

CARDSTON COUNTY

MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 448/99

Prepared by the



OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY

December 1999

BYLAW NO. 448/99

BEING a bylaw of Cardston County in the Province of Alberta to adopt a municipal development plan.

WHEREAS the Council of Cardston County wishes to adopt a new municipal development plan to comply with the provisions of the Municipal Government Act, Chapter M-26.1, 1994, as amended;

AND WHEREAS the purpose of the proposed bylaw is to address:


- the future land use within the municipality,
- the manner of and the proposal for future land use in the municipality,
- the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities,
- the provision of required transportation systems,
- the provision of municipal services and facilities,
- and contain policies compatible with the provincial legislation providing guidance on the type and location of land use adjacent to sour gas facilities,
- and contain policies respecting the provision of municipal and/or school reserves regarding the amount and allocation of those reserves;

AND WHEREAS it is deemed expedient and appropriate for Cardston County to consider Bylaw No. 448/99 for the above-noted reasons;

THEREFORE, under the authority and subject to the provision of the Municipal Government Act, Chapter M-26.1, 1994, as amended, the council duly assembled does hereby enact the following:

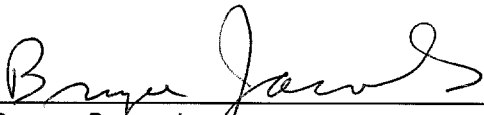
1. Bylaw No. 364-86, being the former general municipal plan, and any amendments thereto are hereby rescinded.
2. Bylaw No. 448/99 shall come into effect upon third and final reading thereof.
3. Bylaw No. 448/99 being Cardston County Municipal Development Plan is hereby adopted.

READ a first time this 12th day of July, 1999.

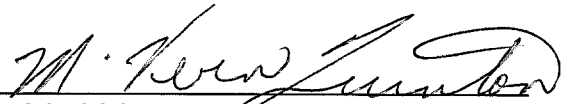

Reeve - Bryce Jacobs


Municipal Administrator - M. Vern Quinton

READ a **second** time this 13th day of December, 1999.

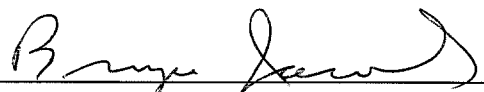


Reeve – Bryce Jacobs




Municipal Administrator – M. Vern Quinton

READ a **third** time and finally PASSED this 13th day of December, 1999.



Reeve – Bryce Jacobs



Municipal Administrator – M. Vern Quinton

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CARDSTON COUNTY
MUNICIPAL DEVELOPMENT PLAN
BYLAW NO. 448/99

1. INTRODUCTION

In Alberta prior to 1995, the Planning Act had established a system of land use planning that depended on various levels of legislative planning documents adopted by bylaw. At the top of this hierarchy was the Planning Act itself, adopted by the province to give wide guidance and general planning policies including the authority for the preparation of more detailed regional plans. The Act also outlined broad provincial goals that could be accomplished through planning activities. Regional plans were prepared and adopted by 10 regional planning commissions throughout the province. These plans outlined regional goals and objectives specifically tailored to the needs of a planning region.

From these provincial and regional documents came local land use bylaws and statutory plans. These documents were prepared to provide more detailed planning policies at a local level.

With the major restructuring by the provincial government in the mid 1990s, the Planning Act was rescinded and the 10 regional planning commissions were disestablished. Planning matters were incorporated into Part 17 of the Municipal Government Act. The focus of these changes was to empower the local municipalities with the authority to decide upon subdivision and development matters.

With the major changes to the planning legislation, mandatory requirements were established in the Municipal Government Act for all municipalities in the province to review and prepare new land use bylaws. There was also a requirement for all municipalities with populations in excess of 3500 people to adopt a municipal development plan (formerly known as a general municipal plan).

These plans were to be prepared in accordance with the guidelines established in the revamped Municipal Government Act and the subsequent Provincial Land Use Policies which replaced the former regional plans.

1.1 PURPOSE OF THE PLAN

Given the assumption that Cardston County will continue to grow and change as the economic base becomes more diversified, the purpose of this plan is to manage and direct that growth and development in a manner that minimizes the adverse impacts on adjacent activities and makes the best possible use of the land base and infrastructure in the municipality.

The ever-increasing pressure for non-agricultural uses such as country residences and private recreation locating on predominantly agriculture lands is a major challenge facing the county. The municipal development plan will identify objectives and establish policies for its future land use. These policies will be implemented through the duly adopted land use bylaw.

The municipal development plan for Cardston County is intended to:

- adopt specific land use policies dealing with identified land use issues;
- comply with the mandatory requirements of the Municipal Government Act, Chapter M-26.1, 1994, as amended;
- provide the framework for land use and development which will be implemented through the land use bylaw;
- establish municipal policies and philosophy on land use as a guide pertinent to rendering decisions on subdivision applications;
- be the forerunner of a more comprehensive review of planning matters based on further research.

The municipal development plan is intended to provide a guide for the municipality into the future. The Municipal Government Act requires that the plan provide policies on a broad range of issues. Some major areas of discussion include:

- future land uses,
- coordination of infrastructure,
- general transportation issues,
- municipal reserve distributions,
- land use adjacent to sour gas facilities,
- intermunicipal or fringe issues,
- subdivision and development criteria,
- provision of municipal services and infrastructure,
- other matters that council considers necessary.

1.2 OBJECTIVES OF THE MUNICIPAL DEVELOPMENT PLAN

Objectives can be seen as a bridge between concerns which have been identified and subsequent land use policies. They are a means of summarizing what a municipality wishes to achieve. The resultant policies reflect how the objectives will be reached. A municipal development plan needs stated objectives by which to measure the success or accuracy of its policies. The following objectives are proposed for this municipal development plan:

- to meet the legislative requirements established in the Municipal Government Act;
- to protect, support and promote the agricultural base of Cardston County;
- to promote and direct non-agricultural land use to locate in or adjacent to the designated hamlets in the county;
- to promote intermunicipal cooperation and establish land use policies compatible to the county and the municipalities within and adjacent to it;
- to establish clear policies and guidelines for subdivision and development;
- to provide land owners and residents with a reasonable certainty as to what developments and subdivisions are acceptable;
- to reduce, wherever possible, the use of agricultural lands for non-agricultural uses;
- to protect the rights of county land owners to utilize their property with respect to the policies established in this plan;
- to protect the water sources and irrigation functions of lands within the designated irrigation districts.

1.3 LEGISLATIVE REQUIREMENTS

This plan has been prepared in accordance with and under the authority prescribed within the Municipal Government Act, Chapter M-26.1, 1994, as amended. All municipalities in the Province of Alberta with a population of 3500 or more must, by bylaw, adopt a municipal development plan. As a statutory plan, the municipal development plan must also comply with the Provincial Land Use Policies.

Specifically, section 632(3) of the Act states that:

A municipal development plan

- (a) must address*
 - (i) the future land use within the municipality,*
 - (ii) the manner of and the proposals for future development in the municipality,*
 - (iii) the co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no intermunicipal development plan with respect to those matters in those municipalities,*
 - (iv) the provision of municipal services and facilities either generally or specifically,*
- (b) may address*
 - (i) proposals for the financing and programming of municipal infrastructure,*
 - (ii) the co-ordination of municipal programs relating to the physical, social and economic development of the municipality,*
 - (iii) environmental matters within the municipality,*
 - (iv) the financial resources of the municipality,*
 - (v) the economic development of the municipality,*
 - (vi) any other matter relating to the physical, social or economic development of the municipality,*
- (c) may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies,*
- (d) must contain policies compatible with the Subdivision and Development Regulation to provide guidance on the type and location of land uses adjacent to sour gas facilities, and*
- (e) must contain policies respecting the provision of municipal, school or municipal and school reserves, including but not limited to the need for, amount of and allocation of those reserves and the identification of school requirements in consultation with affected school authorities.*

The Act also authorizes a notification and circulation process pursuant to section 636 that:

“636(1) *While preparing a statutory plan a municipality must*

- (a) provide a means for any person who may be affected by it to make suggestions and representations,*
- (b) notify the public of the plan preparation process and of the means to make suggestions and representations referred to in clause (a),*

- (c) *notify the school authorities with jurisdiction in the area to which the plan preparation applies and provide opportunities to those authorities to make suggestions and representations,*
- (d) *in the case of a municipal development plan, notify adjacent municipalities of the plan preparation and provide opportunities to those municipalities to make suggestions and representations, and*
- (e) *in the case of an area structure plan, where the land that is the subject of the plan is adjacent to another municipality, notify that municipality of the plan preparation and provide opportunities to that municipality to make suggestions and representations.*

(2) *Subsection (1) does not apply to amendments to statutory plans.*

1.4 PUBLIC PARTICIPATION

In keeping with its legislative requirements established in the Act to allow for notification of the plan's preparation and public participation, the county undertook the following steps to meet its commitment:

- published a notice that the plan preparation had commenced and contacted county ratepayers, adjacent municipalities and affected school authorities;
- published a background summary and a draft report;
- held several open houses to discuss land use and specifically, subdivision policies;
- held an open house to discuss land uses and future development in the Cardston fringe area;
- held an open house to discuss the draft report;
- incorporated comments and suggestions culminating in a revised plan being prepared;
- conducted a formal public hearing and duly adopted the municipal development plan by bylaw.

2. BACKGROUND INFORMATION

2.1 REGIONAL LOCATION

Cardston County is a rural municipality in southwestern Alberta comprising approximately 1286.2 square miles or 823,153 acres of land. The municipality is bounded by the United States of America on the south, Waterton Lakes National Park and the M.D. of Pincher Creek No. 9 on the west, the M.D. of Willow Creek No. 26, the Blood Indian Reserve and the County of Lethbridge No. 26 on the north and the County of Warner No. 5 on the east. The former M.D. of Cardston No. 6 was formed in 1954 with the amalgamation of the former M.D. of Cochrane No. 10 and a portion of the M.D. of Sugar City No. 5.

The municipality is strategically located adjacent to the United States and is served by several primary highways, namely Highways No. 5, 2 and 62 (see Map 1). The Towns of Cardston and Magrath, the Villages of Hill Spring and Glenwood, and 11 hamlets are within the geographic boundaries of the county.

2.2 PHYSICAL CHARACTERISTICS AND GENERAL LAND USE

Cardston County is primarily an agricultural municipality with a mix of ranching, dryland and irrigated farming. Most of the drainage in the municipality originates in the mountains and foothills to the southwest and is transported by four rivers, the Waterton, Belly, St. Mary and North Milk. Climate tends to be extreme throughout the year with warm summers and long winters with cold periods tempered by frequent chinooks. Precipitation is classed as moderate with the prevailing winds originating from the west to southwest quadrant.

The predominant use of land in the county, as with other rural municipalities in the planning region, is agriculture. In addition to cultivation and grazing, intensive agriculture is also an important use. The potential exists for land use conflicts with non-agricultural uses, especially as increased pressure for country residential subdivision and development occurs.

Recent pressure for country residential subdivision and development has been experienced by the municipality, especially in the Mountain View-Waterton corridor adjacent to Highway No. 5. This pressure has resulted in:

- a review of the county's subdivision policies,
- a requirement to redesignate lands to grouped country residential where more than two acreages are proposed,
- a requirement to provide a service road or access back to an existing physical approach adjacent to the primary highway.

2.3 SUBDIVISION AND DEVELOPMENT

Recent changes to the Municipal Government Act in 1995 resulted in the rescinding of the Planning Act, the disestablishment of regional planning commissions, and the subdivision authority once vested in the regional planning commissions being passed on to the local municipalities. Each community was required to establish subdivision and development authorities and appeal boards by bylaw to establish the composition and procedures for these new committees.

