

TOWN OF THREE HILLS
BYLAW 1472-20
DEVELOPMENT AUTHORITY BYLAW

A BYLAW OF THE TOWN OF THREE HILLS IN THE PROVINCE OF ALBERTA, TO ESTABLISH THE POSITION OF DEVELOPMENT AUTHORITY.

WHEREAS pursuant to the *Municipal Government Act*, RSA 2000, C. M-26, A Council must by bylaw provide for a development authority to exercise development powers and perform duties on behalf of the Town of Three Hills;

NOW THEREFORE the Council of the Town of Three Hills, in council, duly assembled, hereby enacts as follows:

1. SHORT TITLE

1.1. This Bylaw shall be cited as the "Development Authority Bylaw."

2. DEFINITIONS

2.1. In this Bylaw, unless the context otherwise requires:

2.1.1. "CAO" shall mean the Chief Administrative Officer for the Town of Three Hills or his designate.

2.1.2. "Council" shall mean the body of elected officials who govern the Town.

2.1.3. "Development Authority" shall mean the Development Officer or Municipal Planning Commission pursuant to the Land Use Bylaw, as the context may require.

2.1.4. "Development Officer" shall mean the person(s) appointed as a Development Officer pursuant to a resolution of Council.

2.1.5. "Land Use Bylaw" shall mean the Town of Three Hills Land Use Bylaw.

2.1.6. "MGA" shall mean the *Municipal Government Act*, RSA 2000 C. M-26 as amended from time to time.

2.1.7. "Town" shall mean the Town of Three Hills.

3. ESTABLISHMENT OF DEVELOPMENT AUTHORITY

3.1. The Development Authority is hereby established, pursuant to this Bylaw and shall consist of the CAO, the Development Officer and the Municipal Planning Commission.

4. POWERS AND DUTIES

- 4.1. The CAO as Development Authority shall:
 - 4.1.1. Exercise development powers and duties outlined in the MGA, the Town's Land Use Bylaw and other statutory provisions or any Bylaw or regulation, as amended from time to time, on behalf of the Town;
 - 4.1.2. Issue development permits, with or without conditions, in accordance with the Town's Land Use Bylaw;
 - 4.1.3. For greater certainty, but not so as to restrict the foregoing, ensure that
 - i. order, decisions, approvals, notices, or other things are duly signed;
 - ii. land use and development conforms to the provisions of the Land Use Bylaw and other statutory provisions or any Bylaw or Regulation, as amended from time to time;
 - iii. development permit records are permanently filed and maintained;
 - iv. agencies and government departments be conferred with relevant to Town affairs;
 - 4.1.4. Oversee the activities of the Development Officer carrying out its responsibilities as Development Authority.
- 4.2. The Development Officer as Development Authority shall:
 - 4.2.1. Exercise development powers and duties outlined in the MGA, the Town's Land Use Bylaw and other statutory provisions or any Bylaw or regulation, as amended from time to time, on behalf of the Town;
 - 4.2.2. Receive, process, and deem all applications complete in accordance with the MGA.
 - 4.2.3. Issue development permits, with or without conditions, in accordance with the Town's Land Use Bylaw;
 - 4.2.4. For greater certainty, but not so as to restrict the foregoing, ensure that
 - i. order, decisions, approvals, notices, or other things are duly signed;
 - ii. land use and development conforms to the provisions of the Land Use Bylaw and other statutory provisions or any Bylaw or Regulation, as amended from time to time;
 - iii. development permit records are permanently filed and maintained;
 - iv. agencies and government departments be conferred with relevant to Town affairs.
- 4.3. The Municipal Planning Commission as Development Authority shall exercise development powers and duties outlined in the MGA, the Town's Land Use Bylaw, the Town's Municipal Planning Commission Bylaw and other statutory provisions or any Bylaw or regulation, as amended from time to time, on behalf of the Town.

5. DEVELOPMENT FEES

5.1. An applicant shall pay to the Town the applicable fees, as outlined in the Master Rates, Fees and Charges Bylaw, as amended.

6. SEVERABILITY

6.1. Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

6.2. Should any section or part of this Bylaw be found to be improperly enacted or ultra vires, for any reason, then such section or part shall be regarded as being severable from the Bylaw and the Bylaw remaining after such severance shall be effective and enforceable.

7. REPEAL

7.1. Bylaw No. 1451-20 – Development Authority Bylaw is hereby repealed.

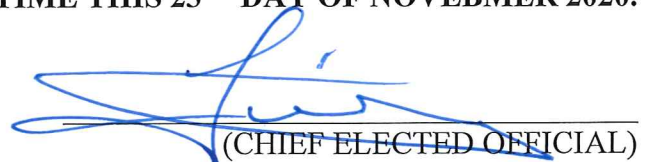
8. ENACTMENT

8.1. This Bylaw shall come into force and effect upon the date of the passing of the third and final reading and signing thereof.

READ A FIRST TIME THIS 23RD DAY OF NOVEMBER 2020.

READ A SECOND TIME THIS 23RD DAY OF NOVEMBER 2020.

READ A THIRD TIME THIS 23RD DAY OF NOVEMBER 2020.


(CHIEF ELECTED OFFICIAL)


(CHIEF ADMINISTRATIVE OFFICER)

SEAL

