

**BYLAW NO. 18-01**  
**TOWN OF FALHER**

A BYLAW OF THE TOWN OF FALHER, IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 14-05.

**WHEREAS** the Council of the Town of Falher, in the Province of Alberta has adopted the Bylaw No. 14-05, being the Land Use Bylaw; and

**WHEREAS** the Council of the Town of Falher, pursuant to the provisions of the Municipal Government Act, R.S.A. 2000, deems it advisable to amend the said Bylaw, and;

**NOW THEREFORE**, the Council of the Town of Falher, duly assembled, hereby enacts as follows:

1. **That a portion Plan 2653TR described as all that portion of 3<sup>rd</sup> Street East lying north of the production easterly across said street of the north limit of 4th Avenue South and south of the production easterly across the said street of the north boundary of Block Y said plan, be designated as High Density Residential (R-3).**
  - i. See attached Schedule 'A'
2. **That a portion of Plan 2653TR described as all that portion of 3<sup>rd</sup> Street East lying north of the production easterly across said street of the north boundary of Block Y said plan, be designated as Community (COM).**
  - i. See attached Schedule 'A'
3. **Replace the entire Section 4.3 with the following**
  - 4.3 COMPLETED DEVELOPMENT PERMIT APPLICATION
    - 4.3.1 The Development Authority shall, within twenty (20) days after receipt of a development permit application, determine whether the application is complete or incomplete.
    - 4.3.2 Notwithstanding Section 4.3.1, the Development Authority can extend the time period for determining the completeness of a development permit application, based on a written agreement between the Development Authority and the applicant.
    - 4.3.3 When, in the opinion of the Development Authority
      - a) sufficient details of a proposed development have been included with the application for a development permit, the Development Officer shall issue a notice of complete application to the applicant within the time period provided for in Section 4.3.1 or 4.3.2; or
      - b) sufficient details of a proposed development have not been included with the application for a development permit, the Development Officer shall issue a notice of incomplete application to the applicant within the time period provided for in Section 4.3.1 or 4.3.2. The notice shall outline any outstanding information and/or documents that must be provided by the applicant for the application to be considered complete by a date stated in the notice or as agreed upon between the Development Authority and the applicant.
    - 4.3.4 If the Development Authority does not make a determination on the completeness within twenty (20) days of the receipt of the application, or the alternative time period as agreed upon in Section 4.3.2, the application is deemed to be complete by the Development Authority.
    - 4.3.5 If an applicant who has been issued a notice of incomplete application under Section 4.3.3(b)
      - a) submits all the required information and or documents by the date given Section 4.3.3(b), the Development Officer shall, in a form and manner appropriate, issue a notice of complete application to the applicant, if satisfied that the application is now complete; or
      - b) fails to submit all the required information and documents by the date given in Section 4.3.3(b), the application shall be deemed refused by the Development Authority.
4. **Revise Section 5.4.2 to the following**
  - 5.4.2 A development permit is automatically effective twenty-four (24) days

after its issuance unless an appeal is lodged with the Subdivision and Development Appeal Board.

**5. Add Section 5.4.4**

5.4.4 A decision on a development permit application may be appealed within twenty (21) days after the decision has been made or deemed refused.

**6. Remove Section 6.1.5(c) entirely.**

**7. If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion shall be severed.**

**8. That this bylaw shall take force and effect on the date of its final passage.**

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL ADMINISTRATOR

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL ADMINISTRATOR