Part 17 of the Municipal Government Act, the Subdivision and Development Regulation and the Provincial Land Use Policies were implemented to provide guidance to the local authorities when rendering decisions on subdivision and development matters. In order for the local land use bylaws and statutory plans to be consistent with the provincial planning legislation, a sunset clause was established in the Act with a target date of September 1, 1998 to adopt these documents. As many communities throughout the province had not met the original target date, time extensions were granted by the Minister of Municipal Affairs.

Cardston County has delegated the subdivision and development authority for the municipality to its Municipal Planning Commission, being a committee of council. This board as of December 1, 1995, has acted as the approving authority for these matters in the county.

The changes to the provincial planning legislation were intent on creating a speedier and a more cost-effective approval process as well as creating a sense of local autonomy in the decision-making process. Cardston County has received many recent applications for non-agricultural uses, primarily for country residences. The following table illustrates the number of lots created through subdivision and the uses proposed by the applications. With the exception of the 1993/94 calendar year, 1997 and 1998 have seen the largest number of subdivision applications applied for in the county (see Table 1). Approximately 42 percent of applications filed (36 of 85) were located in Division 1 of the municipality since the municipality assumed its own subdivision authority since December 1, 1995. The majority of these subdivisions have been for country residential use (see Table 2).¹

Table 1
CARDSTON COUNTY
SUBDIVISION ACTIVITY BREAKDOWN – 1988-1999

YEAR	No. of Applications	PROPOSED USE OF LOTS						Total Lots
		Residential	Country Residential	Agricultural	Commercial	Industrial	Misc.	
1999	23	1	19	13		1		34
1998	27	1	15	9		2	2	29
1997	24	4	21	3		1	1	30
1996*	7	1	3	5				9
1995/96	18	1	15	4				20
1994/95	15	10	6	10	1		2	29
1993/94	35	4	17	10			2	33
1992/93	19	3	10	2	2			17
1991/92	12	1	6	4			2	13
1990/91	20		6	10			2	18
1989/90	16	4	4	11				19
1988/89	18		13	6	4		2	25
TOTAL	234	30	235	87	7	4	13	276

* Nine-month period April 1 to December 31, 1996.

¹ NOTE: It is important to note that application 97-0-137 intent on creating 40 country residential lots was withdrawn.

**CARDSTON COUNTY
MUNICIPAL DEVELOPMENT PLAN
REGIONAL LOCATION**

Bylaw No. 448/99, December 13, 1999

MAP 1

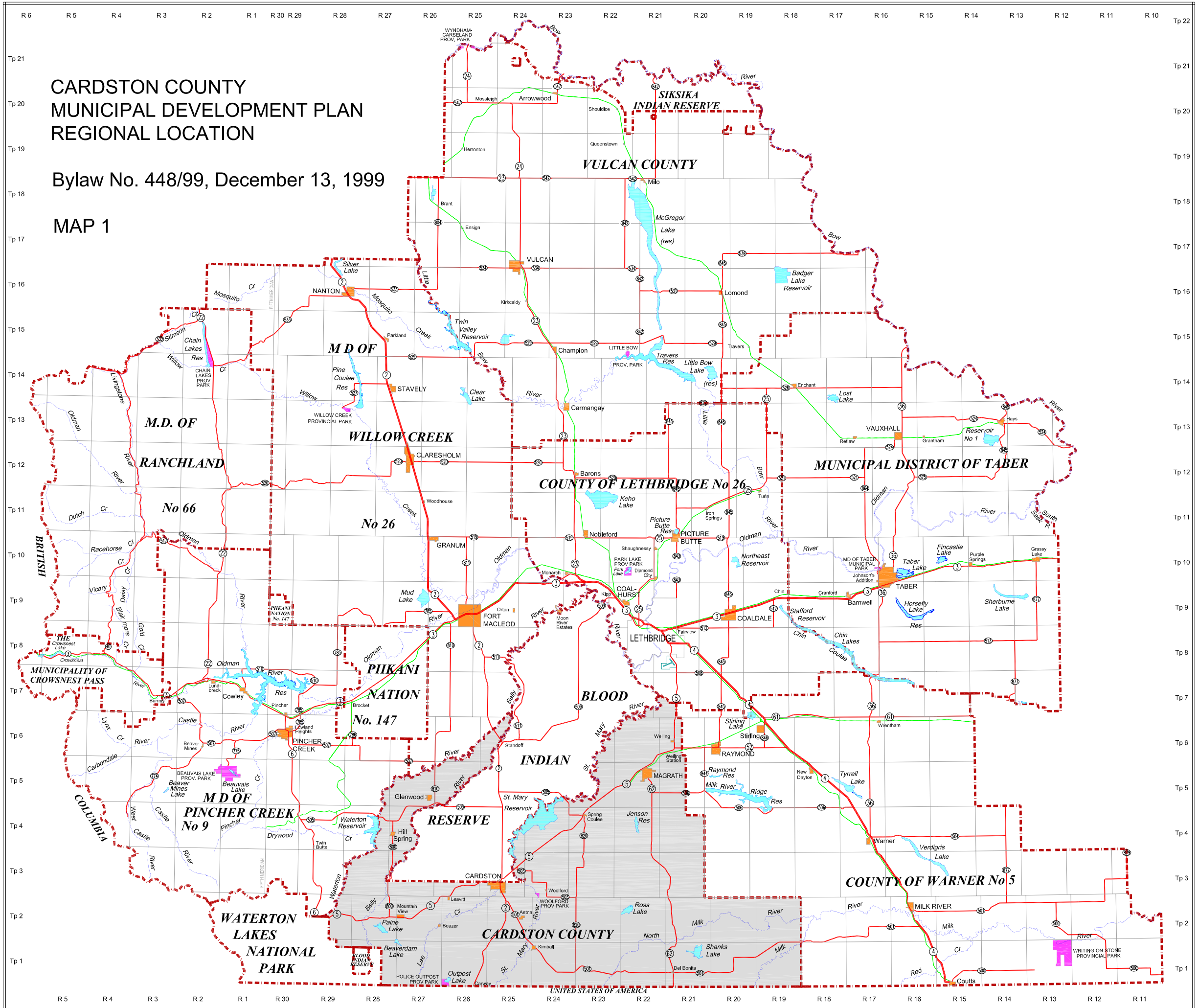


Table 2
CARDSTON COUNTY
SUBDIVISION APPLICATIONS BY DIVISION – 1996-1999

YEAR	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6	Division 7	TOTALS
1996	4	—	1	2	2	1	1	11
1997	14	1	—	1	3	3	2	24
1998	7	—	2	7	4	5	2	27
1999	11	3	—	5	1	3	—	23
TOTALS	36 (42.4%)	4 (4.7%)	3 (3.5%)	15 (17.6%)	10 (11.8%)	12 (14.1%)	5 (5.9%)	85 (100%)

2.4 POPULATION ANALYSIS

Studying past and future population data is an important component in ensuring an adequate land base for future growth. Population change within a community is related to many factors, such as:

- migration, both in and out;
- the size of the community and its internal, natural growth rate and structure;
- the size and composition of the local and surrounding economy; and
- the proximity to larger areas of settlement and economic activity.

Population growth due to natural increases has been less of a significant factor over the last decade, as birth rates have been declining. Recently, it appears this trend may have stabilized, but fertility rates remain low on the national and provincial scale. The national fertility rate is 1.64 live births per woman, while Alberta's rate is 1.77.

Past Trends

This section indicates the historical growth of the population and provides a basis for population projections. The way in which the population has changed reveals some important trends. Table 3 displays Cardston County's historic population situation between 1961 and 1996.

Cardston County reached a population high of 6,761 in 1941, and then, over the subsequent 30 years, underwent a constant population loss. The table illustrates that there was an especially large drop in the population between the 1961 and 1965 census periods, as during this time, the population of the county declined by over 13 percent. This exceptional population decrease was a common trend occurring across most of the region at that time. However, in the early 1970s this negative trend began to reverse itself and the county has been growing at a slow but steady growth rate ever since. Even in the early 1980s, the county did not decline in its population, such as was the experience with many other rural prairie municipalities. Generally, this had been the result of the economic recession that occurred in the early- to mid-80s. The birth rate during this period appeared to remain fairly constant as well in the county, as in both 1981 and 1986 the percentage of the population under the age of four remained constant at 12 percent.

Over the last 20 years, Cardston County has been growing at an annual rate of just under one-half a percent (0.4 percent). During the most recent census period (1991-1996),

Cardston County's population has experienced a 1.67 percent growth increase. This growth over the five-year period means Cardston County has experienced a positive growth change of 0.33 percent per annum. This growth rate falls somewhat below the provincial average, as Alberta's growth rate during the last five-year period was 5.9 percent, or just under 1.2 percent annually. By comparison, Canada's overall population grew at an annual average rate of 1.1 percent annually over the same time period.

Table 3
CARDSTON COUNTY
HISTORIC POPULATION – 1961-1996

Year	Population	Five Year Rate of Change (percent)	Average Change Per Annum (percent)
1961	4905	—	—
1966	4259	- 13.17	- 2.63
1971	4130	- 3.03	- 0.61
1976	4228	+ 2.37	+ 0.47
1981	4292	+ 1.51	+ 0.30
1986	4419	+ 2.96	+ 0.59
1991	4490	+ 1.61	+ 0.32
1996	4565	+ 1.67	+ 0.33

Source: Statistics Canada

Age Structure

Population pyramids for Cardston County illustrate the distribution between the various age groups as well as between the male and female segments of the population (see Charts 1-4 in Appendix A). The pyramid for 1996 shows that there is a small number of persons in the 20-24 age group. This age group only makes up 6 percent of the population for the county. Other than in 1981, this aspect is evident in the last three census periods pyramids and reflects the trend that many young adults leave the area. From the 1986 to the 1991 census, just over 68 percent of the 1986, 15-19 years of age population, is present five years later. For the most recent census period, this number falls to just under 58 percent of this age group being present five years later in the 20-24 age group. The results from the 1996 census show that overall, persons aged 20-29 make up about 10.5 percent of the total population. This figure is close to the average for many smaller municipalities in southern Alberta.

Although many young adults may leave the region, this out-migration trend appears to stabilize after the age of thirty. The last four census period pyramids indicate that the number of these in the 30-34 age group has remained consistent at 6 to 7 percent of the total population. Also, those persons between the ages of 30 and 59 have slowly increased each period, from 30 percent of the total population in 1981, to over 34 percent of the population in 1996. However, the percentage of people falling between these ages is somewhat lower in comparison to other southern Alberta communities.

All three of the cohort survival projections indicate that by the year 2016, the percentage of those 30-59 years of age should fall to approximately 28 percent of the total population (see projections section).

The graphs reveal that the county has historically had a fairly good proportion of its population under the age of 15. This percentage was 36 percent of the total in 1981, falling to 31 percent in 1996. Nonetheless, this figure is one of the higher representations of this age group, in comparison to many other municipalities. The proportion of the female population in the child-bearing years (15-44) has also remained rather constant over the same period. From 1976 to 1991, the number of females in this age group has made up approximately 21 percent of the total population.

