

TOWN OF SEDGEWICK
BYLAW NO. 546/18
TOWN OF SEDGEWICK SUBDIVISION AUTHORITY BYLAW

A BYLAW OF THE TOWN OF SEDGEWICK, IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE SUBDIVISION AUTHORITY TO EXERCISE SUBDIVISION POWERS AND DUTIES ON BEHALF OF THE TOWN OF SEDGEWICK.

WHEREAS pursuant to the *Municipal Government Act*, the purpose of a municipality is to develop and maintain safe and viable communities;

AND WHEREAS pursuant to the *Municipal Government Act*, Part 17 provides a means whereby plans and related matters may be prepared and adopted to achieve the orderly, economical and beneficial development, use of land and patterns of human development;

AND WHEREAS pursuant to the *Municipal Government Act*, a Council must by bylaw, provide for a subdivision authority to exercise subdivision powers and duties on behalf of the municipality;

AND WHEREAS pursuant to the *Municipal Government Act*, a subdivision authority may include one or more of all members of Council, a designated officer, a planning commission and/or any other person or organization;

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

1. Citation:

1.1. This Bylaw shall be known as the "Subdivision Authority Bylaw."

2. Definitions:

2.1. *Authority* – means the Subdivision Authority established pursuant to this bylaw;

2.2. *Chief Administrative Officer* means the Town of Sedgewick's Chief Administrative Officer or any designate;

2.3. *Council* means the Council of the Town of Sedgewick;

2.4. *Land Use Bylaw* means the Town of Sedgewick Land use Bylaw 461, as amended or repealed and replaced from time to time;

2.5. *Municipal Government Act* means the *Municipal Government Act*, RS.A. 2000, c.M-26, as amended; and,

2.6. *Town* means the Town of Sedgewick, a municipal corporation, in the Province of Alberta

3. Subdivision Authority

3.1. The Subdivision Authority of the Town of Sedgewick is hereby established.

3.2. Council shall appoint the Chief Administrative Officer as the Subdivision Authority at the Annual Organizational Meeting.

3.3. The Chief Administrative Officer may delegate the Subdivision Authority to an outside Agency on the basis of a contract between the Agency and the Town.

4. Powers and Duties

4.1. The Subdivision Authority is authorized to exercise subdivision powers and duties on behalf of the Town in accordance with the *Municipal Government Act* and the Land Use Bylaw.

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- 4.2.** The Subdivision Authority may make rules as are necessary for the conduct of its business that are consistent with the Bylaw, other Town Bylaws and the *Municipal Government Act*.
- 4.3.** The power to extend the time for endorsement of subdivision plans and for registration of subdivision plans in accordance with the *Municipal Government Act* is delegated to the Subdivision Authority, provided the extension does not exceed one year.
- 4.4.** Prior to endorsement of a subdivision plan, the Subdivision Authority is authorized to accept minor modifications as an amendment to the approved design provided:
- 4.4.1.** No more than one (1) additional lot is created;
 - 4.4.2.** The size, amount or location of municipal reserve, school reserve or environmental reserve does not change.
 - 4.4.3.** Roadway and infrastructure standards of the Town are not compromised;
 - 4.4.4.** Staging amendments within the subdivision are appropriate; and
 - 4.4.5.** Such adjustments comply with the Town bylaws and adopted statutory plans with the exception that minor changes to the Land Use bylaw standards may be included as provided for in the *Municipal Government Act*.

5. Recordkeeping and Decision Letters

- 5.1.** A file of the records of all applications and decisions thereon shall be maintained.
- 5.2.** Signing authority for transmittals of decisions for subdivisions shall be delegated to the Subdivision Authority.

6. Severability

- 6.1.** If any term of this Bylaw is found to be invalid, illegal, or unenforceable by a court or tribunal having the jurisdiction to do so, that term is to be considered to have been severed from the rest of this bylaw, and the rest of the bylaw remains in force unaffected by that finding or by the severance of that term.

7. Enactment

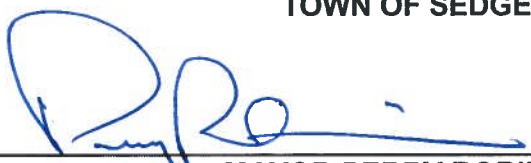
- 7.1.** This Bylaw hereby repeals Bylaw No.453.
- 7.2.** This Bylaw shall take effect at the date of final passing thereof.

First Reading passed in open Council duly assembled in the Town of Sedgewick, in the province of Alberta this 18th day of October, 2018.

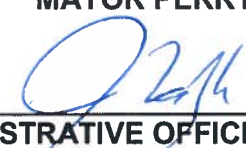
Second Reading passed in open Council duly assembled in the Town of Sedgewick, in the province of Alberta this 18th day of October, 2018.

Third Reading passed in open Council duly assembled in the Town of Sedgewick, in the province of Alberta this 18th day of October, 2018.

TOWN OF SEDGEWICK



MAYOR PERRY ROBINSON



CHIEF ADMINISTRATIVE OFFICER J. FEDYK