



RE: Certificate of Compliance Review Process

To the Applicant/Owner,

What did we review?

- The County reviewed your Real Property Report to determine:
 - If the property is compliant with the setback requirements referenced in the Rocky View Land Use Bylaw C-8000-2020 or where applicable, the setback requirements referenced in a Direct Control District.
 - If applicable, whether encroachment of buildings or structures illustrated on the Real Property Report encroach on a utility right-of-way or easement registered in the name of the County and shown on the Real Property Report.

What did we not review?

- A Certificate of Compliance does not confirm/certify the following:
 - Whether the necessary development permits and/or building permits have been obtained for the parcel.
 - Whether the uses on site are being carried out in accordance with the necessary permit.
 - Whether buildings meet the Land Use Bylaw regulations other than minimum setback requirements.
 - Whether the location of structures that do not meet the definition of a building are compliant with the Land Use Bylaw.
 - Compliance with any third-party requirements where an encroachment is identified into a third-party right-of-way.
 - Compliance with any other federal, provincial, or other municipal legislation.
 - Compliance with any easement, covenant, building scheme, agreement or other document affecting the building(s) or land.
 - Whether the buildings or structures shown on the Real Property Report encroach on any right-of-ways or easements registered by a person other than the County, or on any right-of-ways or easements not shown on the Real Property Report.

Stamp of Compliance

If the property is compliant with the setback requirements referenced in the Rocky View Land Use Bylaw (C-8000-2020), or where applicable, the setback requirements referenced in a Direct Control District, and no encroachment of buildings or structures in a utility right-of-way or easement registered by the County has been identified, a Stamp of Compliance will be issued. A Stamp of Compliance may also be issued where an encroachment of a building or structure in a utility right-of-way or easement registered by the County has been identified, however, the issuance of a Stamp of Compliance does not relieve a landowner from the requirement to comply with any instrument registered against title to the lands shown in the Real Property Report; the County may require the removal of the encroachment(s) on the utility right-of-way(s) and/or easement(s) at any time.

If some or all of the buildings on the property have been constructed prior to March 12, 1985, and do not meet the setback requirements of the current Land Use Bylaw, a Deemed Stamp of Compliance will be issued.

The County does not independently verify the accuracy of Real Property Reports. Additionally, if you are considering selling the property, this statement should be included in the bill of sale, so the new owner understands the Certificate of Compliance Review process.

If you require further information or have any questions regarding the review process, please contact Planning and Development Services at 403-520-8158 or by email at development@rockyview.ca.

Sincerely,
ROCKY VIEW COUNTY