In comparison to other municipalities, Cardston County also has a smaller number of persons in the 65 and over age group. This particular tendency, where there is a smaller number of senior aged persons, is reflective of many rural municipalities as the older age groups often retire to urban centres. However, if compared to only rural municipalities in the region, the county is slightly higher in its number of senior citizens. Many of the southern Alberta rural areas report a senior population in the 7 to 8 percent range. In examining the county's 1996 population structure, those aged 65 and over make up just over 9.8 percent of the population. As Chart 1 illustrates, the 70 plus age cohort represents about 6.4 percent of the total population, while the 65 to 69 age group makes up 3.4 percent. This percentage of persons classified as senior citizens, has increased slightly each census period from 1981, when it comprised just 7 percent of the total population.

Population Projections

Several different methods of population projections are used in calculating future growth in order to provide the broadest scenario possible. It should be noted that projections are conditional; they show what a population would be if the assumed trends actually were to occur. Since population projections are based on past trends, they must be looked at with some degree of caution. A sudden influx of population at a certain time would forecast a high growth rate in the future, whereas a decrease in population in the past would portray a reduction in growth in the future. As described previously, Cardston County has experienced a slow but steady increase in its population since 1971.

Chart 5 in Appendix A illustrates the range of results obtained from the various methods of population projections. Several different methods of population projections were used such as the arithmetic, logarithmic, share of region, the cohort survival methods as well as annual growth rates of 0.5, 1.0 and 1.5 percent. From the last population analysis done by the Oldman River Regional Planning Commission, both the five-year cohort survival and the arithmetic methods were very close in their 1996 projections – within 0.1 and 0.4 percent, respectively. The latest results indicate that the most probable projections will be in the mid-range of numbers, once again using the arithmetic and cohort survival (five year) projections. These projections were used based on Cardston County's past growth rate tendencies, and given the expected economic activity that will most likely occur. Moreover, it seems probable that the county will experience a positive growth scenario, as it does appear to have a very youthful and stable population base.

This means that in 2001 the probable population could range between 4,605 and 4,660 persons, increasing each year until 2016 when the population could range between 4,641 and 4,922. The arithmetic growth method was used as the most probable high end projections, as this growth rate has been fairly consistent with growth rates over the last 20 years. However, if economic activity in the area grows, it is probable that the projected growth could also be somewhat higher, such as that displayed by the 0.5 percent growth rate.

3. LAND USE ISSUES

This section of the municipal development plan attempts to identify the land use planning issues that are prevalent in Cardston County. The identification of such issues will lead to the formulation and application of policies being presented in this plan. As the Municipal Government Act establishes a detailed number of issues that must be mandatorily addressed in the plan, this section will identify, among others, the legislative requirements pursuant to this enactment.

3.1 MUNICIPAL GOVERNMENT ACT REQUIREMENTS

Future Land Uses

Agriculture has been the predominant land use in Cardston County. The pressure for country residential development has had a dramatic impact on the price of agricultural land. The municipal development plan will contain policies which relate to the regulation of land use and which uses are suitable in certain locations in the county.

Proposals for Future Growth

Given the recent interest in subdivision, especially in the Mountain View-Waterton corridor, the county has now placed a rezoning requirement in its land use bylaw for country residential uses in excess of two proposed lots. The land use bylaw also governs development within the municipality by identifying permitted and discretionary uses for each land use district. The municipality has incorporated the requirement to prepare an area structure plan for subdivisions or development that is of a complex or intensive nature prior to rendering a land use decision.

Coordination of Land Use Matters with Adjacent Municipalities

These issues involve the coordination of land uses, urban and rural growth and shared infrastructure with adjacent municipalities. In the absence of intermunicipal development plans within the county, input will be sought through comments and dialogue from neighbouring communities, including:

- Town of Cardston
- Town of Magrath
- Village of Hill Spring
- Village of Glenwood
- M.D. of Pincher Creek No. 9
- M.D. of Willow Creek No. 26
- County of Lethbridge No. 26
- County of Warner No. 5
- Waterton Lakes National Park
- Blood Indian Reserve No. 148

As the intention of the Municipal Government Act is to promote intermunicipal cooperation in many areas, including planning matters, policies based on cooperative actions and dialogue can be adopted which address these issues.

Transportation Systems

Transportation systems link communities and the ratepayers which reside in those municipalities. The network of roads and highways is essential to the movement of people, goods and services. The intermunicipal road system is becoming increasingly important as the primary means of moving agricultural products to market, especially with the abandonment of a number of railway lines. The provision, maintenance and improvement of this system is a constant challenge to the county.

Municipal Services

As indicated in the subsection above, the county supports a number of municipal services including:

- road maintenance and improvement,
- fire protection,
- garbage collection and disposal.

Sour Gas Facilities

Although not as prevalent as in other rural municipalities, sour gas facilities can have a detrimental effect on subdivision and development. The Subdivision and Development Regulation requires that any subdivision or development application be sent to the Alberta Energy and Utilities Board (AEUB) for its comments regarding the sour gas facility's classification and the minimum development setbacks necessary for the classification of the facility. As a municipal approval must comply with the distances established by the AEUB, land use policies must be adopted which identify these facilities within the municipality and which trigger the mandatory referrals.

Municipal and/or School Reserves

The Municipal Government Act requires all municipal development plans contain policies respecting the provision and allocation of municipal and/or school reserves. As no agreements exist with the newly formed school authority, the Act requires that amount and allocation of those reserves be discussed with those affected authorities. Most reserve requirements are satisfied as money in place of land, subsequently, policies must be adopted to address the allocation of those funds.

3.2 SUBDIVISION AND DEVELOPMENT

Subdivision Criteria

The county adopted its first long-range plan in 1986 pursuant to the former ORRPC Regional Plan. The general municipal plan provided a philosophical overall view regarding land use and established a number of subdivision policies which still govern many subdivision decisions today. The preparation of the municipal development plan will provide an opportunity to review and revise these policies as they pertain to the various land uses encountered in the county.

Recent changes in the land use bylaw will require a developer intent on creating a grouped country residential subdivision or a rural recreational proposal to prepare a detailed area structure plan.

A redesignation requirement has also been incorporated which triggers a mandatory public hearing to occur prior to an amending bylaw being adopted by council.

Development Criteria

The recently adopted Land Use Bylaw No. 443/98 establishes criteria for development in the rural and hamlet areas of the county. These criteria deal with:

- permitted and discretionary uses,
- minimum and maximum parcel sizes,
- development setbacks,
- mobile home criteria,
- signs,
- home occupations,
- site coverage and floor areas.

3.3 ENVIRONMENTAL CONSIDERATIONS

Environmental protection is accomplished at the municipal, provincial and federal levels of government, interest groups and the general public. In terms of land use, the powers available to the county are somewhat limited. They do involve the siting and monitoring of the following uses:

- intensive livestock operations,
- isolated or grouped noxious industries,
- isolated or grouped rural industries,
- land uses adjacent to environmentally sensitive areas,
- land uses in close proximity to sour gas facilities.

3.4 HAMLET CONCERNS

These unincorporated urban centres are numerous throughout the county. The more vibrant ones provide a residential setting on predominantly large lots. Recent land use discussion would indicate a desire to continue to direct non-agricultural development to locate in or adjacent to designated hamlets in the county. The following have been identified as “Designated Hamlets” and their boundaries shall be in accordance with the Land Use District Maps in the Land Use Bylaw No. 443/98:

- | | | |
|--------------|-----------------|-------------------|
| • Aetna | • Kimball | • Welling |
| • Beazer | • Leavitt | • Welling Station |
| • Carway | • Mountain View | • Woolford |
| • Del Bonita | • Spring Coulee | |

3.5 INTERMUNICIPAL MATTERS (Fringe Areas)

The Municipal Government Act and the Provincial Land Use Policies encourage intermunicipal planning cooperation. This can be addressed formally in two ways through the adoption of:

- a municipal development plan, or
- an intermunicipal development plan.

As the adoption of an intermunicipal development plan has not been a mandatory requirement for the county, it has chosen to address fringe area matters in this municipal development plan. An outstanding goal identified in the Provincial Land Use Policies is to encourage municipalities to work cooperatively in order to pursue joint approaches to common planning issues.

Recently, proposed developments in the fringe areas of the Town of Cardston have resulted in several discussions between the county and the town as to short- and long-term planning aspirations of both communities.

It is the intent of this plan to establish policies that are compatible and acceptable to municipalities when dealing with the desirability, location, phasing and servicing of subdivision and development in the urban fringe areas of the county. Options that should be addressed within this topic include, but are not limited to:

- annexation,
- tax-sharing agreements,
- prohibition of fringe development,
- urban growth expectations,
- municipal servicing and extensions,
- public input and acceptability.

4. MUNICIPAL DEVELOPMENT PLAN POLICIES

Several issues and concerns have been identified or highlighted in the previous section of this plan. Through the identification of planning issues comes the opportunity to establish land use policies which are intent on addressing and hopefully mitigating those concerns. Such policies will provide guidance and direction for municipal decision-makers regarding future growth and other planning-related matters. These policies shall be reviewed by the council and the general public prior to adoption to ensure that conformity exists with the Municipal Government Act and the Provincial Land Use Policies and the sentiments of the community.

4.1 FUTURE LAND USE AND GROWTH

Agriculture is the predominant land use in the county. It is imperative to protect the agricultural endeavours that occur in the municipality while balancing the interests and pressures for non-agricultural uses. Guidance for development and subdivision matters are provided in the land use bylaw and this statutory plan.

OBJECTIVES

- To protect agricultural land for agricultural activities, yet provide some flexibility recognizing individual property owners' rights to utilize their land.
- To ensure that consistency exists between this municipal development plan and the present land use bylaw.
- To ensure that the municipal decision makers have sufficient information to make an informed decision and a process in which to obtain and review that information.

POLICIES

- 4.1.1** The municipal development plan shall contain policies as to criteria used for making subdivision and development decisions.
- 4.1.2** The subdivision and development criteria shall be drafted to protect agricultural land for agricultural uses.
- 4.1.3** The preparation of a detailed area structure plan may be required to be prepared in accordance with the provisions established in Appendix 1 of the municipal Land Use Bylaw No. 443/98.
- 4.1.4** The subsequent subdivision of land to create 3 or more contiguous country residential lots shall require a land use redesignation prior to any decision being rendered by the municipal subdivision authority.
- 4.1.5** Wherever possible, the county shall encourage grouped country residential development to occur in or in close proximity to the designated hamlets identified in section 3.4 of this plan.
- 4.1.6** The necessary referral agencies shall be contacted and their comments shall be considered by the appropriate authority prior to a land use decision being rendered by the municipality.

- 4.1.7 Input shall be sought from adjacent municipalities prior to a decision being rendered on matters of mutual concern or interest.
- 4.1.8 The municipal council or its committees may require additional information from an applicant or ratepayers any time during the land use process, including the provision for scheduling public meetings or public hearings to obtain additional input.
- 4.1.9 This plan shall endeavour to be consistent with and complement the future growth aspirations of adjacent municipalities, wherever possible.

4.2 MUNICIPAL SERVICES

A strong, healthy assessment base provides the necessary revenues for the municipality to provide the services and facilities to which ratepayers have become accustomed. Given the dramatic decline in provincial grants to municipalities and the ever-increasing pressure to keep municipal taxes low, the challenge lies for the county to maintain its current levels of service.

OBJECTIVES

- To provide a basis for evaluating the services provided to the ratepayers of the county.
- To establish guidelines for the provision or acquisition of services at the time of subdivision or development.

