

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 the Alberta Building Code. This could also be an issue with your insurance company since there would be no record of a basement development or an inspection approved by an Accredited Safety Codes Officer.

What is supplemental tax levy?

A supplemental tax levy is 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 at www.whitecourt.ca.

Town of Whitecourt Planning and Development Department

5004 52 Avenue
Box 509

Whitecourt, Alberta T7S 1N6

Phone: 780.778.2273

Fax: 780.778.2062

Email: planning@whitecourt.ca

Hours of Operation

Monday to Friday

8:30 a.m. to 4:30 p.m.

Closed between

12 noon and 12:30 p.m.

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.

BUYING A HOUSE



PLANNING & DEVELOPMENT
KEEPING YOU INFORMED.

FREQUENTLY ASKED
QUESTIONS

FOR MORE
INFORMATION



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.

BUYING A HOUSE IN WHITECOURT

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; any surrounding properties may belong to a different Land Use District (such as mixed use/residential, high density residential, etc.)

Contact the Planning and Development Department to review the Area Structure Plan for your area. The Area Structure Plan will indicate what future developments are allowed in your vicinity. 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.

SURROUNDING DEVELOPMENTS

Site coverage is the amount of property that is covered by hard surfaced 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. 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, you may be limited depending upon what site coverage is available.

WHAT IS SITE COVERAGE?

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 excess site coverage.
- Fixing an over width driveway.
- Obtaining Development and Building Permits for existing structures, renovations, or additions.
- Hiring an Accredited Safety Codes Officer to re-inspect structures.
- 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.

REAL PROPERTY REPORTS

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.

IF YOU REQUIRE MORE INFORMATION, THE PLANNING AND DEVELOPMENT DEPARTMENT IS HERE TO HELP!

COMMUNITY CONTACT INFORMATION