

A BYLAW OF THE TOWN OF RIMBEY, IN THE PROVINCE OF ALBERTA TO REGULATE THE PROCEDURE, CONTENT AND COSTS OF PERMITS FOR THE USE, OCCUPANCY, CONSTRUCTION, RELOCATION AND DEMOLITION OF BUILDINGS

WHEREAS The Safety Codes Act, being Chapter S-1 of the Statutes of Alberta, 2004, provides that the Minister may, by order designate a municipality as an accredited municipality to administer the Safety Codes Act within the boundaries of the municipality;

AND WHEREAS The Town of Rimbey has been so authorized by Accreditation Certificate No. M000160;

NOW THEREFORE the Council of the Town of Rimbey, duly assembled, hereby enacts as follows:

1. Title

This bylaw shall be known as the Town of Rimbey Development and Building Permit Bylaw, and will be referred to herein as “this bylaw”.

2. Definitions

- (1) In this bylaw
- (a) “Act” means the Safety Codes Act as amended from time to time.
 - (b) “Inspector” means a person appointed as a safety codes officer pursuant to Section 31 of the Act.
 - (c) “Town” shall mean the municipal corporation of the Town of Rimbey, its employees or agents.

(2) Definitions contained in the Act shall apply in this bylaw.

3. Scope

This bylaw shall apply to the issuance and fee structure of permits for the construction, repair, alteration, relocation, use and demolition of any building regulated by the Act within the Town of Rimbey.

4. Prohibition

- (1) No development or demolition other than that listed in Land Use Bylaw 762/04, Part 1, Section 8 shall be undertaken within the municipality unless an application for it has been approved and a development permit has been issued.
- (2) A permit is not required for developments listed in Land Use Bylaw 762/04, Part 1, Section 8.

5. Permit Application

An application for a development permit shall be made to the Development Authority in writing on the appropriate form, in accordance with Land Use Bylaw 762/04, Part 1, Section 10 and signed by the owner or his authorized agent.

6. Decision by the Development Authority

A decision by the Development Authority shall be made in accordance with Land Use Bylaw 762/04, Part 1, Sections 11, 12, 13 and 17.

7. Conditions

The Development Authority may issue a development permit subject to conditions in accordance with Land Use Bylaw 762/04, Part 1, Section 14.

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8. Discretionary Development, Appeal Procedure & Judicial Review

When an application is for a discretionary use, applicable procedures in accordance with Land Use Bylaw 762/04, Part 1, Sections 17, 18 and 19 shall be followed.

9. Issuance of a Permit

Issuance of a Development Permit shall be made in accordance with Land Use Bylaw 762/04, Part 1, Section 15.

10. Suspension or Cancellation of a Development Permit

A Development Permit may be suspended or cancelled in accordance with Land Use Bylaw 762/04, Part 1, Section 16.

11. Contravention

If the Development Authority finds that a development or use of land or buildings is not in accordance, he may proceed under Land Use Bylaw 762/04, Part 1, Section 20.

12. Occupancy

If a request has been received and the Inspector is satisfied that the work is complete and complies with the terms of the permit, and is in accordance with the examined plans and specifications, he shall issue a final inspection report with or without conditions to the applicant.

13. Permit Fees

- (1) The fee for the issuance of a permit shall be submitted at the time of application, and shall be calculated in accordance with Schedule "A", or by use of tender documents.
- (2) In the event of work having been started on any building, including excavation, before a permit for such work has been obtained, the permit fee shall be double, in accordance with Land Use Bylaw 762/04, Part 1, Section 20.3.
- (3) Construction costs and valuations for the purposes of this Bylaw shall be calculated using the unit values set out in the 'Minimum Construction Value Factors' as supplied by the 'Building Inspection Agency' for the Town of Rimbey, or by use of the 'Tender' documents, whichever value is greater. *(See 'Example A', which will change periodically as updates are received)*

14. Other Costs

Costs for repair of damages to Town Property shall be the responsibility of the 'Property Owner'.

15. Other Requirements

All new developments are required to have a sewer backflow valve installed.

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16. Offense

Any person who contravenes this bylaw is guilty of an offense under Section 67 of the Safety Codes Act.

THAT

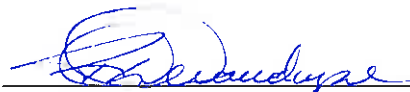
Bylaws 737/02, 772/05 and any other bylaws and policies for the purpose of regulating building or development permits within the Town of Rimbey are hereby rescinded.

AND THAT

this Bylaw shall come into effect on _____, _____.

Read a first time this 24th day of March, 2005.