POLICIES

- 4.2.1 The municipality should endeavour to ensure that a satisfactory level of services are proposed for any subdivision or development application.
- 4.2.2 The developer shall be responsible for the provision of services at the time of a subdivision or development approval granted by the municipality.
- 4.2.3 The municipality should ensure that the provision of municipal services is provided by means of a development agreement entered into pursuant to the Municipal Government Act and registered by caveat against the certificate of title to ensure the said agreement is binding on the land owner, his heir or successors in title.
- 4.2.4 Any proposed domestic water or sewage disposal system shall be owned and operated by a community association and built to an acceptable provincial standard.

4.3 COORDINATION WITH ADJACENT MUNICIPALITIES

Recognizing that it is important for adjacent municipalities to work together to promote efficiency, dialogue must occur for this process to be successful.

OBJECTIVES

- To encourage cooperation and dialogue on planning issues between municipalities.
- To allow municipalities to take advantage of mutual opportunities to maximize efficient use of transportation systems, infrastructures and joint use agreements.

POLICIES

- 4.3.1 Consideration should be given by the county to the preparation and adoption of a joint or intermunicipal development plan with the urban communities within the county in accordance with policies established in the Municipal Government Act.
- 4.3.2 Adjacent rural municipalities shall be consulted with respect to any major secondary road improvement programs.
- 4.3.3 Adjacent municipalities should consider the coordination of disaster assistance and fire protection programs.

4.4 SOUR GAS FACILITIES

The Municipal Government Act requires the municipal development plan to contain policies compatible with the Subdivision and Development Regulation regarding the type and location of land uses adjacent to sour gas facilities. For the most part, the oil industry is regulated by the Alberta Energy and Utilities Board and/or the Energy Resources Conservation Board and is exempted from the provincial legislation pursuant to section 618 of the Act.

OBJECTIVES

- To meet the legislative requirements of the Municipal Government Act, the Provincial Land Use Policies and the Subdivision and Development Regulation.
- To identify any sour gas facilities located within Cardston County.
- To minimize any adverse land use conflicts for a proposed subdivision or development in close proximity to a sour gas facility.

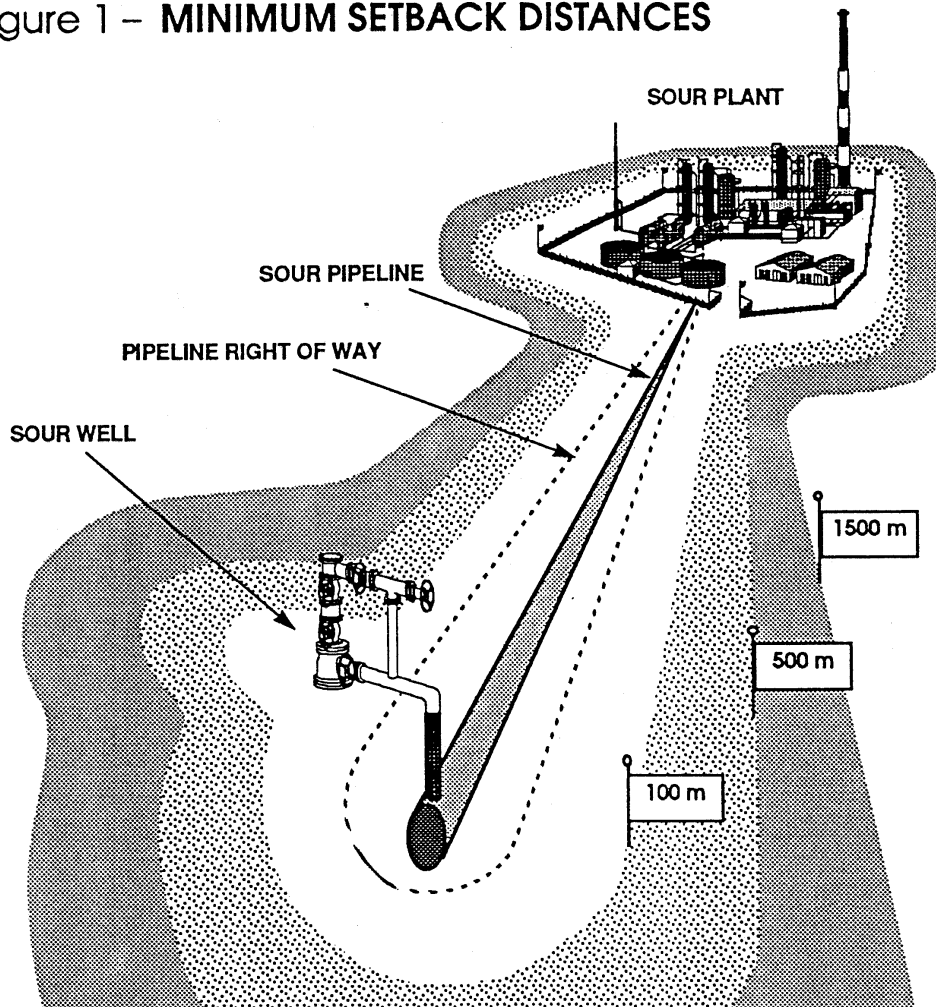
POLICIES

- 4.4.1 The county shall ensure that all subdivision and development applications are referred to the Alberta Energy and Utilities Board when they are located within the 1.5 km buffer area identified on Maps 1 to 5 in Appendix C.
- 4.4.2 Pursuant to section 619 of the Municipal Government Act, a license, permit, approval or other authorization granted by the Alberta Energy and Utilities Board shall prevail over any bylaw or land use decision rendered by the county.
- 4.4.3 The municipality shall direct subdivision and development in a manner which does not constrain the extraction of a non-renewable resource based on the comments received from the relevant government departments and agencies.
- 4.4.4 Setback guidelines for sour gas facilities shall be in accordance with the standards established in Figure 1 provided by the Energy Resources Conservation Board or any subsequent standards should these existing guidelines be revised.

4.5 MUNICIPAL, SCHOOL AND ENVIRONMENTAL RESERVES

The Municipal Government Act requires that, under certain circumstances, the subdivision and development authority address municipal and/or school reserve at the time a subdivision decision is rendered. The Act also requires that these reserves be allocated in conjunction with affected school authorities.

Figure 1 – MINIMUM SETBACK DISTANCES



LEVEL OF SOUR FACILITY (Well, Pipeline or Plant)	MINIMUM SETBACK DISTANCES (ERCB Interim Directives ID 81-3, ID 87-2, IL 88-9 and Amendment)	DEFINITIONS:
1	100 metres (except for pipelines which have a right of way setback)	Individual Dwelling – permanently occupied by a resident
2	100 metres - Individual dwellings 500 metres - Urban centre or public facility	Unrestricted Country Development – dwellings situated outside an urban centre and having more than eight permanent dwellings per quarter section
3	100 metres - Individual dwellings 500 metres - Unrestricted country development 1500 metres - Urban centre or public facility	Urban Centre – a city, town, new town, village, summer village, or hamlet with not less than 50 separate buildings
4	As specified by the ERCB – but not less than level 3	Public Facility – a public building such as a hospital, rural school or a major recreational facility and includes any other development the ERCB may designate as a public facility based on the complexity of evacuation

Figure 1

OBJECTIVES

- To establish guidelines for the allocation of municipal, school and environmental reserves.
- To ensure that any applicable municipal and/or school reserves are addressed and acquired at the time of subdivision.

POLICIES

- 4.5.1** Municipal and/or school reserve shall be provided in accordance with the provisions of section 666 of the Municipal Government Act.
- 4.5.2** Where the reserve requirement is to be satisfied as money in place of land, it shall be done so in accordance with the provisions of section 667 of the Municipal Government Act.
- 4.5.3** The municipality may require the provision of municipal or school reserve as land if such provision is prescribed in an approved area structure plan or intermunicipal development plan or if the provision is warranted in the opinion of the subdivision and development authority.
- 4.5.4** Municipal and/or school reserve shall not be required to be provided under the circumstances authorized in section 663 of the Municipal Government Act.
- 4.5.5** Environmental reserve will not normally be provided at the time of subdivision but, in accordance with section 664(3) of the Municipal Government Act, environmental reserve easements may be considered.
- 4.5.6** Where the provision of land for municipal, school or environmental reserve has been required, such lands shall be designated on a final instrument and registered for those purposes at Land Titles Office in accordance with section 665 of the Municipal Government Act.
- 4.5.7** Where the municipality is of the opinion that certain lands may be resubdivided in the future, the subdivision and development authority may require that municipal or school reserves be deferred by caveat pursuant to section 669 of the Municipal Government Act.
- 4.5.8** Cardston County will receive all municipal reserve funds paid and, should a school authority in the future require land for a school, an agreement for possible municipal assistance will be discussed at that time.

4.6 SUBDIVISION CRITERIA

The following objectives and policies are intent on providing guidance to the subdivision authority and/or the Subdivision and Development Appeal Board when rendering decisions on these applications.

OBJECTIVES

- To allow for subdivision to occur in the county for a variety of land uses in such a way as to also protect agricultural land.

- To provide subdivision policies which complement and comply with the intent of this plan.

POLICIES

General

- 4.6.1** A subdivision application shall not be approved unless:
- (a) each lot or parcel resulting from the subdivision, including any residual parcel, has access to a public roadway; or
 - (b) the lot has a lawful means of access satisfactory to the subdivision authority; and
 - (c) each lot created by the subdivision has a suitable development area.
- 4.6.2** All subdivision applications shall be circulated to those individuals or agencies required to be notified pursuant to the Municipal Government Act and the Subdivision and Development Regulation.
- 4.6.3** Applications for subdivision which involve environmental matters shall be reviewed in accordance with Alberta Environment's *"Environmental Reference Manual for the Review of Subdivisions in Alberta"*, or any subsequent guidelines prepared pursuant to this manual.
- 4.6.4** Measurable standards outlined in the land use bylaw shall also be met when considering a subdivision application unless waived by the subdivision authority.
- 4.6.5** Comments received from the circulation process may be placed on a subdivision resolution as a condition of approval.
- 4.6.6** As the subdivision authority is bound by the uses prescribed in the land use bylaw, where a subdivision application does not meet the provisions of the land use bylaw and/or would benefit from a public hearing, the said authority may request that council consider a land use bylaw amendment.
- 4.6.7** Except where lands have been redesignated to Grouped Country Residential, the subdivision authority shall not approve any application for subdivision approval which would create more than four parcels per quarter section.
- 4.6.8** Where the council is of the opinion that an area is or may be the subject of incremental subdivision, it may require that, before any further applications for subdivision, a land use redesignation be applied for and a public hearing held to consider the matter.

Agriculture

- 4.6.9** A subdivision application which proposes to create two parcels for agricultural use from a quarter section may be approved:
- (a) if, in the opinion of the subdivision authority, there is suitable legal and physical access to both proposed parcels; and
 - (b) if the parcel to be created and the residual parcel are at least 80 acres (32.4 ha) in size.

- 4.6.10** A subdivision application which proposes to create two parcels for agricultural use from a quarter section less 160 acres in size may be approved:
- (a) if there has been a registered exception from the quarter section for a highway, public use or roadway, canal, irrigation ditch, easement, right-of-way or a previous subdivision; and
 - (b) if the parcel to be created and the residual parcel are at least 70 acres (28.3 ha) in size.
- 4.6.11** Where a subdivision application proposes to create a parcel of less than 70 acres, consideration may be given by the subdivision authority to:
- (a) grant a waiver of the 70-acre minimum parcel size; or
 - (b) request a consolidation of the substandard parcel with adjacent lands to comply with the parcel size policies of this plan.

