

Frequently Asked Questions

I have been advised by my realtor that a Development Permit was issued for my house, main floor only, but the basement is fully developed. Since I bought my house this way, why should I be required to get Development and Building Permits for my basement?

If you are the property owner, you are responsible for ensuring that your property complies with applicable legislation. It is important to get the permits for the basement as the development may not meet Alberta Building Codes. This could also be an issue with your insurance company since there would be no record of a basement development or record of an inspection approved by an Accredited Safety Codes Officer.

What is a supplemental tax levy?

A supplemental tax levy is a pro-rated tax on any improvements made to properties within the current tax year. This includes new manufactured homes, new homes and significant renovations. For more information, please contact the Tax Clerk at 780-778-2273.

Can I push snow off of my driveway onto the street?

No, as this may disrupt traffic and make roadways impassable. For more information on the Town's Policies for Snow and Ice Control, visit the Town Office or the Town's website.

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

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

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



Buying A House?

Keeping you informed.



Buying a house in Whitecourt?

We are glad you have chosen Whitecourt to be your home! Whitecourt has an abundance of natural resources and numerous leisure, recreational, cultural and business opportunities.

The Town of Whitecourt produces a "Welcome to Whitecourt" package that you may find useful - both before purchasing a home in Whitecourt and once you have moved in. The "Welcome to Whitecourt" package is available at the Town Office and on the Town's website at www.whitecourt.ca.

Surrounding Developments

When purchasing a home, it is important to understand what developments surround the property and what could be developed in the future. A vacant lot, field, or section of trees may not remain that way; and surrounding properties may belong to a different Land Use District (such as mixed commercial/residential or direct control).

Contact the Planning and Development Department to review the Area Structure Plan. The Area Structure Plan will indicate what future developments are allowed in a specific area. You are also encouraged to review the Town of Whitecourt Land Use District Map that is available on the Town's website and at the Town Office.

What is Site Coverage?

Site coverage is the amount of property that is covered by hard surface parking or structures (this includes portable structures), compared to the amount of property that is grassed or soft landscaped.

It is important for buyers to know what the site coverage is on a specific property before purchasing to know if future expansion or development is permitted and to what extent. This is important if you are considering purchasing a house that you would like to expand, or if you are thinking of adding a garage, shed or hard surfaced parking area to the property.

**If you require more
information, the
Planning and Development
Department is here to help!**



Real Property Reports

A current Real Property Report can help identify any potential issues. If a current Real Property Report is not used, you could be faced with:

- dealing with excessive site coverage;
- fixing an over width driveway;
- obtaining Development and Building Permits for existing structures, developments, or additions;
- hiring an Accredited Safety Codes Officer to re-inspect structures, or
- applying for an Encroachment Agreement.

Even if these issues existed when you purchased the property, as the property owner you are responsible for ensuring your property complies with Town Bylaws.

Community Contact Information

For a list of Real Estate Services and Home Inspectors, please refer to the Whitecourt Community Directory. You can pick up a directory at the Whitecourt Town Office.