

THE CITY OF SPRUCE GROVE

BYLAW C-1179-21

SUBDIVISION AUTHORITY BYLAW

~~Being a Bylaw to rescind Bylaw No. C-275-95, the Municipal Planning Commission Bylaw, and any amendments thereto, and to replace Bylaw No. C-272-95, the Subdivision Authority Bylaw, and any amendments thereto, authorizing the establishment of a Subdivision Authority and setting forth the powers and duties thereof.~~

~~WHEREAS, Council wishes to establish a Subdivision Authority as required under the Municipal Government Act, R.S.A. 2000, c. M-26, as amended:~~

~~NOW THEREFORE, the Council of the City of Spruce Grove DULY ASSEMBLED HEREBY ENACTS as follows:~~

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 ~~"Authority" means the Subdivision Authority established pursuant to this Bylaw.~~

2.3 "City" means the ~~municipality~~ municipal corporation of the City of Spruce Grove in the Province of Alberta.

2.4 ~~"Council" means the Council of the City of Spruce Grove.~~

- 2.5 ~~"Director" "Manager"~~ means the Director of Planning and Development ~~Manager of Planning, Engineering and Public Works~~ for the City of ~~Spruce Grove~~.
- 2.6 ~~"Spruce Grove"~~ means the area within the legal boundaries of the City of ~~Spruce Grove~~.
- 2.7 "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 ~~of Spruce Grove~~ is:
- (a) the Director of Planning and Development ~~Manager of Planning, Engineering and Public Works;~~ or
 - (b) any person designated by the ~~Manager~~ Director in respect to any subdivision delegated by specific delegation of the application or in accordance with criteria established by the ~~Manager~~ 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 ~~subdivision plan~~, the ~~Director~~ Manager is authorized to accept minor modifications to the approved tentative plan of subdivision ~~lot lines~~ provided:
- (a) no more than one additional lot is created;
 - (b) the area of Mmunicipal 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.

5.6. EFFECTIVE DATE

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

6.7. REPEAL OF BYLAW C-479-03

6.47.1 Bylaw C-479-03 is hereby repealed.

First Reading Carried

[Click here to enter a date.](#)

Second Reading Carried

[Click here to enter a date.](#)

Third Reading Carried

[Click here to enter a date.](#)

Date Signed

Mayor

City Clerk