Single Lot Country Residential

- 4.6.12** A subdivision which proposes to create a single lot country residential parcel containing a developed residence or farmstead may be approved provided that:
- (a) the proposed parcel to be created is no greater than 10 acres (4.0 ha) in size; and
 - (b) the area of the proposed lot is limited in size by its location and the extent of physical characteristics and vegetation; and
 - (c) the proposed lot on which the dwelling is located and the proposed residual parcel have direct legal and physical access to a public roadway; and
 - (d) the access is satisfactory to Alberta Infrastructure where the access is onto or in close proximity to a primary highway; and
 - (e) the size and location of the proposed lot will not significantly affect any irrigation system in the area; and
 - (f) the residual parcel being created is at least 70 acres (28.3 ha) in size.
- 4.6.13** A subdivision which proposes to create a single, undeveloped country residential lot may be approved provided that:
- (a) the proposed parcel to be created is no greater than 5 acres (2.0 ha) in size; and
 - (b) the area of the proposed single residential lot is limited in size by its location and the extent of physical characteristics and vegetation; and
 - (c) the proposed single residential lot contains, in the opinion of the subdivision authority, a buildable site; and
 - (d) the proposed single residential lot can be serviced to the satisfaction of the subdivision authority; and
 - (e) the boundary of the proposed single residential lot is located at least 0.5 mile (0.8 km) from an intensive livestock operation, abattoir, surface mining operation, noxious or hazardous industry or other activity potentially detrimental to a residential environment, or such greater distance as may be required by the subdivision authority; and

- (f) the development on the proposed single residential lot will not, in the opinion of the subdivision authority, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational use of a river valley, water body, forest reserve, public park, environmentally sensitive area or special scenic location; and
- (g) the proposed lot and the residual parcel both have direct legal and physical access to a public roadway to the satisfaction of the subdivision authority; and
- (h) the access is satisfactory to Alberta Infrastructure where the access is onto or in close proximity to a primary highway; and
- (i) the size and location of the proposed lot will not significantly affect any irrigation system in the area; and
- (j) the residual lot created is at least 75 acres (30.6 ha) in size.

Single Lot Resubdivision

- 4.6.14** An application which proposes to resubdivide an existing single residential lot into one more additional lot shall not be required to be reclassified to “Grouped Country Residential” if the proposed parcel:
- (a) meets the parcel size standards prescribed in the land use bylaw; and
 - (b) meets the General policies outlined in section 4.6.2 of this plan;
 - (c) is located at least 0.5 mile (0.8 km) from an intensive livestock operation, abattoir, surface mining operation, noxious or hazardous industry or other activity potentially detrimental to a residential environment or such greater distance as may be required by the subdivision authority.

Grouped Country Residential

- 4.6.15** No subdivision shall occur for a multi-lot residential use unless the said property is redesignated in accordance with the process outlined in the Municipal Government Act.
- 4.6.16** Lands considered to be high quality agricultural land shall not be subdivided for grouped country residential use.
- 4.6.17** Cardston County shall encourage multi-lot residential uses to locate in or in close proximity to the urban areas established in the county.
- 4.6.18** In accordance with the provisions of this plan and the land use bylaw, the council may require a developer to prepare a detailed area structure plan for an area proposed for grouped country residential use.
- 4.6.19** All parcel sizes for serviced or unserviced grouped country residential use shall be in accordance with those established in the land use bylaw or a duly adopted area structure plan.

Intensive Agricultural Operations

- 4.6.20** A subdivision application which proposes to subdivide an intensive livestock operation may be approved if:
- (a) the proposed parcel size containing the dwelling is no greater than 10 acres (4.0 ha) in size; and

- (b) the residual parcel being created is at least 70 acres (28.3 ha) in size; and
- (c) the intensive livestock operation is presently in existence; and
- (d) the subdivision authority receives favourable comments from:
 - Alberta Agriculture, Food and Rural Development,
 - Chinook Health Region,
 - Alberta Environment.

4.6.21 A subdivision application which proposes to subdivide an intensive horticultural operation may be approved if:

- (a) the proposed parcel size containing the dwelling is not greater than 10 acres (4.0 ha) in size, and
- (b) the residual parcel being created is at least 70 acres (28.3 ha) in size.

Commercial and Industrial

4.6.22 No subdivision shall be allowed for a grouped commercial or industrial use unless the property is redesignated pursuant to the process outlined in the Municipal Government Act.

4.6.23 A subdivision for grouped or isolated rural industries shall, wherever possible, be located on poor agricultural lands, unless in the opinion of the subdivision authority such parcels:

- (a) are not reasonably available,
- (b) would create land use conflicts,
- (c) would conflict with other municipal development plan policies and objectives.

Fragmented Parcels

4.6.24 A subdivision application which proposed to create one or more cut-off parcels may be approved if:

- (a) the existing parcel is severed by a registered roadway, railway or watercourse; and
- (b) the proposed parcel being created and the residual parcel both have direct legal and physical access to a public roadway; and
- (c) such fragmentation would not unduly interfere with any irrigation system in the area.

4.7 DEVELOPMENT CRITERIA

The intent of this section is to ensure that future development complies with the minimum standards established in the land use bylaw or an approved area structure plan. To minimize land use conflicts with other uses in the immediate vicinity, development approval should ensure that a quality development can be provided.

OBJECTIVES

- To ensure that all developments in Cardston County are of an acceptable standard.
- To provide applicants with guidance as to the acceptable standards for development in the county.

POLICIES

- 4.7.1** All development shall occur on parcel sizes outlined in this municipal development plan or the municipal land use bylaw for the use proposed.
- 4.7.2** Development approvals should ensure that non-compatible land uses are sited properly.
- 4.7.3** The development authority may require a developer to provide additional information to determine the suitability of a site. Such information may include the provision of percolation and soil stability tests as well as other geotechnical data.

4.8 ENVIRONMENTAL CONSIDERATIONS

In 1987, a report was prepared to identify the important natural areas and the sensitive features of the landscape within Cardston County. The report entitled, "Environmentally Significant Areas in the Oldman River Region: M.D. of Cardston", was commissioned pursuant to several policies from the Oldman River Regional Planning Commission Regional Plan. Besides the areas identified in the above-noted study, environmental protection should be a partnership between all levels of government, interest groups and the general public.

OBJECTIVES

- To identify environmentally sensitive areas within the county.
- To ensure public awareness of land use activities within environmentally sensitive areas.

POLICIES

- 4.8.1** All applications for subdivision and/or development that are located within the areas identified on Maps 1 to 4 in Appendix B should be referred for comment to:
- Alberta Environment,
 - Alberta Community Development Historical Resources Services,
 - any relevant environmental groups,
 - Waterton Lakes National Park (if applicable).
- 4.8.2** The municipality, through its land use bylaw, shall address hazard lands with a view of reducing risks to health, safety and property damage.
- 4.8.3** The municipality should discourage any subdivision or development in floodplains identified in Map 2 in Appendix B or information provided in a detailed area structure plan.
- 4.8.4** At the time of subdivision approval, consideration should be given to making use of environmental reserve easements for lands identified as being significant.

4.9 CROWN LAND

The Act requires a municipality to adopt a land use bylaw which prohibits, regulates and controls the use of land or buildings in the county. It is recognized that, although lands are zoned in a land use bylaw, the county has no jurisdiction over public or provincial Crown lands in terms of issuing permits for land use.

OBJECTIVES

- To coordinate the land use decisions made between the two levels of government recognizing the planning processes established for integrated resource plans and municipal development plans.
- To ensure land uses are compatible on private land adjacent to provincial Crown lands.

POLICIES

- 4.9.1** The appropriate government departments having jurisdiction on Crown lands are requested to have regard for the policies established in this plan.
- 4.9.2** To ensure proper notification of adjacent land owners, provincial departments are requested to obtain municipal approval for any development proposed on Crown land.
- 4.9.3** Prior to the disposition on Crown lands, the appropriate government department is encouraged to inform the county of the said disposition.

4.10 FRINGE AREAS

Wherever possible, rural lands within the fringe area that surrounds urban communities should be protected and managed until these lands are needed for logical, orderly and economic urban expansion. Recent development interests in the Cardston urban fringe has resulted in several discussions between the two local councils and their committees. Given the absence of an intermunicipal development plan, fringe area land use policies are presented in this section.

OBJECTIVES

- To promote intermunicipal cooperation between the county and adjacent urban and rural communities.
- To explore different avenues for agreement on the subdivision and/or development of lands in the urban fringe.
- To examine the merits of establishing a fringe area in the land use bylaw to protect the interests of the urban communities.

POLICIES

- 4.10.1** All subdivision and development applications within at least 1 mile of the urban centres and the adjacent rural municipalities shall be referred to for comments and such comments shall be considered prior to a land use decision being rendered by the county.
- 4.10.2** The concept of annexation should only be explored when the affected urban community can demonstrate that the said lands are needed to facilitate urban expansion.
- 4.10.3** Where the urban centre provides municipal services to a rural subdivision or development, provision should be made for the two municipalities to enter into a tax-sharing agreement.

- 4.10.4** The county shall encourage developers to prepare detailed area structure plans for fringe area development which will be forwarded to the urban communities for their comments.
- 4.10.5** Where disagreements arise as to the appropriate land use desirable in the fringe area, a committee should be established to provide a forum for discussion and mediation. If agreement cannot be reached, consideration may be given to the intervention by an independent arbitrator or an application made to a provincial board.
- 4.10.6** The adoption of this plan does not preclude the subsequent preparation and adoption of an intermunicipal development plan in the future.
- 4.10.7** Cardston County requests that any subdivision or development application applied for within an urban jurisdiction be referred to the county for comment where the proposal may impact land and/or ratepayers in the rural municipality.

4.11 HAMLETS

Hamlets are a significant land use in Cardston County. The municipal land use bylaw and this plan identify 11 hamlets in the county with different attributes and complexities.

OBJECTIVES

- To promote and maintain the orderly development within hamlets in order to relieve the pressure for subdivision of agricultural lands by isolated and possibly conflicting non-agricultural land uses within the rural municipality.
- To ensure residents of hamlets are protected from land use decisions that are incompatible with life in an urban centre.

POLICIES

- 4.11.1** The land use bylaw shall identify the hamlets outlined in section 3.4 of this plan as “Designated Hamlets” for the purpose of managing urban growth and development.
- 4.11.2** The municipality shall encourage compatible residential, commercial and industrial development to locate in suitably-designated areas of hamlets recognizing that:
- (a) this may serve to strengthen the service centre role of hamlets, reduce the impact for non-agricultural uses on the agricultural community and reduce the consumption of agricultural land for non-agricultural uses;
 - (b) this will not preclude residential, commercial and/or industrial development in alternate locations of the county in accordance with this plan;
 - (c) various private and municipal initiatives can affect the success of this policy.
- 4.11.3** The boundaries of all designated hamlets shall be established in the land use bylaw and the said bylaw shall establish hamlet districts which outline appropriate uses and standards for subdivision and development.
- 4.11.4** Once a designated hamlet is established, its boundaries should not be expanded unless, in the opinion of council, it is impossible for further development to occur within the boundaries of the hamlet.

5. IMPLEMENTATION AND PROCEDURAL ISSUES

5.1 SUMMARY

The municipal development plan is a statutory plan identified in the hierarchy of plans in the Municipal Government Act. It has been prepared for the county in accordance with the provisions of the Act, the Provincial Land Use Policies and the Subdivision and Development Regulation. The Act requires all local plans and bylaws to be consistent with the provincial legislation and must be adopted by bylaw.

The Act also establishes a fairly detailed public participation component which requires providing opportunities for input, referrals to adjacent municipalities and a mandatory public hearing prior to second reading of the bylaw. By the time this bylaw has received its third and final reading it will have been refined and rewritten based on the comments of ratepayers, municipal administration and elected officials.

