

Town of Whitecourt Land for Sale ATHABASCA FLATS EAST

The Town of Whitecourt is currently marketing large development sites in the Athabasca Flats East Area. Opportunities exist for low, medium, and high density residential, and neighborhood commercial projects. Developers may purchase existing titled parcels, or the Town can subdivide land to suit development requirements. In general, the Town will be responsible for trunk mains, storm water ponds, and arterial roads, while developers will be responsible for local utilities, roads, and site requirements. All development planning must conform to the [Athabasca Flats East Area Structure Plan](#).

The area provides for development of approximately 80 acres of low density residential development, 1 acre of medium density residential development, 12 acres of high density residential development, and 4 acres of neighborhood commercial development.

The area is relatively level, and has been previously used for cropland. Water and sewer trunk mains and the initial arterial road are in place. The development is in the north east part of Whitecourt, about 1000m south of the Athabasca River. Offers to purchase are now being accepted.

Services

Servicing is to be installed in accordance with the Town's Design Standards. The Town has extended water and sanitary sewer lines to the area, and has constructed a sanitary sewer lift station to accommodate development. Storm water drainage is to be directed to the ponds constructed by the Town. On site storm water management to the pre-development run off rate is encouraged, through the use of landscaped areas for temporary storm water storage. Gas service is available from Atco Gas. Electrical Service is provided by Fortis. Telephone, Television, and Internet Service is available from Telus. Television and Internet Service are available from East Link.

Ground Conditions

The area is relatively flat, with a slope of less than 1% down to the north east. A thin (0.10 to 0.20m) layer of topsoil lies over a layer of silty sand, which is underlain by coarse gravels. General geotechnical reports of the area are available from the Town ([link](#)). The water table has been measured at between 1.4 and 2.4 below existing ground level.

The ground level and grading require additional filling of development sites and roads, with an average of 1.2m of fill required. Some sites will require more material, and development design may also affect the amount of fill required. The Town has common fill available for sale near the Hilltop Industrial Area. This material may not be suitable for structural fill.

Roadways

Mink Creek Road has been developed into the centre of the area. It will be extended by the Town as an arterial road when development progresses eastward. In addition, McIlwaine Drive, the road serving the school site, will be extended south to 52nd Avenue as development requires.

Environmental Issues

The current project area was cleared and used for cropland prior to this development. The entire area is above the design flood level associated with the Athabasca River. A statement confirming this can be provided by the Town.

A major pipeline corridor, containing oil and gas lines, crosses the site diagonally from the south east to the north west. A second corridor, with gas and high vapour pressure lines, crosses the site parallel to the north boundary, east of the first corridor. A third corridor, with a single gas line, abuts the west boundary of the site. Development is not permitted within the pipeline right of ways. There are not any active or abandoned well sites in the area.

Sales Information

Many projects in this area will require preliminary discussions concerning the scheduling of Town improvements and adjacent development. Preliminary proposals should be presented in confidence to the Director of Planning and Development, Jennine Ioberg, at the Town Office, telephone 780-778-2273.

Offers to purchase, complete with information on the proposed project and a purchase deposit, should be submitted on the Town's [Sales Agreement form](#) to the Whitecourt Town Office, 5209 52nd Avenue, Whitecourt AB, T7S 1N6.

List prices

Low density residential	\$130,000 per acre (including road area)
R-3 (medium density residential)	\$150,000 per acre (including road area)
R-4 (high density residential)	\$200,000 per acre (including road area)

Development

Existing titled parcels may be purchased without any requirement for subdivision. Other areas may be purchased, with a subdivision undertaken to provide title. Subdivision to create the title of the overall project site will be the responsibility and at the cost of the Town. Subsequent subdivision into individual lots will be the cost and responsibility of the purchaser.

Purchasers will be required to enter a Development Agreement with the Town, in which they commit to construct the municipal infrastructure to the Town's standards. This will require engineering, construction, security, and warranty for the project. A sample of the Town's standard Development Agreement is available.

Neighborhood Enhancements

The Town intends to implement enhanced community standards to provide a clear and positive identity to the area. Special treatments of entrance ways to neighborhoods, which may include boulevards, street furniture, medians, specialty lighting, signs, or other features should be included in development proposals. The Town may consider cost sharing of some enhancements.

Upon completion of required infrastructure, the Town of Whitecourt's [Land Use Bylaw](#) regulates development. Detailed information can be obtained through the Town Website or by contacting the Planning and Development Department at 780-778-2273.