

BYLAW NO. 2017-02

A BYLAW IN THE SUMMER VILLAGE OF PARKLAND BEACH IN THE PROVINCE OF ALBERTA TO APPOINT A SUBDIVISION APPROVING AUTHORITY

WHEREAS pursuant to the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended or replaced from time to time, Council must by bylaw provide for a subdivision authority to exercise subdivision powers and duties on behalf of the municipality;

NOW THEREFORE PURSUANT TO SECTION 623 OF THE MUNICIPAL GOVERNMENT ACT COUNCIL OF THE SUMMER VILLAGE OF PARKLAND BEACH DULY ASSEMBLED ENACTS AS FOLLOWS:

SHORT TITLE

This bylaw shall be cited as "*Subdivision Approving Authority Bylaw*"

DEFINITIONS

In this bylaw, unless the context otherwise requires:

1. "*Council*" means Council of the Summer Village of Parkland Beach;
2. "*Land Use Bylaw*" means Summer Village of Parkland Beach Land Use Bylaw No. 2007-01 as amended, and includes any Bylaw passed in substitution for Bylaw No. 2007-01;
3. "*Chief Administrative Officer*" means the Chief Administrative Officer of the Summer Village of Parkland Beach;
4. "*Development Authority*" means a development authority established pursuant to Part 17; Division 3 of the *Municipal Government Act*;
5. "*Person*" means an individual, partnership, corporation, trustee, executor, or administrator.
6. "*Subdivision Approving Authority*" means Council or their designate authorized to exercise subdivision approving authority powers and duties on behalf of the municipality;
7. "Summer Village" means the Summer Village of Parkland Beach;

GENERAL

8. The authority to exercise subdivision approving authority powers is vested in Council, however, Pursuant to 210 of the Municipal Government Act, Council may by resolution delegate this authority to the Chief Administrative Officer, a designated officer, a municipal planning commission or any other person or organization including a Planning Agency.
9. The subdivision approval process and administration of the subdivision process is delegated to the Development Authority.
10. The Development Authority is authorized to receive subdivision applications and fees, endorse plans of subdivision, separation documents, transfers of land, and any other documents required to register an approved subdivision at the Land Titles Office, on behalf of the Summer Village, and the Registrar of Land Titles is authorized to accept the Development Authority's endorsement as if it were that of the Summer Village.

FEES

Council may by resolution establish fees for subdivision applications, endorsement fees and any other fees associated with the subdivision process. Schedule "A" attached to and forming part of this bylaw specifies those fees.

EFFECTIVE DATE

- 11. Bylaw No. 2007-02 is hereby repealed.
- 12. This Bylaw shall come into effect upon third and final reading.

First Reading:	January 9, 2017
Second Reading:	February 13, 2017
Third & Final Reading:	February 13, 2017

SUMMER VILLAGE OF PARKLAND BEACH

MAYOR

CHIEF ADMINISTRATIVE OFFICER

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SCHEDULE "A"

Subdivision Application & Approval

Application fee	\$900
Per lot fee <i>(remnant parcels, roads, reserve lots and public utility lots exempt)</i>	\$100
Re-application of a refused subdivision rates	As per above
Re-application to amend an unregistered approval within one year of the original approval date	\$900 (no per lot fee)
Subdivision approval time extension	\$100

Endorsement

Per lot fee including remainder <i>(bare land condominium units are included. Roads, reserve lots and public utility lots are excluded)</i>	\$200
Lot-line adjustments	\$200
Defined boundary <i>(ie. where the lot to be created is defined by existing legal boundaries such as a quarter section split by a highway or road)</i>	\$200
Separation of Title document	\$200 per lot
Condominium Unit (buildings only as per Condominium Property Regulation) per unit	\$40
Endorsement time extension of unregistered survey plan	\$200

Please Note

Fees are non-refundable
Fees are GST exempt