With the final revisions made, the plan will ultimately become the long-range philosophic document for the county to which the local land use bylaws will provide guidance and implement the day-to-day decisions on subdivision and development matters and land use decisions. Although the plan envisions changes within the county, it should be reviewed and/or amended periodically to maintain its current status, accuracy and relevance.

OBJECTIVES

- To adopt a plan which provides guidance for future land use decisions in Cardston County.
- To meet the legislative requirements established in the Municipal Government Act.
- To establish a mechanism whereby the municipal development plan may be revisited, refined and amended to accommodate changes in the municipality.

POLICIES

- 5.1.1** The municipal development plan shall be adopted and subsequently amended if required pursuant to sections 230, 606 and 692 of the Municipal Government Act.
- 5.1.2** Prior to adoption of this document, the plan should be sent to adjacent urban and rural municipalities for their comments and concurrence.
- 5.1.3** In order to achieve consistency, the land use bylaw shall be amended to comply with any policies to the contrary in this plan.
- 5.1.4** Strict adherence to minimum parcel size and measurable standards may be waived to a certain extent if:
- (a) the applicant has proven the existence of some special or isolated circumstance;
 - (b) the effect of the variance would not, in the council's or authority's opinion, harm the agricultural potential or adjacent land uses in the area;
 - (c) reasons for the variance are stated in the minutes of the meeting when the variance was contemplated and subsequently granted.

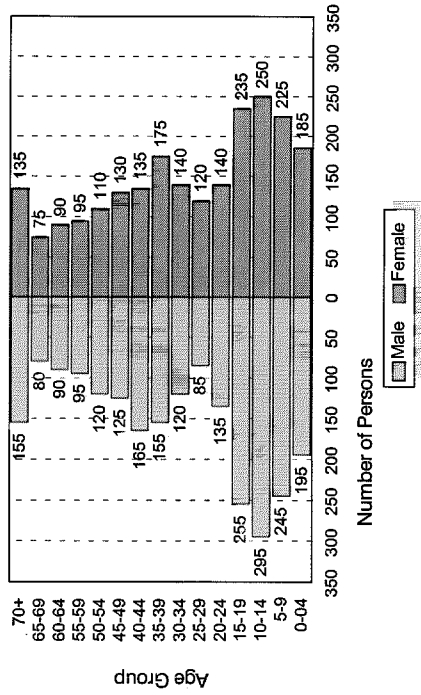
- 5.1.5** Any amendments or changes to this plan shall be forwarded to the county's planning advisor for review and comment.
- 5.1.6** This plan shall be reviewed, amended or replaced by a new bylaw on a regular basis in order to achieve consistency and reflect the wishes of the county and its ratepayers.

APPENDIX A

Population Information

CHART 1 - CARDSTON COUNTY

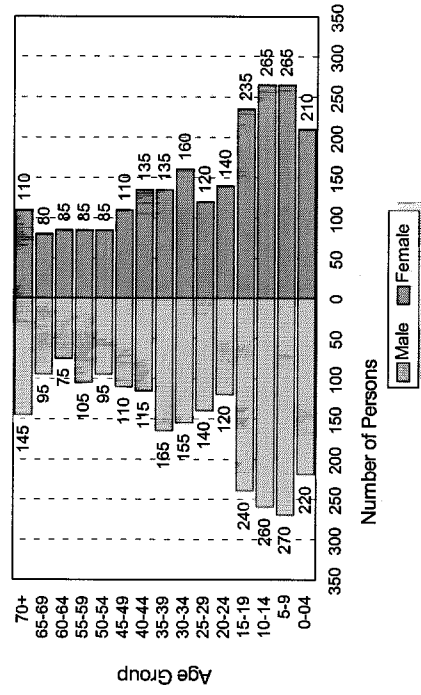
1996 Population Structure



Source: Statistics Canada

CHART 2 - CARDSTON COUNTY

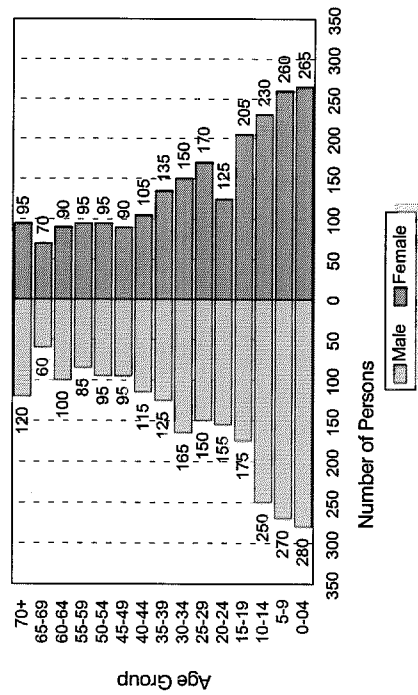
1991 Population Structure



Source: Statistics Canada

CHART 3 - CARDSTON COUNTY

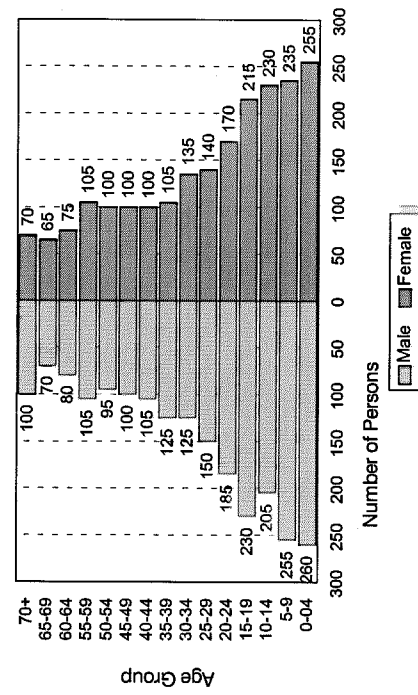
1986 Population Structure



Source: Statistics Canada

CHART 4 - CARDSTON COUNTY

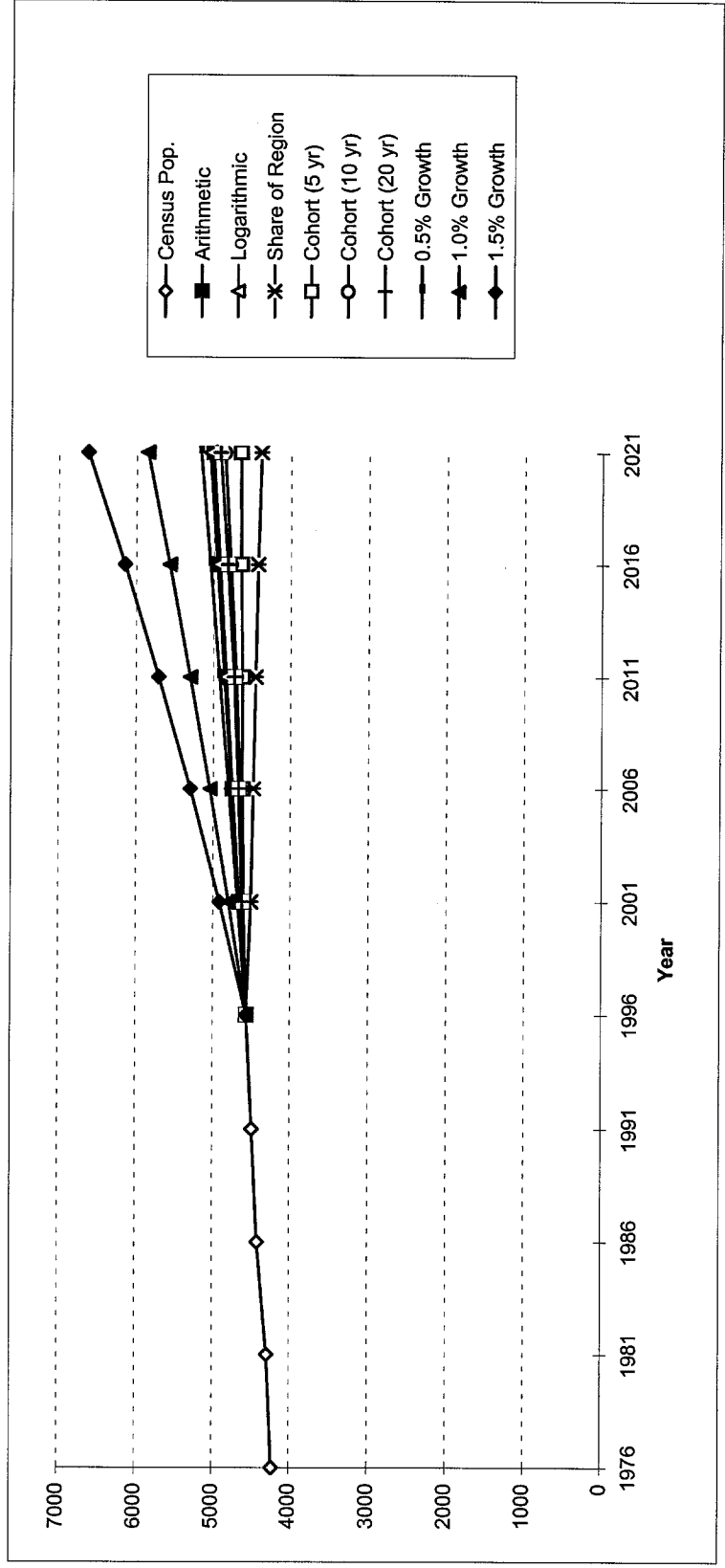
1981 Population Structure



Source: Statistics Canada

Chart 5 - CARDSTON COUNTY POPULATION PROJECTIONS

Year	Census Pop.	Arithmetic	Logarithmic	Share of Region	Cohort (5 yr)	Cohort (10 yr)	Cohort (20 yr)	0.5% Growth	1.0% Growth	1.5% Growth
1976	4228									
1981	4292									
1986	4419									
1991	4490									
1996	4565	4565	4565	4565	4565	4565	4565	4565	4565	4565
2001		4660	4667	4508	4605	4610	4624	4680	4798	4918
2006		4748	4760	4481	4618	4647	4671	4798	5043	5298
2011		4835	4856	4453	4625	4701	4730	4920	5300	5707
2016		4922	4953	4425	4641	4779	4816	5044	5570	6148
2021		5009	5052	4387	4650	4858	4915	5171	5854	6624



NOTE: The following maps have been reproduced from the report:

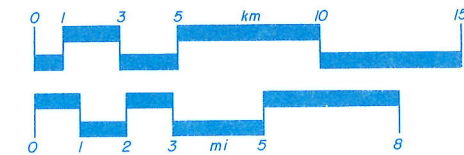
Environmentally Significant Areas in the Oldman River Region –
Municipal District of Cardston, prepared by Cottonwood Consultants Ltd.
for Alberta Forestry, Lands and Wildlife, Edmonton, Alberta, and Oldman
River Regional Planning Commission, Lethbridge, Alberta, 1988.

Interested persons are encouraged to review the original report.

