



ROCKY VIEW COUNTY

RECEIPT OF PAYMENT

262075 Rocky View Point
Rocky View County, AB, T4A 0X2

403-230-1401
questions@rockyview.ca
www.rockyview.ca

Youmans, Brad
03925051
19 Squirrel Crescent

Receipt Number: 437065
Date: January 22, 2021

Type	Account / Ref. #	Description	Quantity	Amount Paid	Balance Remaining
General	COFC	Certificate of Compliance	1	\$150.00	\$0.00

Subtotal: \$150.00
 Taxes: \$0.00
 Total Receipt: \$150.00
 Credit Card: \$150.00

Credit Card: VISA

Total Amount Received: \$150.00
 Rounding: \$0.00
 Amount Returned: \$0.00

ROCKYVIEW COUNTY
 262075 ROCKY VIEW POINT
 ROCKY VIEW COAB

CARD *****7832
 CARD TYPE VISA
 DATE 2021/01/22
 TIME 0440 14:20:09
 RECEIPT NUMBER
 M82044157-001-302-017-0

PURCHASE TOTAL

\$150.00

PASSWORD USED
APPROVED

AUTH# 002991 01-027
THANK YOU

CARDHOLDER WILL PAY
CARD ISSUER ABOVE AMOUNT
PURSUANT TO CARDHOLDER
AGREEMENT.

CARDHOLDER COPY

IMPORTANT - RETAIN THIS
COPY FOR YOUR RECORDS



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 current Land Use Bylaw (C-8000-2020). 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.

What did we not review?

- A Certificate of Compliance does not confirm the following: whether the necessary development permits and/or building permits have been obtained, whether the uses on site are being carried out in accordance with the necessary permits, whether buildings meet Land Use Bylaw regulations other than minimum setback requirements, and whether the location of structures that do not meet the definition of a building are compliant with the Land Use Bylaw.
- The County also does not confirm whether there are any structures that are not permitted to encroach into a right-of-way, whether registered by the County or a third party. The County recommends the property owner review any instruments placed on title to ensure you are aware of and comply with any other requirements.

Additionally, if you are considering selling the property, this statement should be included in the bill of sale so that the new owner understands the Certificate of Compliance Review process. If you require further information or have any questions regarding our review process, please contact Planning and Development Services at 403-520-8158 or by email development@rockyview.ca.

Sincerely,

ROCKY VIEW COUNTY

ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

ROCKY VIEW COUNTY
STAMP OF COMPLIANCE



312, 4000-4th Street S.E.
Calgary, Alberta T2G 2W3

Phone (403) 283-5455
E-mail: admin@globalraymac.ca
Fax (403) 283-5418

LEGEND

ABBREVIATIONS AND SYMBOLS THAT MAY APPEAR ON THIS PLAN.

- Drill Hole found shown thus
- Iron Bar found shown thus
- Statutory Iron Post found shown thus
- Delta (Central) angle of arc shown thus
- Eave Fascia are shown thus
- Fences are shown thus
- Line not to scale shown thus
- Utility Rights-Of-Way are shown thus
- Building foundation shown thus
- Property line shown thus
- A denotes length of arc
- AC denotes Air Conditioner
- Blk denotes Block
- CB denotes Cinder Block
- CS denotes depth Fd I is counter sunk
- Cant denotes cantilever
- Conc denotes concrete
- E denotes East
- Eave dimensioned to Fascia
- Fd denotes found
- Fences are within 0.10m of property line unless otherwise noted
- GL denotes ground level
- m denotes metres
- MA denotes Maintenance Access
- MF denotes Main Floor
- Mk denotes mark
- Mks denotes marks
- N denotes North
- OD denotes Overland Drainage
- R denotes radius of arc
- RW denotes Right-Of-Way
- Reg No denotes registration number
- Ret Wall denotes retaining wall
- S denotes South
- U denotes Utility
- Up denotes distance Fd I is above ground
- W denotes West
- WOB denotes Walk Out Basement

LOT R-42
BLOCK 1
PLAN 771 1384

LOT 16-ER
BLOCK 2
PLAN 831 0059
ASSUMED 89°50'35"
134.05

The location of the buildings, as shown on this Real Property Report comply with the minimum setback requirements from front side and rear property lines required in the Land Use Rules in Land Use Bylaw C-8000-2020.

