

BYLAW #34 - 1992

TOWN OF SLAVE LAKE

A BY-LAW OF THE TOWN OF SLAVE LAKE IN THE PROVINCE OF ALBERTA TO AMEND LAND USE BY-LAW #20-1989.

WHEREAS pursuant to Section 68 (1) of the Planning Act, being Chapter P-9 of the Revised Statutes of Alberta, 1980 the Council of the Town of Slave Lake in the Province of Alberta (hereinafter called the Council) has passed Land Use By-Law #20-1989 as amended and;

WHEREAS the Council deems it desirable that By-Law #20-1989 be amended;

NOW THEREFORE the Council hereby enacts as follows:

1. Part 3 is amended by adding the following Section 13A "Certificates of Compliance":
 1. Any interested party may apply, in writing, to the Development Officer for a Certificate of Compliance upon payment of an application fee of \$25.00 for each property for which a Certificate is required.
 2. The applicant for a Certificate of Compliance shall, in respect to each property, provide the Development Officer with a Survey Certificate, or other documentation satisfactory to the Development Officer, which shows the location of all building and fixtures within or on boundaries of the property.
 3. The applicant for a Certificate of Compliance shall in respect to each property, provide the Development Officer with a written statement describing all uses of the land and building within the property.
 4. Where all information required to be supplied by the applicant for a Compliance Certificate is received by the Development Officer, and the property is in conformance with the provisions of the Land Use Bylaw, the Development Officer shall issue to the applicant a Certificate of Compliance in Form "C", Schedule "A", attached to and forming part of this Bylaw.
 5. Where a property is not in conformance with either the uses or standards prescribed under the Land Use Bylaw, the Development Officer shall not issue a Certificate of Compliance for the property and shall advise the applicant, in writing, of the particulars of the noncompliance.
 6. Notwithstanding Section 13A(5), the Development Officer shall issue a Certificate of Compliance in Form "D", Schedule "B" attached to and forming part of the Bylaw, if the noncompliance:

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- a. has been approved by the issuance of the Development Permit varying the minimum standards prescribed by the Bylaw;
- b. is a nonconforming use which may be continued under the provisions of Section 74 of the Planning Act or;
- c. is in respect to a use which when originally undertaken did not require a Development Permit and such use has continuously been maintained since it was originally undertaken.

2. That this Bylaw comes into effect upon the date of its Third Reading.

READ A FIRST TIME THIS 25 DAY OF AUGUST, 1992.

John Moore
MAYOR

NEP
SECRETARY TREASURER

READ A SECOND TIME THIS 22 DAY OF SEPTEMBER, 1992.

John Moore
MAYOR

NEP
SECRETARY TREASURER

READ A THIRD TIME THIS 22 DAY OF SEPTEMBER, 1992.

John Moore
MAYOR

NEP
SECRETARY TREASURER

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SCHEDULE B

FORM "D"

CERTIFICATE OF COMPLIANCE

PROPERTY DESCRIPTION: LOT _____, BLOCK _____, PLAN _____

A. Subject to the qualifications stated below, it is hereby certified:

1. That the property is located within a _____ district under the provisions of the Town of Slave Lake Land Use By-Law #20-1989.

2. The permitted/discretionary uses for the district include:

3. The location and use of Buildings within the property are not in conformity with the present provisions of the Town of Slave Lake Land Use By-Law #20-1989, but the locations and use of the buildings within the property can be continued indefinitely because the noncompliances:

< > a). Has been approved by the issuance of a Development Permit varying the minimum standards prescribed under the Land Use By-Law #20-1989.

< > b). Is a nonconforming use which may be continued under the provisions of Section 74 of the Planning Act.

< > c). Is in respect to a use which when originally undertaken did not require a Development Permit and such use has continuously been maintained since it was originally undertaken.

B. This Certificate is subject to the following qualifications:

1. The Town is relying entirely on information supplied by or on behalf of the applicant in respect to the use of the property and the Town makes no representations as to the actual use of the property.

2. The Town is relying entirely on the survey certificate (copy attached) supplied by or on behalf of the applicant in respect to the location of the buildings within the property and the Town makes no representations as to the actual location of the buildings.

3. The Town has not conducted an inspection of the property.

4. The right to continue any nonconforming use as described in Section 3(b) or 3(c) or Part A of this Certificate will terminate in the event that the nonconforming use is discontinued for a period of six consecutive months or more.

5. The Town assumes no responsibility or liability for any inaccuracy, mistake or error of law or fact set forth in Part A of this Certificate which arises from the information supplied by or on behalf of the applicant.

Dated at Slave Lake, Alberta, this _____ day of _____, 19 ____.

Development Officer
Town of Slave Lake

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SCHEDULE A

FORM "C"

CERTIFICATE OF COMPLIANCE

PROPERTY DESCRIPTION:

LOT _____, BLOCK _____, PLAN _____

A. Subject to the qualifications stated below, it is hereby certified:

1. That the property is located within a _____ district under the provisions of the Town of Slave Lake Land Use By-Law #20-1989.
2. The permitted discretionary uses for the district include:

3. The location and use of buildings within the property are in conformity with the provisions of the Town of Slave Lake Land Use By-Law #20-1989.

B. This Certificate is subject to the following qualifications:

1. The Town is relying entirely on information supplied by or on behalf of the applicant in respect to the use of the property and the Town makes no representations as to the actual use of the property.
2. The Town is relying entirely on the survey certificate (copy attached) supplied by or on behalf of the applicant in respect to the location of buildings within the property and the Town makes no representations as to the actual location of the buildings.
3. The Town has not conducted an inspection of the property.
4. The Town assumes no responsibility or liability for any inaccuracy, mistake or error of law or fact set forth in Part A of this Certificate which arises from the information supplied by or on behalf of the applicant.

Dated at Slave Lake, Alberta, this _____ day of _____, A.D. 19____

Development Officer
Town of Slave Lake