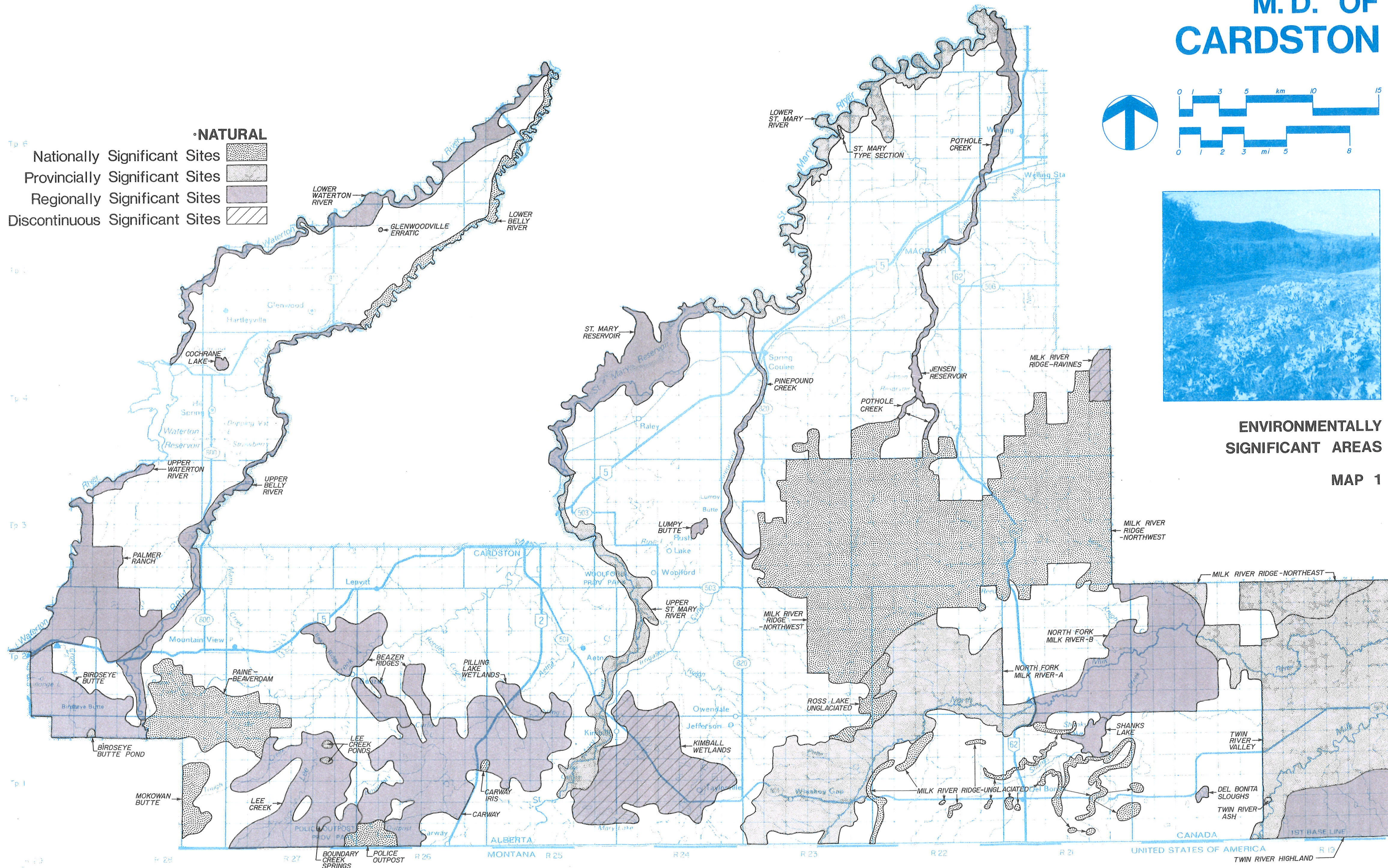
APPENDIX B

Environmentally Significant Areas Maps

M. D. OF CARDSTON

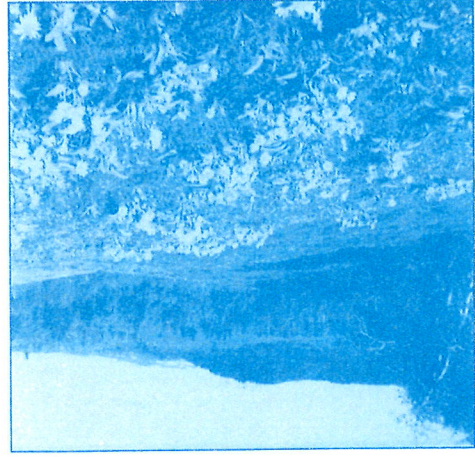
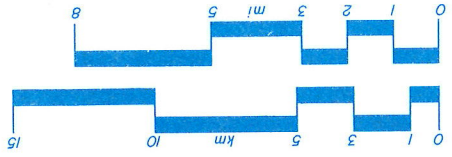


- NATURAL**
- Nationally Significant Sites
 - Provincially Significant Sites
 - Regionally Significant Sites
 - Discontinuous Significant Sites

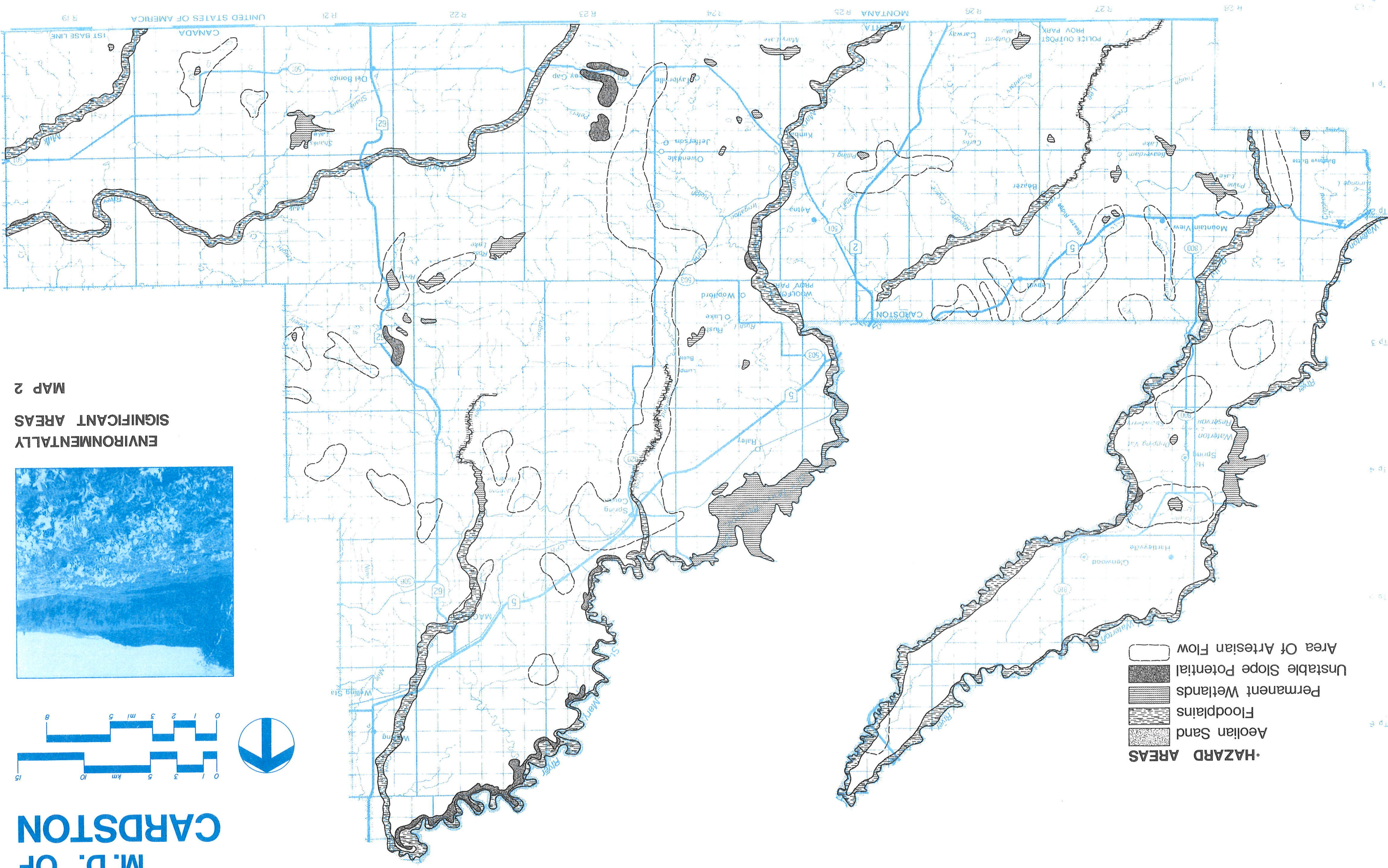


**ENVIRONMENTALLY
SIGNIFICANT AREAS
MAP 1**

M.D. OF CARDSTON



**ENVIRONMENTALLY
SIGNIFICANT AREAS
MAP 2**

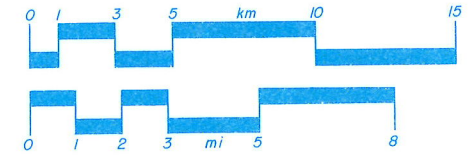


- Aeolian Sand
 - Floodplains
 - Permanent Wetlands
 - Unstable Slope Potential
 - Area Of Artesian Flow
- HAZARD AREAS**

M. D. OF CARDSTON

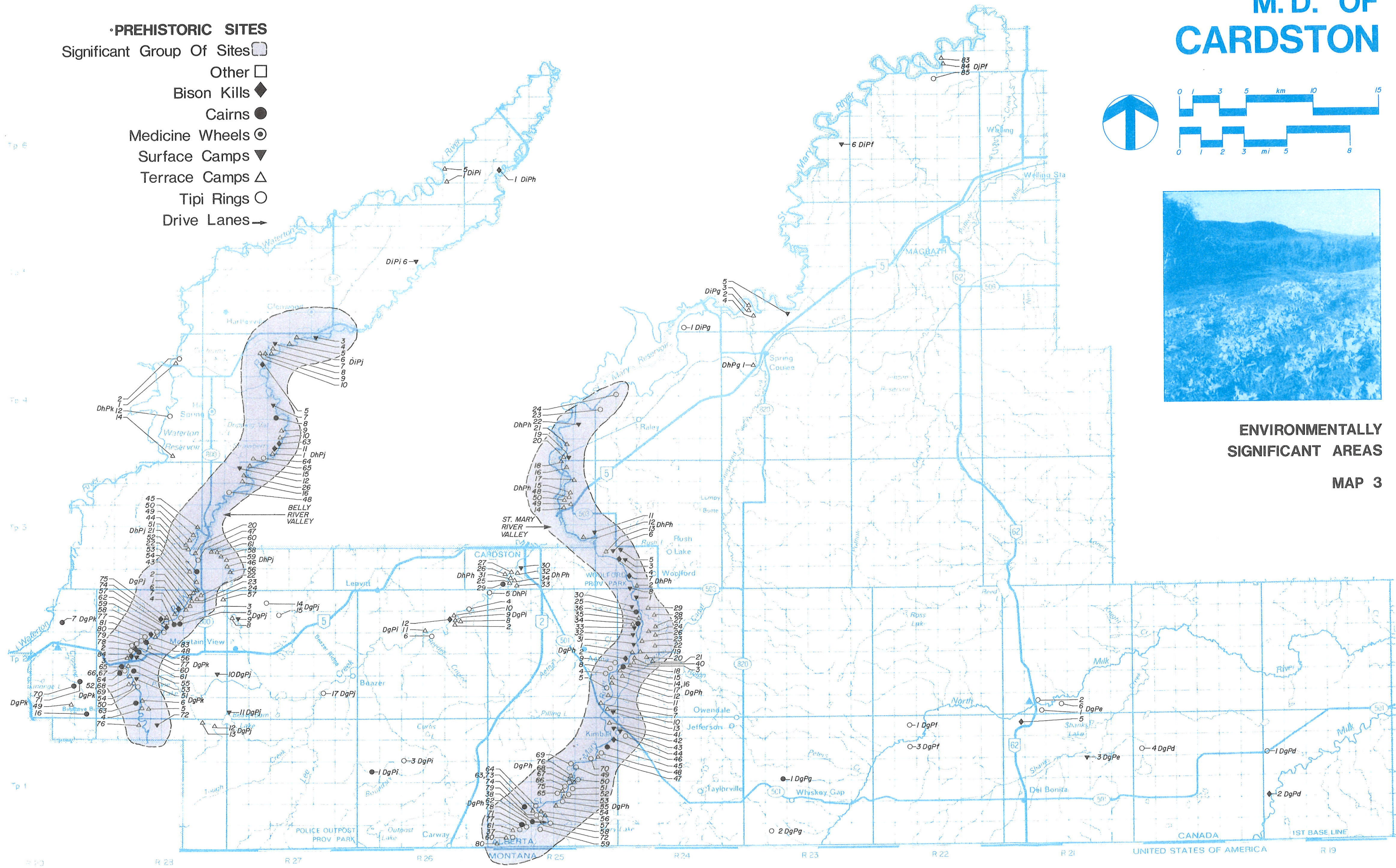
• PREHISTORIC SITES

- Significant Group Of Sites
- Other
- Bison Kills ◆
- Cairns ●
- Medicine Wheels
- Surface Camps ▼
- Terrace Camps △
- Tipi Rings
- Drive Lanes →





