

Frequently Asked Questions

I started building but I don't have permits. What do I do?

Stop right away. Go to the Planning and Development Department and apply for Development and Building Permits. Wait until both permits have been issued before continuing construction.

How long does it take to get a building permit?

Permits are usually issued within 4-5 days of all necessary information being received.

What is the Municipal Planning Commission (MPC)?

The MPC is a board made up of public members and elected officials. It makes decisions on development applications for discretionary uses and variances outside of the Development Officer's authority.

How can I get a Real Property Report?

Check with the Department to see if there is one on file for your property, or contact an Alberta Land Survey company.

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

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)

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.

Building A Garage, Carport Or Shed

Keeping you informed.



The logo for the Town of Whitecourt, featuring a stylized 'W' in green and blue above the word 'Whitecourt' in green.

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July 2009

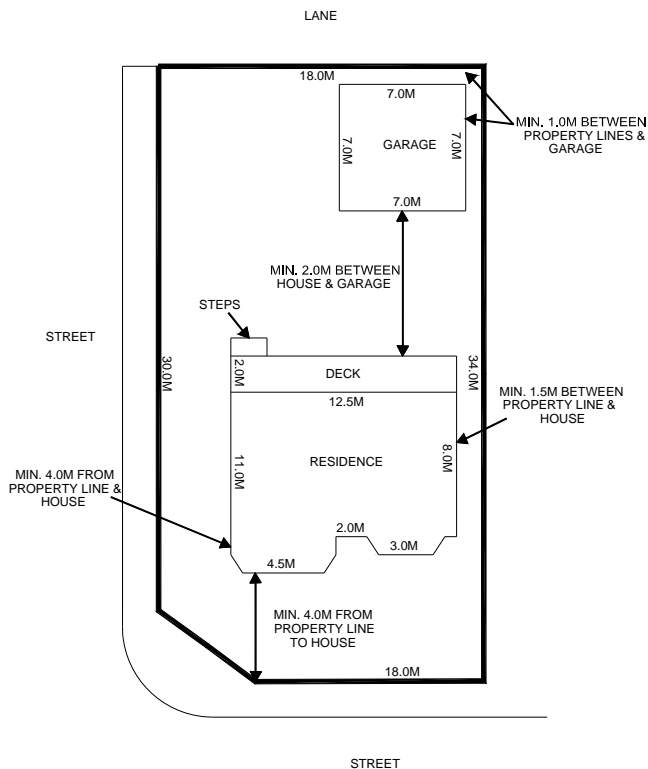
Permit Requirements

Garages, carports and sheds larger than 10 square metres need development and building permits.

There is more information on Development and Building Permits in the brochure titled "Applying for Permits," available at the Town Office or on the Town's website at:

www.whitecourt.ca

Sample Plot Plan



Site Coverage

The combined area of all accessory buildings (garages, sheds, gazebos, carports and attached garages) can not exceed 85 square metres or 80% of the dwelling floor area, whichever is greater. Site coverage can not exceed the maximum coverage for that Land Use District. The Planning and Development Department can give you information on your property's site coverage.

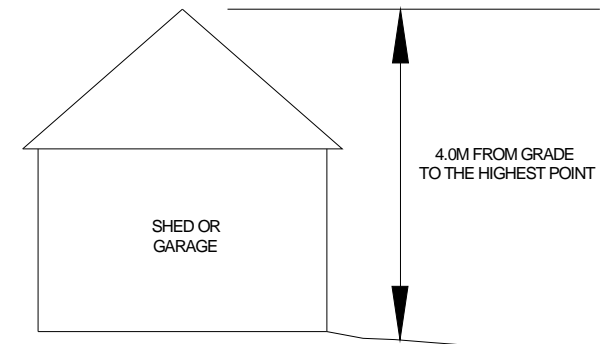
Location of Residential Accessory Buildings

- Garages and sheds must be located a minimum of 2.0 metres from the house or any attachments (i.e. deck).
- Detached front garages or carports must not encroach on a required front yard and must be a minimum of 1.5 metres from any side property line.
- Rear garages or sheds can not be closer than 1.0 metre to any side or rear property line, and can not be on an easement.
- Corner lots have special setback requirements.

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Height Requirements

In residential districts, a detached garage can not exceed one storey, with a maximum height of 5.5 metres from the inside wall grade to the top of the roof. The minimum setback for a rear accessory building 4 metres or less in height is 1 metre and for an accessory building up to 5.5 metres in height, the minimum setback is 1.5 metres.



Additional Permits

Electrical, plumbing and gas fitting permits can be obtained from any accredited Safety Codes Officer. Contact the Planning and Development Department for a list of companies or visit the Town's website.