

OFF-SITE LEVY BYLAW 1532

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Off-Site Levy Bylaw 1532, which came into effect 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 on 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. OSL charges are broken down by land use type, as detailed below and on the next page.

RESIDENTIAL PROPERTIES

Residential properties such as single family homes, manufactured homes, duplex, triplex and fourplex are charged a per dwelling rate*.

Higher Volume Developments with 5 or more units, including row-housing and apartment buildings, are charged a per unit rate*.

For higher volume developments, rates are determined by the land use district it will be located in. OSLs are charged on 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.

*Refer to the current Fee Schedule for current rates.

FREQUENTLY ASKED QUESTIONS

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 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 the 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 Planning and Development.

UTILITY SAFETY PARTNERS

Click before you dig www.utilitysafety.ca.

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

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COMMERCIAL AND INDUSTRIAL PROPERTIES

Each lot that is developed with a building of at least 10 square metres, or developed for required parking, would pay an OSL based on the lot size.

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

Example, a shop constructed on a lot which is 0.4046 hectares (1 acre) in size would be required to pay an OSL of 0.4046ha x current OSL Rate.

FREQUENTLY ASKED QUESTIONS

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 are interested in entering into a Development Agreement.

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.

TOWN OF WHITECOURT - PLANNING & DEVELOPMENT DEPARTMENT

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