

What are off-site levies (OSLs)?

OSLs are a cost recovery tool for municipalities to fund infrastructure projects that help grow the community. In Whitecourt we use them to pay for expansions to our water, sewer and road systems; or the land required for these.

When are OSLs paid?

OSLs may be collected at the time of subdivision, or at the development permit stage. The Town of Whitecourt usually collects at the time of the development permit.

What authority does the Town have to impose an OSL?

Municipalities, under Part 17, Division 6 of the Municipal Government Act, are provided the authority to set and collect OSL rates through the adoption of a bylaw.

How will I know if I have to pay an OSL?

The Town of Whitecourt rarely registers caveats for OSLs. If you want to know if an OSL will be required for your property, please contact the Planning and Development Department.

TOWN OF WHITECOURT
PLANNING AND DEVELOPMENT
DEPARTMENT

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HOURS OF OPERATION

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

Closed between
12 noon and 12:30 p.m.

Off-Site Levy Bylaw 1532 may be found on the Town's website, under Services/ Construction & Permitting, or by searching "off-site levy".

www.whitecourt.ca



PLANNING & DEVELOPMENT
KEEPING YOU INFORMED.



OFF-SITE LEVY BYLAW 1532

COMMERCIAL AND INDUSTRIAL PROPERTIES

RESIDENTIAL PROPERTIES

Off-Site Levy Bylaw 1532, effective January 1, 2018, outlines the infrastructure projects that will be needed to support population growth over the next 25 years.

The Off-Site Levy Rates Review report is available on the Town's website and can provide additional details on how the Off-Site Levy (OSL) rates are calculated. The costs for development will be reviewed yearly to ensure that OSL rates are kept up to date.

For specific details of what OSLs may be required for your property, please contact the Planning and Development Department at 780.778.2273.

How much will I have to pay?

To calculate the required OSL we look at how much land would be developed, the type of development taking place, and the infrastructure required to support that development. The Town of Whitecourt needs to collect \$49,036 for every hectare of land that is developed, whether it is residential, commercial or industrial. To get this rate, OSL charges have been broken out by land use type, as shown in the following sections.

WHEN IN DOUBT, THE
PLANNING AND DEVELOPMENT
DEPARTMENT IS HERE TO HELP!

The OSL rate for non-residential properties is \$49,036/ha. Each lot that is developed with a building at least 10m², or developed for required parking, would pay the OSL based on the lot size.

For example, a shop constructed on a lot which is 0.4046ha (1 acre) in size, would be required to pay \$19,839.97 in OSLs, regardless of the size of the shop.

Lots used only for storage or lay-down areas would not be charged OSLs until further development takes place on those lots.

What if I have a large lot with a small shop?

If you're only constructing buildings and parking on a small portion of your lot, while most of it will be used for storage or as a laydown yard, you may be able to subdivide your lot. Splitting the property into two lots will allow you to pay OSLs only on the part being developed with buildings and parking. OSLs will not be required for the second property until development occurs. There are a number of factors that need to be considered when subdividing a lot. Please contact the Planning and Development Department for more information.

What if I plan to build my commercial development in stages?

You may be able to enter into a Development Agreement to pay the OSL incrementally as the property is developed. Development Agreements are registered on Title, and stay with the property. Talk to the Planning and Development Department if you're interested in entering into a Development Agreement.

Low/Average Density Residential properties such as single family homes, manufactured homes, duplex, triplex, and fourplex are charged a per dwelling unit rate of \$4,208.

Higher Volume Developments with 5 or more units, including row-housing and apartment buildings, are charged a per unit rate of \$1,832.

For high volume developments, rates are determined by the land use district it will be located in. These projects are charged the number of units proposed to be built, or at least 70% of the number of units that could be built, according to maximum density permitted by the Land Use Bylaw.

The Land Use Bylaw says that my parcel can accommodate 50 units, but I only want to build 25. What are my options?

OSLs must be paid, for at least 70% of capacity (in this example 35 units). Entering into a Development Agreement will allow you to pay for 25 units now and defer payment of the last 10 units until further development occurs. Deferred levies will have to be paid at the rate in effect at the time of development, which may be much higher if a significant amount of time has passed. Alternatively, you could pay the required 35 units now and clear the property of further OSL charges in the future.

If you would like more information about the development potential of your property or details of what OSLs may be required for your property, please contact our staff in the Planning and Development Department.