

## Frequently Asked Questions

### What is site coverage?

Site coverage is the amount of property that is covered by hard surfaces or structures compared to the amount of property that is grassed or landscaped.

### I am purchasing a portable shed; does this contribute to site coverage?

Sheds are calculated as a part of site coverage. The Planning and Development Department encourages you to meet with staff prior to adding structures to ensure you do not exceed allowable site coverage.

### What is the amount of site coverage allowed?

Site coverage varies from district to district. Contact the Planning and Development Department to determine allowable site coverage amounts for your land district.

## Related Service Fees

For service fees related to excessive site coverage issues, please refer to the brochure entitled "Fee Schedule." All Town of Whitecourt brochures are available on the Town's website [www.whitecourt.ca](http://www.whitecourt.ca) or at the Town Office.

## 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)

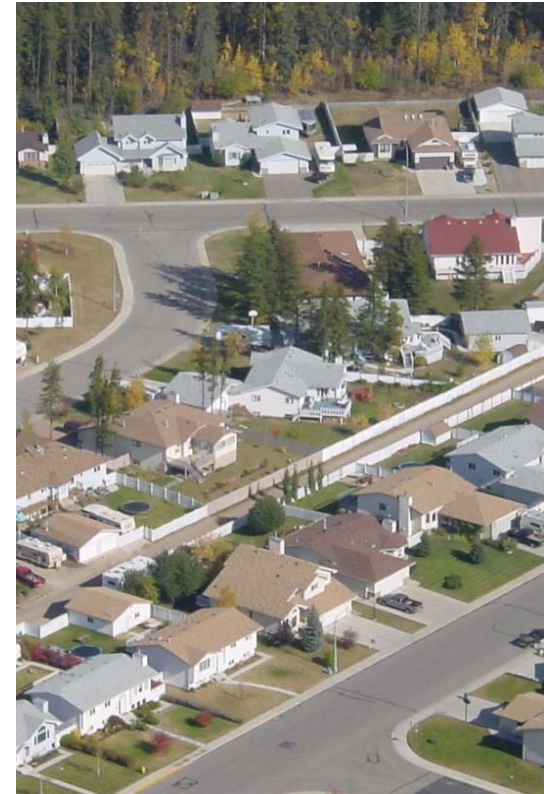
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# Site Coverage

Keeping you informed.



## Site Coverage

Site coverage is the amount of property that is covered by any surface other than natural landscaping. If rain hits an object before penetrating the soil, it is considered coverage. This includes all hard surfacing (brick, concrete, asphalt), the house, garage, accessory buildings, covered or solid surfaced decks, hot tubs, etc.

Contact the Planning and Development Department or an Alberta Land Surveyor to determine the total site coverage for your property.

## Why is Site Coverage Regulated?

Site coverage is regulated for a number of reasons. The Town's storm sewers are designed to hold a maximum capacity based on the allowable site coverage on each property. If site coverage is exceeded, storm sewer backups could occur. Site coverage is also regulated for aesthetic purposes.

It is recommended that you contact the Planning and Development Department to determine your property's site coverage prior to beginning any development.

## Site Coverage Includes:

- House
- Garage (attached and detached)
- Hard surfaced parking areas
- Decks (covered and/or hard surfaced)
- Portable sheds (includes sheds on skids)
- Greenhouses
- Gazebos
- Hot tubs

## Excessive Site Coverage Report

If you need an excessive site coverage report completed, you can contract with an engineer. The report is done to evaluate how much precipitation is kept on the property and provides options so that one's site coverage can be less or equivalent to the maximum allowable percentage by retaining the excess water on the property.



## Excessive Site Coverage Issues

There are a variety of ways that excessive site coverage can be addressed. First, contact the Planning and Development Department. Staff may suggest that an engineering report be obtained. The Department will be able to provide you with a list of qualified contractors to prepare this report.

The engineering report may contain recommendations to mitigate site coverage. Examples of options dealing with drainage concerns include:

- use of rain barrels,
- installation of weeping tiles,
- enhanced landscaping, or
- installation of dry wells.

Keep in mind, having an engineering report alone does not mean that the property has been approved for excessive site coverage by the Town of Whitecourt.

If an engineering report is obtained and the Planning and Development Department cannot issue an administrative variance the variance for excessive site coverage must go to the Municipal Planning Commission for approval.

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