

BUYING A HOUSE

PLANNING & DEVELOPMENT
KEEPING YOU INFORMED.



www.whitecourt.ca

WELCOME TO WHITECOURT!

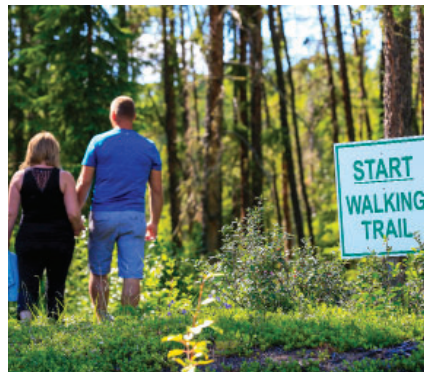
Recreation, leisure and cultural pursuits are key to Whitecourt's vibrancy. Whitecourt offers many indoor and outdoor opportunities, and is known as a vibrant, four-season playground.

The Town of Whitecourt produces a "Welcome to Whitecourt" package that will be useful - both before purchasing a home in Whitecourt and once you have moved in. The publication is available online at www.whitecourt.ca

SURROUNDING DEVELOPMENTS

When purchasing a home, it is important to understand what developments surround the property and what could be developed in the future. A vacant lot, field or section of trees may not remain that way; any surrounding properties may belong to a different Land Use District (such as mixed use/residential, high density residential, etc.)

Contact the Planning and Development Department to review the Area Structure Plan for your area. The Area Structure Plan will indicate what future developments are allowed in your vicinity. You are also encouraged to review the Town of Whitecourt Land Use District Map that is available at the Town Office and on www.whitecourt.ca.



FREQUENTLY ASKED QUESTIONS

I have been advised by my realtor that a Development Permit was issued for my house, main floor only, but the basement is fully developed. Since I bought my house this way, why should I be required to get Development and Building Permits for my basement?

If you are the property owner, you are responsible for ensuring that your property complies with applicable legislation. It is important to get the permits for the basement as the development may not meet the Alberta Building Code. This could also be an issue with your insurance company since there would be no record of a basement development or an inspection approved by an Accredited Safety Codes Officer.

What is supplemental tax levy?

A supplemental tax levy is pro-rated tax on any improvements made to properties within the current tax year. This includes new manufactured homes, new homes, and significant renovations. For more information, please contact the Tax Clerk at 780-778-2273.

Can I push snow off of my driveway onto the street?

No, as this may disrupt traffic and make roadways impassable. For more information on the Town's Snow and Ice Control Policy, visit www.whitecourt.ca.

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WHAT IS SITE COVERAGE?

Site coverage is the amount of property that is covered by hard surfaced parking or structures (this includes portable structures), compared to the amount of property that is grassed or soft landscaped. It is important for buyers to know what the site coverage is on a specific property before purchasing to know if future expansion or development is permitted and to what extent. If you are considering purchasing a house that you would like to expand, or if you are thinking of adding a garage, shed or hard surfaced parking area to the property, you may be limited depending upon what site coverage is available.

REAL PROPERTY REPORTS

A current Real Property Report can help identify any potential issues. If a current Real Property Report is not used, you could be faced with:

- Dealing with excess site coverage.
- Fixing an over width driveway.
- Obtaining Development and Building Permits for existing structures, renovations or additions.
- Hiring an Accredited Safety Codes Officer to re-inspect structures.
- Applying for an Encroachment Agreement.

Even if these issues existed when you purchased the property, as the property owner you are responsible for ensuring your property complies with Town Bylaws. You are encouraged to contact the Planning & Development Department to review the property file for any potential development issues prior to purchasing.



TOWN OF WHITECOURT - PLANNING & DEVELOPMENT DEPARTMENT
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Monday to Friday 8:30 a.m. to 4:30 p.m. (Closed between 12:00 noon and 12:30 p.m.)