

## Residential Development Fees

Off Site Levies fund the expansion of water and sewer treatment facilities and major roads. In residential land use districts, off site levies are one time fees paid at the time of initial construction.

If a home is re-built on a property, off site levy fees are not applicable. The fee will also apply to each dwelling unit of a duplex, triplex, four-plex and row housing.

### Multi Family Dwellings

Bachelor	\$1,342
1 Bedroom	\$1,627
2 Bedroom	\$1,857
3 Bedroom or more	\$2,094

The Town's Planning and Development Department would be pleased to advise you of the fees for apartment buildings.

### Non-Residential (per m<sup>2</sup>)

Development up to 929m <sup>2</sup> (10,000ft <sup>2</sup> )	\$18.49
Development over 929m <sup>2</sup>	\$ 9.25

### Safety Codes Levy:

- Provincial Government fee \$4.50

## Subdivision Fees

Initial Application: \$385.00  
Plus Per Lot \$11.00/lot  
(not including Public Utility Lots)

Endorsement of the Subdivision:  
\$33.00/lot  
(not including Public Utility Lots)

## Subdivision and Development Appeal Fees

If you would like to appeal a decision of the Development Officer or the Municipal Planning Commission, a written appeal and appeal fee may be submitted to the Subdivision and Development Appeal Board. The appeal fee is \$220.00, and the fee is returned if your appeal is successful.

## Non-Residential Development Fees

### Offsite Levy:

- \$18.49/metre<sup>2</sup> building area (up to 929 metre<sup>2</sup>)
- \$9.25/metre<sup>2</sup> for development over 929 metre<sup>2</sup>

## Permit Application Fees

Fees must be paid prior to the Town of Whitecourt processing a Development or Building Permit.

The fees below are based on pre-construction permit applications. If work has started before a permit is issued, fees will be doubled.

### Development Permits

- Permitted Use with Construction \$22.00 plus \$1.10/m<sup>2</sup> of building footprint (maximum \$1,100.00)
- Administrative Discretion/Variance \$121.00
- MPC Discretion/Variance \$220.00

### Building Permit \$22.00

If you require a Building Permit, you must contact a Safety Codes Officer to review the project and ensure that it meets Alberta Building Codes. The Safety Codes Officer will charge a fee depending on the scope of the project, and construction costs.

## Amendment Requests

If an individual wishes to amend a bylaw or proposes a new bylaw, then a \$440.00 application fee must be paid.

If the application requested involves amending more than one bylaw, the application fee is \$660.00.

## Encroachment Agreements

This may include retaining walls, fences, buildings, etc:

- Encroachments in existence prior to April 1, 2000: \$181.00
- Encroachments in existence after April 1, 2000: \$440.00

Additional costs include the preparation and registration of the Encroachment Agreement by the applicant's lawyer.

**When in doubt the Planning and Development Department is here to help.**

**Feel free to contact a Development Officer at 780-778-2273**

## Municipal Planning Commission (MPC) Fees

The Municipal Planning Commission (MPC) makes decisions on development applications for discretionary uses and variances outside of the Development Officer's authority.

### Variance & Discretionary Use MPC Application Fees:

- Prior to development \$220.00
- Post development \$440.00

Variance Application - This may include excessive site coverage, rear, front and side yard setbacks (houses/garage, over width driveways, fence height, etc.)

Discretionary Use Application - This may include home occupations, day care, retail or recreational establishment, etc.

### MPC Special Meeting Surcharge:

If you require a Special Meeting of the MPC to be scheduled, a surcharge of \$220.00 plus the regular MPC and Development Fees will be charged.

**When in doubt, the Planning and Development Department is here to help!**

## Frequently Asked Questions

**If I pay the fees associated with amending the Land Use Bylaw or rezoning an area, will my application get approved?**

Approval is never guaranteed. Applications to amend the Land Use Bylaw and to change the land district designation are looked at seriously due to the effect the changes may have on surrounding properties, and future developments. Amendments may require the applicant to hold public meetings, and/or provide a report detailing possible impacts on the surrounding areas. For more information, contact the Planning and Development Department.

**If I pay the application fees for my application to go before the Municipal Planning Commission (MPC), it will be approved - right?**

No, just because fees were paid does not guarantee that the application will be approved. The MPC carefully reviews each application and takes into account specific considerations when making decisions. These considerations involve whether or not the applicant may be caused undue hardship to bring the property or structure into compliance with the current Land Use Bylaw, and considers unique circumstances about the property to warrant a variance of the Bylaw requirements.

## For More Information

### Town of Whitecourt Planning and Development Department

5004 52nd Avenue  
P.O. Box 509  
Whitecourt, AB T7S 1N6  
Phone: 780-778-2273  
Fax: 780-778-2062

Hours of Operation:  
Monday to Friday  
8:30AM to 4:30PM  
(Closed between 12:00 noon  
and 12:30PM)

[www.whitecourt.ca](http://www.whitecourt.ca)

**ALBERTA 1 CALL**  
Call before you dig  
1-800-242-3447

Alberta 1 Call will assist you in locating electric, oil-gas and communication lines.



December 2009

# Fee Schedule

Keeping you informed.

