

SITE COVERAGE

PLANNING & DEVELOPMENT
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.

Site coverage includes:

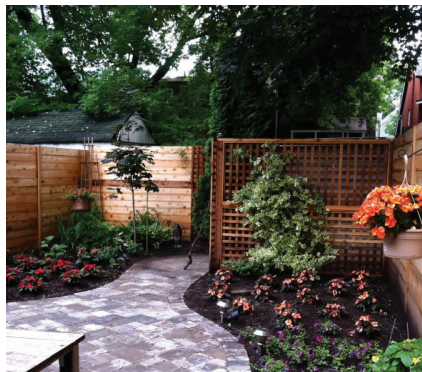
- house
- garage (attached and detached)
- hard surfaced parking areas
- decks (covered and/or hard surfaced)
- portable sheds (includes sheds on skids)
- greenhouses
- gazebos
- hot tubs

Maximum site coverage for most residential lots is limited to 40%. The Development Officer or an Alberta Land Surveyor can help you to determine the site coverage of 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.



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 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?

Most single family residential districts allow for 40% site coverage. Other districts vary in their requirements. Contact the Planning and Development Department to determine allowable site coverage amounts for your land district.

Contact the Planning and Development Department to determine your property's site coverage before beginning any development.

UTILITY SAFETY PARTNERS

Click before you dig www.utilitiesafety.ca.

Submit a locate request to ensure you don't come in contact with a dangerous underground utility.

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WHAT IF I HAVE TOO MUCH SITE COVERAGE?

If you need an excess site coverage report completed, you can contract 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.

EXCESS SITE COVERAGE ISSUES

There are a variety of ways that excess site coverage can be addressed. First, contact the Planning and Development Department. Staff may suggest that an engineering firm complete a report per Whitecourt's requirements, to maintain equivalent to or less, the maximum allowable site coverage for the Land Use District.

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

- installation of weeping tiles;
- enhanced landscaping;
- installation of dry wells.
- rain barrels;
- grassed swales;

Keep in mind, having an engineering report alone does not mean that the property has been approved for excess 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 application for excess site coverage must go to the Municipal Planning Commission for review.



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