

**TOWN OF WEMBLEY
BYLAW 713**

BEING A BYLAW OF THE TOWN OF WEMBLEY IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF ESTABLISHING A SUBDIVISION AND DEVELOPMENT AUTHORITY.

WHEREAS pursuant to Section 623 of the Municipal Government Act. R.S.A. 2000, cM-26, a Council must pass a bylaw to establish a municipal Subdivision Authority;

AND WHEREAS pursuant to Section 624 of the Municipal Government Act. R.S.A. 2000, cM-26, a Council must pass a bylaw to establish a municipal Development Authority;

AND WHEREAS the purpose of this bylaw is to establish the Subdivision Authority and Development Authority for the Municipality;

NOW THEREFORE the Council of the Town of Wembley in the Province of Alberta, duly assembled, enacts as follows:

1. INTERPRETATION:

- 1.1 This bylaw may be cited as the “Town of Wembley Subdivision and Development Authority Bylaw”.

2. DEFINITIONS:

- 2.1 “Act” means the Municipal Government Act, as amended from time to time.
- 2.2 “Council” means the Municipal Council of the Town of Wembley.
- 2.3 “Designated Officer” means a person or persons authorized to act as the designated officer for the municipality as established by bylaw.
- 2.4 “Development Authority” means the person or persons appointed, by bylaw, to exercise only such powers and perform duties as are specified:
- 2.5.1 in the Act; or
 - 2.5.2 in the Town of Wembley Land Use Bylaw; or
 - 2.5.3 in this bylaw; or
 - 2.5.4 by resolution of council.
- 2.5 “Development Officer” means the Chief Administrative Officer or designate.
- 2.6 “Subdivision Authority” means the Council of the Town of Wembley.
- 2.7 “Town” means the Town of Wembley.

3. SUBDIVISION AUTHORITY

- 3.1 A subdivision authority is hereby established to exercise subdivision powers and duties on behalf of the Town.
- 3.2 The Subdivision Authority is the Council of the Town in the case of all subdivisions.
- 3.3 The Subdivision Authority has all the powers and duties of a Subdivision Authority under the Act, regulations under the Act and any other statute or regulation.
- 3.4 The signing authority for all subdivision related matters and approvals is the Chief Administrative Officer or designate.
- 3.5 When a registerable instrument is submitted for endorsement, the signing authority is authorized to accept minor modifications from that approved by the Subdivision Authority provided:
- 3.5.1 there is no increase to the number of parcels;
 - 3.5.2 municipal, school or environmental reserves are not compromised;
 - 3.5.3 municipal roads and standards are not compromised;

3.5.4 changes comply with municipal bylaws, with the exception that minor changes to the Land Use Bylaw standards may be included as provided in Section 654(2) of the Act.

3.6 Subdivision grant extensions as per the Act is delegated to the Subdivision Authority.

4. DEVELOPMENT AUTHORITY

4.1 The Development Authority for the Town is the Development Officer.

4.2 The Development Officer has the powers and duties as set out in the Act, regulations under the Act, the land Use Bylaw and any other statute, regulations or bylaws.

5. FEES

5.1 Council may by resolution establish fees to be charged with respect to subdivision and development permit applications in the Town.

6. EFFECTIVE DATE

6.1 This Bylaw shall take effect on third and final reading of this bylaw.

Read a first time this 24th day of September, A.D., 2018

Read a second time this 24th day of September, A.D., 2018

Read a third and finally passed this 24th day of September A.D., 2018

Mayor – Chris Turnmire

CAO – Lori Parker