

BUYING A HOUSE

PLANNING & DEVELOPMENT
KEEPING YOU INFORMED.



www.whitecourt.ca

WELCOME TO WHITECOURT!

Recreation, leisure and cultural pursuits are key to Whitecourt's quality of life. 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 high density residential, neighbourhood commercial, etc.).

Contact the Planning and Development Department to review the Land Use District Map and Future Land Use Concept Map. These maps will show you what is allowed in your area, and what is expected in the future. Information can also be found in the Map section at www.whitecourt.ca.

FREQUENTLY ASKED QUESTIONS

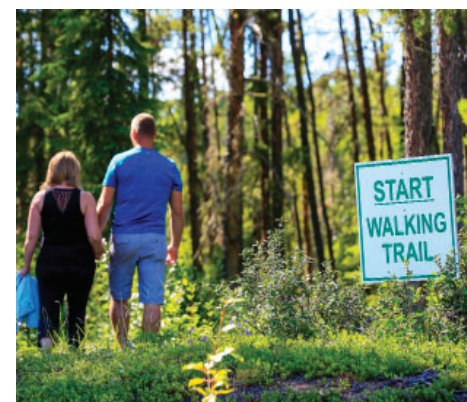
My realtor told me that a Development Permit was issued for my house, main floor only, but the basement is fully developed. I bought my house with a finished basement. Why should I be required to get Development and Building Permits?

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 to ensure that it is safe and meets the requirements of the Building Code by being inspected by an Accredited Safety Codes Officer. This could also be an issue with your insurance company; without permits there is no official record that the finished basement exists.

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.

You are encouraged to contact the Planning & Development Department to review the property file for any potential development issues prior to purchasing.



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REAL PROPERTY REPORTS (RPR)

This is a diagram prepared by a land surveyor that shows the property lines and all developments such as houses, garages, sheds, decks, and paved driveways. It is a legal document that reliably shows the location of property improvements.

An up-to-date RPR can help to identify potential issues on a property, such as a driveway that is too wide, or a shed that requires permits.

FILE REVIEW

This is a letter containing an overview of the Town's property file. It provides details about a specific property, including the Land Use District of the property, permits that have been issued, site coverage, and any outstanding issues. A File Review is based on the information in the file on the date of the letter; staff do not visit the property to conduct an inspection.

A File Review is the best way to determine whether a property meets the requirements of the Land Use Bylaw, and that all permits have been closed 'compliant' by a Safety Codes Officer.

Information can also be found in the Construction and Permitting section on www.whitecourt.ca.

PROPERTY GRADING

This is the level of the ground surrounding the house. The ground should gently slope away from the building to carry rainwater away. In Whitecourt, most properties have split grading; some of the yard drains to the front and some to the back. Check with the Planning & Development Department for the specific grading plan for your property.

When a property isn't graded correctly, there can be issues with basement flooding, or standing water in the yard. It is the responsibility of the property owner to ensure that their property meets the required grades, now and in the future.

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.)