

THE CITY OF SPRUCE GROVE

BYLAW C-1179-21

SUBDIVISION AUTHORITY BYLAW

WHEREAS, pursuant to the *Municipal Government Act*, RSA 2000 cM-26, a council must by bylaw establish a Subdivision Authority to exercise subdivision powers and duties on behalf of the municipality;

NOW THEREFORE, the Council for the City of Spruce Grove, duly assembled, hereby enacts as follows:

1. BYLAW TITLE

1.1 This bylaw is called "Subdivision Authority Bylaw".

2. DEFINITIONS

2.1 "Act" means the *Municipal Government Act*, RSA 2000 cM-26, as amended.

2.2 "City" means the municipal corporation of the City of Spruce Grove in the Province of Alberta.

2.3 "Director" means the Director of Planning and Development for the City.

2.4 "Subdivision Authority" means the persons established under this bylaw to perform the duties and functions of the Subdivision Authority under the Act.

3. ESTABLISHMENT

3.1 The Subdivision Authority of the City is:

- (a) the Director of Planning and Development; or
- (b) any person designated by the Director in respect to any subdivision delegated by specific delegation of the application or in accordance with criteria established by the Director.

4. POWERS AND DUTIES

- 4.1 The Subdivision Authority has those powers and duties as set out in the Act and any regulations made thereunder.
- 4.2 The Subdivision Authority has the power to extend the time for endorsement of plans of subdivision and for registration of plans of subdivision in accordance with the Act.
- 4.3 Prior to endorsement of a plan of subdivision, the Director is authorized to accept minor modifications to the approved tentative plan of subdivision provided:
- (a) no more than one additional lot is created;
 - (b) the area of municipal or environmental reserve does not change;
 - (c) roadway and infrastructure standards of the City are not compromised; and
 - (d) such adjustments comply with municipal bylaws and adopted plans, with the exception that minor changes to the Land Use Bylaw standards may be included as provided for in section 654(2) of the Act.

5. SEVERABILITY

- 5.1 Every provision of this bylaw is independent of all other provisions and if any provision is declared invalid by a Court, then the invalid provisions shall be severed and the remainder provisions shall remain valid and enforceable.

6. EFFECTIVE DATE

- 6.1 This bylaw shall come into force and effect when it receives third reading and is duly signed.

7. **REPEAL OF BYLAW C-479-03**

7.1 Bylaw C-479-03 is hereby repealed.

First Reading Carried	15 November 2021
Second Reading Carried	15 November 2021
Third Reading Carried	29 November 2021
Date Signed	2 December 2021

Mayor

City Clerk

UNCERTIFIED COPY