J. Theren
Approving Authority
Jan 29, 2021
Date

LOT 5
BLOCK 2
PLAN 811 0189

LOT 16-ER
BLOCK 2
PLAN 831 0059

LOT 6
BLOCK 1

SEE DETAIL

LOT 4

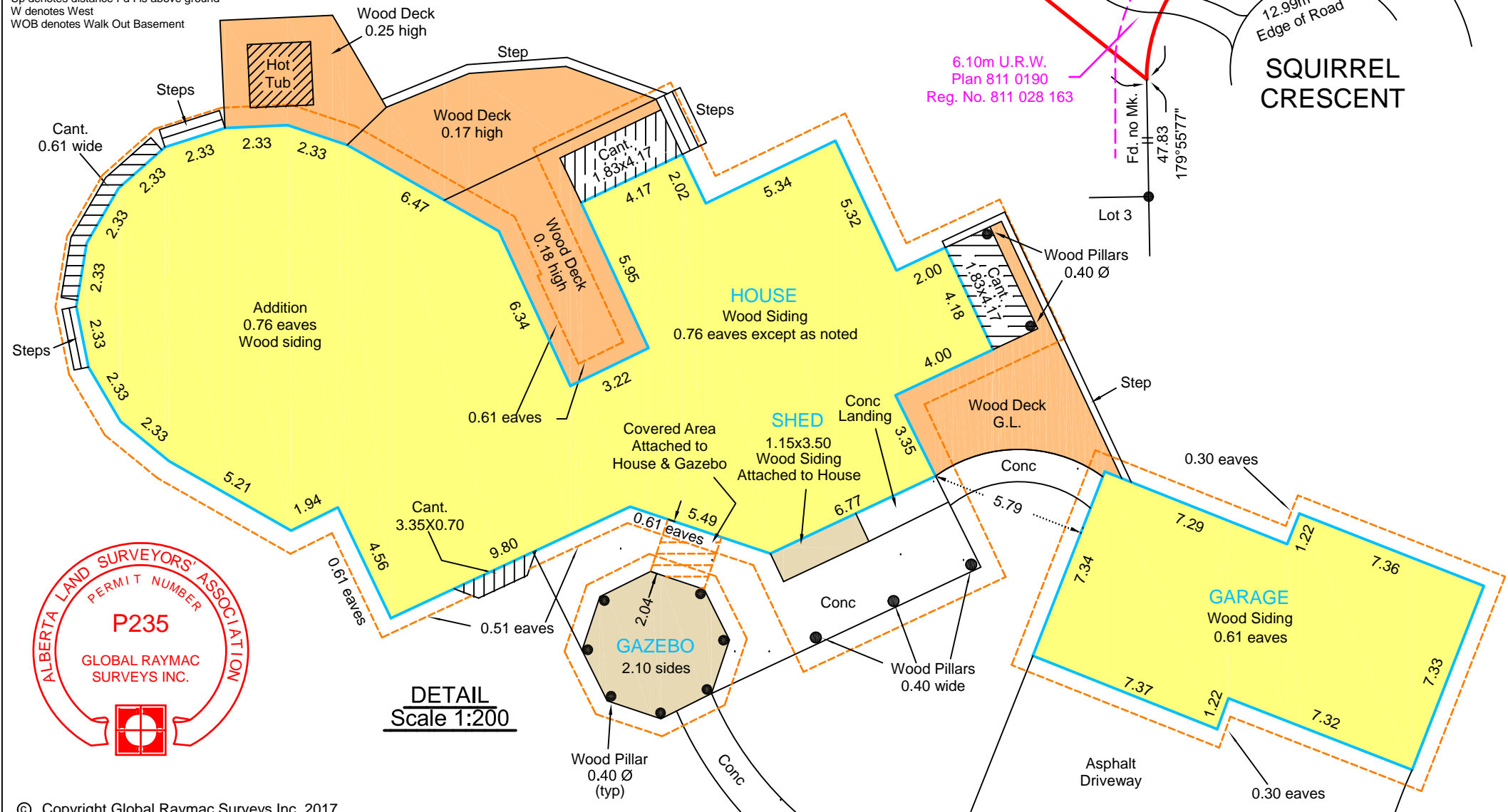
Tin Shed
2.40X1.98
no foundation

R=30.48
A=74.50
Δ=140°02'10"

12.99m to
Edge of Road

SQUIRREL
CRESCENT

6.10m U.R.W.
Plan 811 0190
Reg. No. 811 028 163



DESCRIPTION OF PROPERTY

LOT 5
BLOCK 2
PLAN 811 0189

I, Robert M. Wallace, Alberta Land Surveyor do hereby certify that this Report and related survey, was prepared and performed under my personal supervision and in accordance with the Manual Of Standard Practice of the Alberta Land Surveyors' Association and supplements thereto. Accordingly, within those standards as of the date of this Report, I am of the opinion that:

1. The Plan illustrates the boundaries of the Property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the property unless otherwise noted;
3. No visible encroachments exist on the Property from any improvement situated on an adjacent property unless otherwise noted, and;
4. No visible encroachments exist on registered easements or rights-of-way affecting the extent of the property, unless otherwise noted.
5. Title information is based on a title search dated January 31st, 2017 C. of T. No. 101 195 496
6. Date of Survey February 1st, 2017
7. Unless otherwise specified the dimensions shown relate to distances from Property boundaries to foundation walls at time of survey.
8. Distances are in metres and decimals thereof.
9. This document is not valid unless it bears an original signature (in blue ink) and a red Global Raymac Surveys Inc. permit stamp.
10. Purpose: This Report has been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a real estate transaction. Copying is permitted only for the benefit of these parties. Where applicable, registered easements and utility rights of way affecting the extent of the property have been shown on the plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report. The plan should not be used to establish boundaries due to the risk of misinterpretation or measurement error by the user. The information on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

11. Property is subject to Restrictive Covenant, Reg. No. 811 028 162.
12. This survey has been updated as of February 9th, 2017. (Ref. Job No. 09R120141).

Dated this 9th day of February A.D. 2017.

MUNICIPAL ADDRESS: 19 Squirrel Crescent Rocky View County, Alberta		Robert M. Wallace, A.L.S.
CLIENT:	Brad Youmans	
CLIENT FILE NO.		Drawn by: Lin Shi
SCALE 1:	1000	GRSI. FILE NO. 17CR0128



DETAIL
Scale 1:200