

WHAT IS A COMPLIANCE CERTIFICATE?

A Statement Respecting Confirmation or Compliance Certificate is confirmation from the Town of Devon as to whether or not development (siting and setbacks of buildings) on a property meets with the regulations of the Bylaw. This compliance review of a property is based on a real property report.

The Town of Devon does not require persons to obtain Statements of Compliance or a Compliance Certificate but will provide the service of a compliance review of your property when requested for a fee.

WHY WOULD I NEED A STATEMENT RESPECTING COMPLIANCE?

Compliance Certificates or Statement Respecting Compliance are increasingly being requested when real estate is sold and is a typical requirement of real estate purchase contracts in Alberta. Banks and other lending institutions often require the Statement Respecting Compliance or Compliance Certificate prior to approving a mortgage. Lawyers representing home buyers may request the Statement Respecting Compliance or a Compliance Certificate. Also, standard residential real estate purchase contracts often require the vendor to guarantee that the buildings on the property meet the Land Use Bylaw regulations and do not encroach upon easements, utility right-of-way or adjacent lands.

WHAT IS A REAL PROPERTY REPORT?

A Real Property Report is a survey of a property conducted by an Alberta Land Surveyor. It will show all pertinent visible public and private improvements (i.e. dwellings, garages, sheds, greenhouses, satellite dishes etc.), the distances from property lines, easements and utility right-of-ways and any encroachments onto other properties, easements or utility right-of-ways.

It generally takes the form of a plan or illustration of the various physical features of the property including a written statement detailing the surveyor's opinions or concerns; it can therefore be relied upon by the buyer, the seller, the lender and the municipality as an accurate representation of the improvements on your property.

Don't buy uncertainty—a Real Property Report is the only true way of knowing the legal boundaries of the property one is buying or selling.

COMPLIANCE REVIEW PROCEDURE:

If the development (siting and setbacks of buildings) on the property does not comply with the regulations of the current Land Use Bylaw, a letter (Statement Respecting Compliance) will be provided to the applicant explaining the deficiencies.



PROCESSING TIMES:

Processing times may vary depending on the number of compliance review requests being processed, usually within two working days but no later than one week.

HOW DO I OBTAIN A STATEMENT RESPECTING COMPLIANCE?

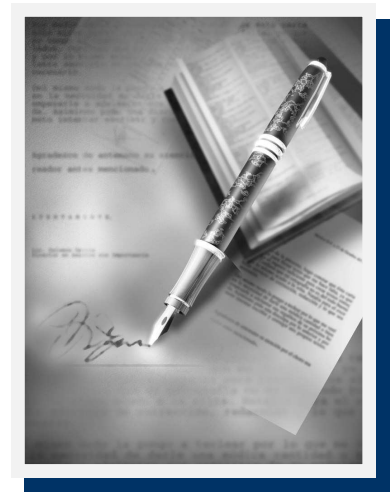
Submit the following to the Planning and Infrastructure Department attention: Planning & Development Officer:

- A written request (letter or application on reverse)
- Two copies of a current real property report for the property. The real property report should be an accurate reflection of the current situation showing all buildings and structures on the property.
- Older real property reports will be accepted if accompanied with a current Affidavit or Statutory Declaration.
- Compliance Certificate: \$75.00

Fax copies and illegible copies of real property reports, building location certificates. Digital files are acceptable. Please note: surveyor's certificates are not acceptable.



COMPLIANCE CERTIFICATE



Planning & Infrastructure

1 Columbia Avenue West
Devon, AB T9G 1A1

Phone: (780) 987-8327
Fax: (780) 987-4778

E-mail: mmcmartin@devon.ca
Website: www.devon.ca

APPLICATION FOR COMPLIANCE CERTIFICATE



The information on this form is being collected under the authority of Town of Devon Land Use Bylaw and will be used to process the application and may be used to provide public statistical data. The information is protected by the privacy provisions of the Alberta Freedom of Information and Protection of Privacy Act. If you have any questions on the collection and use of the information provided, contact the Town of Devon FOIP Coordinator at (780) 987-8303.

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<i>APPLICANT TO COMPLETE THIS SECTION (Please Print)</i>		
Applicant's (Company) Name:		
Contact Person:		
Tel. (Business):		Tel. (after hours)
Fax:		Email:
Mailing Address: _____ Street _____ Town/City _____ Postal Code _____		
Municipal Address of property for which a Certificate of Compliance is requested:		
Legal Location:	Lot	Block Plan
How do you wish to receive your certificate? <input type="checkbox"/> Mail reply to mailing address above <input type="checkbox"/> Fax reply to FAX NO: _____ <input type="checkbox"/> Telephone me for pickup		
Have you attached on legible copy of a Real Property Report (required)?		
Signature of Applicant: _____ Date: _____ 20		
Note: A fee of \$75.00 (GST included) is payable at time of issuance of certificate or statement. The applicant, by signing this form, gives consent to allow an officer of the Town of Devon to enter onto and inspect the lands or structures with respect to this application, after giving reasonable notice to the owner/occupier of the land.		

<i>TOWN OF DEVON USE ONLY</i>		
LUD:	Received Date:	Application Complete <input type="checkbox"/> Yes <input type="checkbox"/> No
	Checked by:	APPLICATION NO. 20____ -