

Town of Rimbey Development Guidelines

Do I need a Development (Building, Electrical, etc...) Permit?

You will need the following permit(s) if you are:	Development	Building	Electrical	Plumbing	Gas
Building a new home or building	X	X	X	X	X
Building a deck over 2 ft. above grade	X	X			
Adding a shed over 160 sq. ft.	X	X			
Building a garage	X	X	X		X
Developing a basement	X	X	X	X	
Adding a secondary suite	X	X	X	X	X
Building an addition	X	X	X	X	X
Doing interior renovations in excess of \$5,000	X	X	X	X	X
Relocating a manufactured/mobile home	X	X	X	X	X
Erecting a portable garage over 160 sq. ft.	X				

How long will an application for a Development Permit take to be approved?

A decision by the Development Authority is required within 40 days of a Development Permit application.

Can I start construction prior to obtaining a permit?

Any construction began before obtaining a development permit will result in the doubling of the required development permit fees.

How long is the permit good for?

Work must commence within 90 days of permit issuance and permits are valid for one year. Should more time be required, an extension may be applied for.

Do I need a permit to demolish a building?

A separate demolition permit application for residences or accessory buildings is required for a fee of \$25.00. A fee of \$100.00 is required for any demolition requiring inspection under the Safety Codes Act. No Development Permit is required.

What is the cost of a development/building permit?

Development Permit	
Minimum Fee	\$50.00
Placement of Mobile or Manufactured homes on pilings or blocks	\$50.00
Regular Fee	\$2.00 for every \$1,000 of construction to \$1,000,000 - \$1.50 for every \$1,000 thereafter
Performance Deposit -	the greater of \$2,000.00 or 1% of estimated project value
Ex. - Development Permit for a \$300,000 Single Family Dwelling - $\$2.00 \times 300 = \mathbf{\$600.00}$	
* - Fees are payable to the Town of Rimbey upon submission of Development permit application	
Building Permit	
Minimum Fee	\$60.00
Placement of Mobile or Manufactured homes on pilings or blocks	\$120.00
Modular homes placed on full basement or crawl space	\$0.25 per sq. ft. of main floor space
Regular Fee	\$4.00 per every \$1,000 of construction
Safety Codes Council Fee	\$4.50 or 4% of building permit cost to a max. of \$560
Ex. - Building Permit for a \$300,000 Single Family dwelling - $\$4.00 \times 300 = \$1,200.00$ + Safety Codes Council Fee of $\$1,200 \times 4\% = \48.00 - Total - \$1,248.00	
* - Building Permit Fees are payable to Superior Safety Codes Inc. upon submission of Building Permit application	

Fire Pits

- No permit is required.
- 1 per lot
- Combustion area is contained and screened
- Outside diameter is no more than 1.5 metres (five feet)
- Pit is set back from buildings and fences in accordance with the Alberta Fire Code (3 metre clearance)
- **Only clean wood is burned**
- The location and use does not reduce the quiet enjoyment of neighboring property

Deck Construction

- No development or building permit is required for an **uncovered** deck with a surface that is under 60cm (2 feet) above grade.
- Covered decks and those with a walking surface more than 60cm above grade **require** a building and development permit.

Fence Construction

- No permit is required for construction of a fence
- Side and rear fence height shall be a maximum of 1.9 metres (6'6") in residential districts
- Front fence height shall be a maximum of 1 metre (3'3") in residential districts
- Front fence height restrictions shall apply to any side yard facing or flanking a street
- Maximum fence heights do not apply to yards with swimming pools, which are governed by the **Alberta Building Code**