



TOWN OF NANTON

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Compliance Certificate Policy

December 9, 2002

Effective January 1, 2003

1. The Development Officer is hereby authorized to issue Certificates of Compliance and Certificates Respecting Compliance.
2. All requests for certification of compliance must be accompanied by a minimum of two (2) original Real Property Reports (RPRs) prepared by an Alberta Land Surveyor identifying the location of the improvements on the property including, but not limited to, buildings, decks, fences, additions and sheds of all sizes. The Town shall retain one original RPR for its files.
3. All RPRs must be newer than one (1) year unless accompanied by a Statutory Declaration, dated within 30 days of the date the request is received by the Town and sworn by the property owner, that no alterations have been made to a property since the creation of the Real Property Report. RPR's greater than eight (8) years old will not be accepted.
4. Measurements on the RPR are considered to be accurate within a tolerance of 0.05 m (2 inches).
5. In the event of non-compliant building locations, the property owner/applicant may make application for a variance through the development application process.
6. In the event that any building or structure shown on the RPR appears to encroach onto lands that are under the direction, control and management of the Town, and the Town has authorized entering into an Encroachment Agreement with the property owner, the execution of the Encroachment Agreement must occur prior to the issuance of a Certificate Respecting Compliance.
7. The certificates that can be issued in respect to a compliance request are attached hereto as Schedules A, B and C. Additional phrases may be added, as circumstances require.