Mayor


Town Manager

Read a second time this 14th day of April, 2005.

Read a third time this 14th day of April, 2005.


Mayor


Town Manager

Schedule ‘A’
Fees

Development Permit Fees

- 1) The Development Permit fee provided in Section 13 shall be calculated at \$2.00 for each \$1000.00 of construction value up to the construction value of \$1,000,000, plus \$1.50 per \$1000.00 of construction value for the part of construction value exceeding \$1,000,000, as determined pursuant to the ‘Minimum Construction Value Factors’ as supplied by the ‘Building Inspection Agency’ for the Town of Rimbey, or by use of the ‘Tender’ documents, whichever value is greater. *(See ‘Example A’, which will change periodically as updates are received)*
- 2) Development Permit fees for **modular homes** placed on a full basement or crawl space shall be calculated as for residential single-family dwellings.
- 3) Development Permit Fees for placement of **manufactured homes** or **mobile homes** on pilings or blocking shall be a flat fee of \$50.00.
- 4) **Minimum Development Permit fee** shall be \$50.00.
- 5) An additional fee of \$100.00 shall be charged for **discretionary** use permit applications.

Building Permit Fees

- 1) The Building Permit fee provided in Section 8(1) shall be calculated at \$4.00 for each \$1000.00 of construction value up to the construction value as determined pursuant to the ‘Minimum Construction Value Factors’ as supplied by the ‘Building Inspection Agency’ for the Town of Rimbey, or by use of the ‘Tender’ documents, whichever value is greater. *(See ‘Example A’, which will change periodically as updates are received)*
- 2) Building Permit **minimum fee** shall be \$50.00 for residential construction, and \$75.00 for all other construction.
- 3) Building Permit fees for **modular homes** placed on a full basement or crawl space shall be calculated as for residential single-family dwellings.
- 4) Building Permit Fees for placement of **manufactured homes** or **mobile homes** on pilings or blocking shall be a flat fee of \$100.00.
- 5) A **Safety Codes Council** fee shall be charged at; a minimum of \$4.00 or 3.5% of the Building Permit cost up to a maximum of \$500.00
- 6) A **re-inspection** fee of \$75.00 is required for re-inspection.

Other Fees

Compliance Certificates	The fee shall be \$50.00 for compliance certificates.
Confirmation of Zoning	The fee for requests for ‘Confirmation of Zoning’ in writing shall be \$50.00.
Demolition Permit Fee	a) No permit or fee is required for small accessory buildings under 200 sq. ft. b) Permit fee for demolition of residences or accessory buildings shall be \$25.00. c) Permit fee for demolition of residential or commercial improvements requiring inspection (required by the Safety Codes Act), shall be \$100.00.
Development Appeal Board	A fee of \$250.00 is required for development to go to the Development Appeal Board.
Land Use Bylaw Amendment	A fee of \$400.00 is required if the development requires an amendment to the Land Use Bylaw.

Sylaw 775/05
Example 'A'

Minimum Construction Value Factors
as of December 1, 2005

Residential Housing	Cost per M ²	Cost per Ft ²
Single Family – Main Floor		\$115.00
Single Family – Second Floor		\$ 75.00
Basement Development		\$ 50.00
Multi-Family (3 storeys or less)		\$ 105.00
Multi-Family (more than 3 storeys)		\$ 110.00
Townhouses or Rowhousing		\$ 105.00
Garages (attached or detached)		\$ 50.00
Carport		\$ 30.00
Renovations		\$ 50.00

Apartments	Cost per M ²	Cost per Ft ²
Concrete Construction		\$ 115.00
Masonry & Wood Construction		\$ 105.00
Basement Parkade		\$ 50.00
Above Ground Parkade		\$ 40.00

Commercial (Offices, Restaurants, Service Stations, Strip Malls, Warehouses)	Cost per M ²	Cost per Ft. ²
Concrete Construction		\$ 110.00
Masonry Construction		\$ 110.00
Masonry & Wood or Steel Construction		\$ 105.00
Steel Construction		\$ 85.00
Wood Construction		\$ 85.00
Renovations		\$ 60.00

Churches, Hotels, Schools	Cost per M ²	Cost per Ft. ²
Concrete Construction		\$ 150.00
Masonry & Wood or Steel Construction		\$ 150.00
Basement Parkade		\$ 50.00
Above Ground Parkade		\$ 40.00

Hospitals	Cost per M ²	Cost per Ft. ²
Concrete Construction		\$ 200.00
Masonry & Wood Construction		\$ 200.00
Wood Construction		\$ 160.00