

## **Development in Drumheller**

Building in Drumheller requires that an approved Development Permit is issued by the Development Authority for the development as well as any federal or provincial permits that may be required. In most cases, development along a Provincial Highway will also require a Roadside Development Permit issued by Alberta Infrastructure and Transportation.

The Alberta Safety Codes Act requires that Building Permits are issued by the authority along with permits for other safety codes disciplines such as Electrical, Gas, Plumbing, Private Sewage Disposal Systems and Fire, prior to all construction.

## **Development Permit**

A Development Permit is required for:

- Significant structural alterations.
- Changes in the use or intensity of use of the structure.
- Most signage.
- Garages (Accessory Buildings), decks and large satellite dishes.
- All new construction.

A permit is not required for the erection of a fence or for work that is of a maintenance nature to existing structures. There are some height restrictions and/or special requirements for fencing within the property, or in certain areas.

## **Property Line Setbacks**

Specific setback distances from property lines apply to all developments.

Check with the Development Officer to see which regulations may apply to your development.

## **Development Permit Fees:**

- Under \$10,000 \$ 40.00
- Under \$50,000 \$ 60.00
- Under \$100,000 \$ 90.00
- Under \$150,000 \$150.00
- Under \$200,000 \$225.00
- Over \$200,000 \$275.00

## **Building Permit**

- 1) A Building Permit is required for the construction, alteration, installation, repair, relocation, demolition or change in occupancy of any work to which the *Alberta Building Code* applies in accordance with the regulations made pursuant to the *Safety Codes Act*.
- 2) In addition to required Building Permits; other permits may be required for the installation of related services (disciplines).
- 3) An owner shall ensure that all permits required in connection with proposed work are obtained before starting the work to which they relate.

*A Building Permit is not required for sheds under 102 sq. ft. maintenance and upkeep repairs; walkways or fences.*

## **Building Permit Fees:**

- \$6.50 per \$1,000.00 of building value
- Minimum fee \$65.00

*(By-Law 18-97)*

## **Offsite Levy**

Offsite Levies apply to new developments serviced by public water and/or sewer.

Previously developed lands, where a significant increase in service demand occurs or where no Levy has been applied in the past, will also have the Levy applied.

Offsite levies are the greater of:

- \$500.00 for each housing unit,
- 50¢ per sq. ft. total floor area,
- \$2000.00 per acre on gross acreage of lands being developed — whichever is greater.

*(By-Law 31-98)*

## **Service Connections**

The cost of connecting to sewer and water mains or curb stops and the inspection of the installation may be at the owner's expense. Drumheller utilities use a TWACS system between the power meter and service connection.

## **Design Considerations**

Drumheller has a variety of soil types, each requiring special consideration. Some of those soils are not suitable for backfilling foundations.

Weeping tile is required around all foundations. Be sure to check sanitary sewer elevations to ensure proper drainage from your house.

Pressure-treated wood foundations are increasingly popular; however, may require an Engineer's stamp of approval.

## **Development/Service Agreement**

An applicant/developer may be required to enter into an agreement with the Town for installation of utilities, parking facilities, construction of roads, landscaping requirements, etc.

## **Curb Cuts and Driveways**

Any new or altered driveway cuts are at the expense of the developer and requires the approval of the Town of Drumheller and possibly Alberta Infrastructure & Transportation.

## **Ready-to-Move Homes**

Formerly known as "Modular" homes, these structures will require the same standards of construction and design as their on-site, "stick-built" counterparts.

All oversize/overweight structures require transportation permits.

## **Other Regulations and By-Laws**

Various other Federal, Provincial and/or Municipal regulations, specifications and By-laws may exist that can have an impact on your development. Check with the Development Officer to see what other requirements may apply.

## **Inspections**

Plumbing, Gas, Electrical, Building and Fire Permits are required. Please contact the Safety Codes Department of the Town of Drumheller for assistance and/or permits for these disciplines at (403) 823-1300.



### **Dial Before You Dig!**

Underground utilities can be found everywhere. Call to Alberta One Call at 1-800-242-2447 can save time, money and even lives.

## **Quick Numbers**

**Drumheller Town Hall**  
403-823-6300

**Development Authority**  
403-823-1310

e-mail: [safetycodes@dinosaurvalley.com](mailto:safetycodes@dinosaurvalley.com)

### **Safety Codes Administration**

Phone: 403-823-1300  
Fax: 403-823-7739

**Public Works**  
403-823-1330

**After Hours Emergency Number**  
403-823-2512

**Alberta Transportation**..... 1-800-662-7138  
**Alberta One Call** ..... 1-800-242-3447  
**Alta Gas** ..... 1-800-242-3447  
**Atco Electric**..... 1-800-668-2248  
**Big Country Gas Co-op**..... 403-772-2217  
**F.C.S.S./Recreation** ..... 403-823-1324  
**Road-Data (Transp. Permits)** ... 1-888-830-7623  
**Shaw Cable** ..... 1-866-344-7429  
**Telus Corporation**..... 310-4248

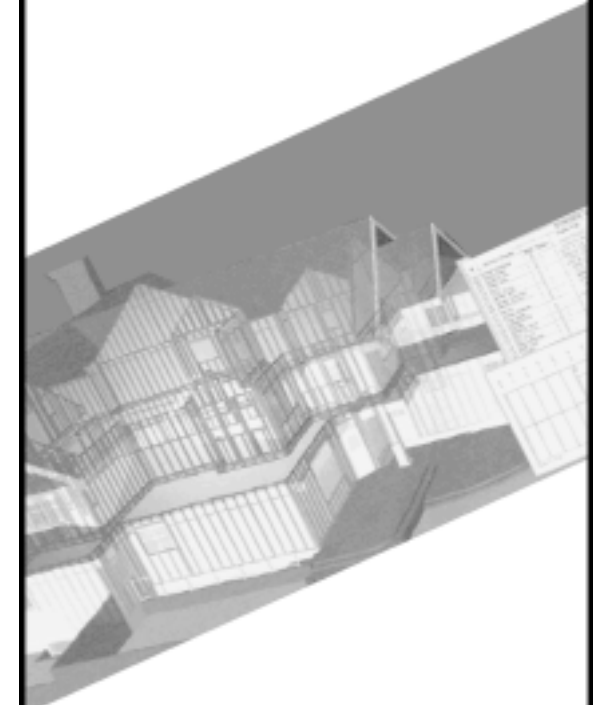


703 2 Avenue West, Drumheller, Alberta, T0J 0Y3



# BUILDING

## In Drumheller



DRUMHELLER DEVELOPMENT AUTHORITY  
& SAFETY CODES ADMINISTRATION

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