



Policy Name

Certificates of Compliance

Policy Number

PD - 9

Policy Statement

Lending institutions, realtors, lawyers and private individuals often request that the County provide a Certificate of Compliance. The purpose of this policy is to set out the conditions under which a Certificate may be issued on behalf of Brazeau County.

Policy

1. Requests for a Certificate of Compliance must be accompanied by the applicable fee (set out in the County's Schedule of Fees) and an original Real Property Report prepared and signed by a licensed Alberta Land surveyor and dated no earlier than six (6) months from the date of receipt of the request.

If the Report is dated earlier than six (6) months, the County will require an Affidavit or Statutory Declaration from the landowner or surveyor certifying that there have been no physical changes to the property since the Report was prepared. Regardless if an Affidavit of Statutory Declaration has been submitted, no Real Property Report older than ten (10) years will be accepted.

2. Provided that the location of buildings as shown on the Real Property Report complies with the minimum side, rear and front yard setback and land use requirement of the Land Use Bylaw, including the approval of development permit for the structures, the County's Development Officer will endorse the Report as follows:

Based solely on the information contained in the Real Property Report, the building location(s) described herein are in compliance with the minimum side, rear and front yard setback and land use requirements of the Brazeau County Land Use Bylaw.

A handwritten signature in blue ink, consisting of several overlapping, fluid strokes that form a cursive name.

Chief Administrative Officer: _____
Approved By Council: 99/04/15 _____
Revision Dates: 13/11/19; 11/08/23 _____
Reviewed: _____

No representation is made herein with reference to setbacks as provincially regulated or setbacks from the top of a bank, steep slope, or within the 1 in 100 year flood line, or Provincial regulations such as building, plumbing, electrical, or gas codes.

Certified this day of , 20 .

Planning and Development Manager
Brazeau County

3. Certificates of Compliance will make no representation as to regulated setbacks as contained in the Subdivision and Development Regulations nor regulated setbacks from the top of banks, steep slopes, or development that has been sited within the 1:100 year flood line, or setbacks for septic systems.
4. The Real Property Report will have an attached addendum prepared by the Brazeau County Planning & Development department stating whether the development is legal, illegal or is legal non-conforming. If the development is illegal, the Report will not be endorsed and the addendum will identify the nature of non-compliance and set out the remedial options available.
5. Development that precedes September 1, 1991, the date of Brazeau County’s first Land Use Bylaw, will be deemed legal non-conforming if current setbacks are not met, as per Section 643 of the *Municipal Government Act*. If the development precedes the above date but meets current setbacks, it shall be considered legal.

Chief Administrative Officer: _____
Approved By Council: 99/04/15 _____
Revision Dates: 13/11/19; 11/08/23 _____
Reviewed: _____