
Certificate of Compliance Policy

Date Approved by Council: August 31, 2022

Resolution: 2022-08-31-280

Review Date: February

Related Bylaw: N/A

Amendments:

Purpose

This policy has been adopted to establish the requirements for and the processing of Certificates of Compliance. A Certificate of Compliance is a confirmation from the Village of Hussar that the location of the building(s) on a site comply with the requirements prescribed in the current Village of Hussar Land Use Bylaw.

Guidelines

- A Certificate of Compliance can only be issued by a Development Officer or the Chief Administrative Officer
- An Alberta Land Surveyor's Real Property Report and Certificate of Compliance Application Form are required to apply for a Certificate of Compliance.
- The Real Property Report will only be accepted within three (3) years of the date of the Survey.
- An Alberta Land Surveyor's Real Property Report which states "Under Construction" or "Foundation Only" can only be accepted if it is submitted within six (6) months of the date of the survey.
- A minimum of two (2) original Real Property Reports must be submitted in paper form, electronic versions will not be accepted.
- If there are buildings or structures that encroach onto utility right-of-way, easements or Village owned land an Encroachment Agreement may be required. If required, the Encroachment Agreement must be obtained prior to the issuance of the Certificate of Compliance.
- Structures which may not require a development permit are still expected to meet appropriate setbacks (Ex. small shed).
- If the building(s) do not meet the proper setbacks, the document will indicate which structures are non-compliant.
- The Certificate of Compliance letter issued by the Village may confirm the zoning of the parcel and that the use of the land or structures are in accordance with the regulations of the Land Use Bylaw. The Compliance Certificate letter may also indicate the setback requirements and specify if any development permits have been issued for the parcel.
- A fee for a Certificate of Compliance is required. Payment will be set as per 5.3 Rates & Fees Policy and will be reviewed annually as per the 3.4 Policy & Bylaw Review Policy.
- Copies of the Alberta Surveyor's Real Property Report may be held by the Village as a record. Due to copyright laws, no copies of surveys will be provided to anyone other than the person/client named on the Real Property Report or the Individual who performed the Survey.

- Processing time for a Certificate of Compliance will be within 1 week of the request being received. Same day service will require an additional fee and must be received before noon.

Certificate of Compliance Application Form

Required Documentation

Prior to accepting payment the following documentation must accompany this completed application:

1. A minimum of two (2) original Real Property Reports must be submitted in paper form, electronic versions will not be accepted.
2. The Real Property Report will only be accepted within three (3) years of the date of the Survey.

Property Location

Legal Land Description: Lot _____ Block _____ Plan _____

Civic Address: _____

Applicant & Owner information

Applicant Name: _____

Mailing Address: _____

_____ Postal Code: _____

Phone Number: _____

Email Address: _____

Registered Owner(s): _____

Mailing Address: _____

_____ Postal Code: _____

Phone Number: _____

Email Address: _____

Delivery Method

- Regular Mail
- Phone for Pick-up

Contact Name: _____

Phone #: _____

Personal information is collected under the authority of the *FOIP Act* for the purpose of creating a Certificate of Compliance. Questions about the collection may be addressed to the CAO at the Village of Hussar Office, 109 1st Avenue East, PO Box 100, Hussar, AB T0J 1S0 Phone (403) 787-3766.

*We accept Cash, Cheque or Email transfer to office@villageofhussar.ca

Office Use Only	
Date Received _____	Roll # _____
Fee _____	Land Use District _____