, 2011

**Purpose:** To ensure adequate fire protection throughout the Town of Rimbeley.

## 1.0 Policy Statement

The Town wants to ensure that adequate fire protection is available if needed in an emergency. In some cases where buildings are built or undergo extensive renovation, the existing hydrants do not meet the requirements under current codes. The Town may be willing to equally share the cost of providing necessary additional fire hydrants, and where applicable the Town may front the cost of the developer's portion of the required hydrant if agreed to by the developer in lieu of tax credits granted under other Town policies.

## 2.0 Guidelines

- 2.1 This policy is to assist in providing adequate fire protection for large commercial, industrial and multi-family projects on previously developed land.
- 2.2 The Town may pay up to 50% of the cost of one fire hydrant that serves a new commercial, industrial or multi-family building or similar building under extensive renovation where the hydrant is required to meet current codes or is deemed required to vastly improve fire fighting capability.
- 2.3 The need for an additional hydrant must be identified during the development permit or development agreement process.
- 2.4 This policy only covers the cost of the hydrant and hydrant installation, including necessary valves. The policy does not cover the installation of water mains to buildings.
- 2.5 The location of the hydrant shall be determined by Town officials based on proximity to the subject building, water main availability, overall community benefit and cost of hydrant installation.
- 2.6 The fire hydrant must not be located on private property unless placed in a utility right of way to allow access for use to provide protection to other properties.
- 2.7 If applicable, the Town may grant the developer the opportunity to utilize tax credits granted under other Town policies early to cover the developer portion of the cost of the hydrant and hydrant installation.

**Amended:**

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- 2.8 The arrangements agreed upon must be made in writing within the development permit or within the development agreement pursuant to the development permit.
- 2.9 This policy may be varied, revised or rescinded at the full discretion of Town Council or due to change in legislation.
- 2.10 This policy does not apply to fire hydrants required under Section 3.D.5.16 of the Alberta Building Code.
- 2.11 This policy will only be considered if the Developer is not in arrears to the Town for any reason

**Amended:**

**Date:**

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**Resolution:**

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