ENVIRONMENTALLY SIGNIFICANT AREAS

MAP 3




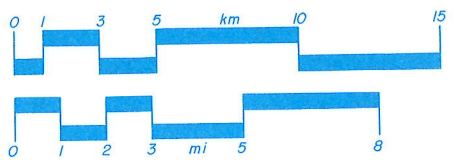
M. D. OF CARDSTON

PALEONTOLOGICAL SENSITIVITY ZONES

- High 
- Low 

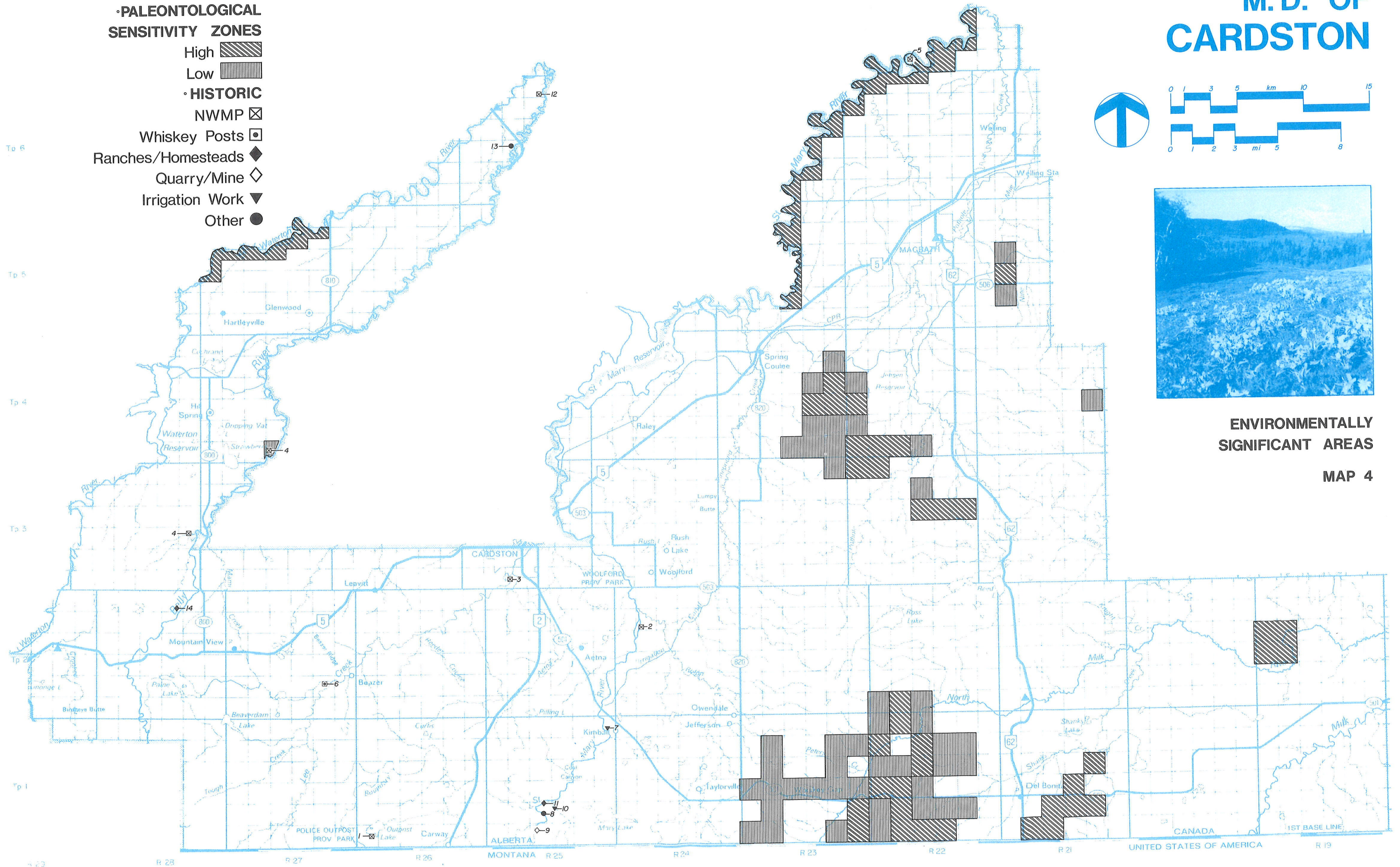
HISTORIC

- NWMP 
- Whiskey Posts 
- Ranches/Homesteads 
- Quarry/Mine 
- Irrigation Work 
- Other 



ENVIRONMENTALLY SIGNIFICANT AREAS

MAP 4



APPENDIX C

Sour Gas Facility Locations



CARDSTON COUNTY IN THE PROVINCE OF ALBERTA SOUR GAS WELL LOCATIONS MAP 1

Surface Location
1.5 km Buffer Area From LSD Location

Well Location
1.5 km Buffer Area From LSD Location

Taken From Data Supplied By Alberta Energy And Utilities Board
Data Run November 20, 2000

AIRPORT

CANAL

MD 6 BOUNDARY

PROVINCIAL PARK

RAILWAY

ROAD ALLOWANCE

ROADS-PROVINCIAL-OILED

ROADS-PROVINCIAL-PAVEMENT

1/4 SECTION LINE

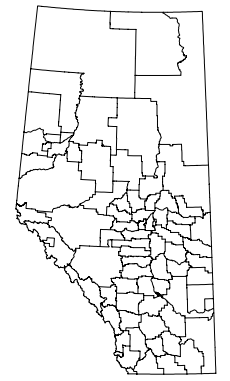
SECTION NUMBER

TOWNS, VILLAGE, HAMLET

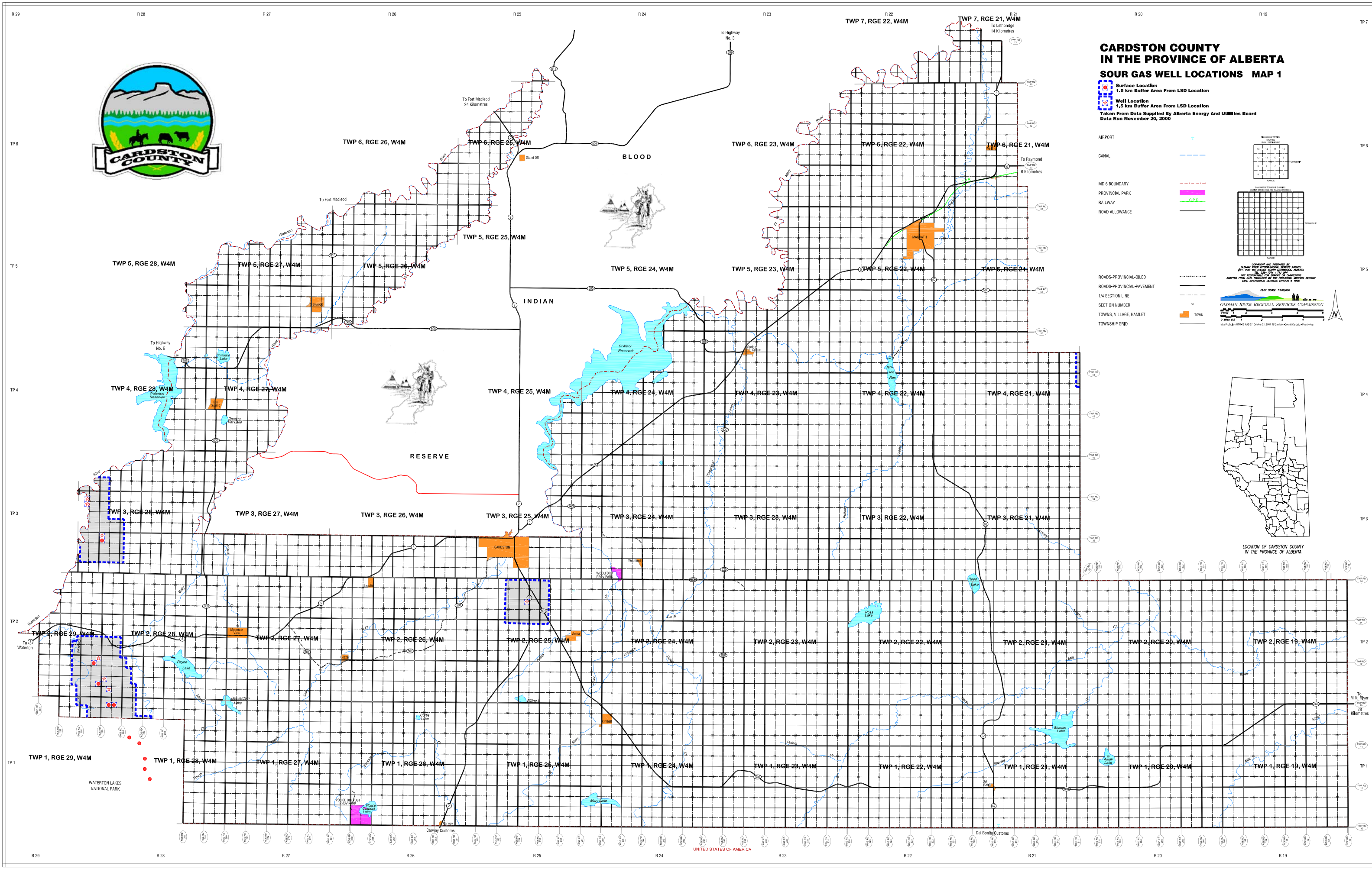
TOWNSHIP GRID

COMPROMISE AND PREPARED BY
OLDMAN RIVER REGIONAL SERVICES COMMISSION
FOR THE PROVINCE OF ALBERTA
ADAPTED FROM DATA PRODUCED BY THE PROVINCIAL MAPPING SECTION
LAND INFORMATION SERVICES DIVISION 1999

PLAT SCALE 1:100,000



LOCATION OF CARDSTON COUNTY
IN THE PROVINCE OF ALBERTA



APPENDIX D

Household and Dwelling Information

CARDSTON COUNTY
Household and Dwelling Information
(based upon Statistics Canada Information)

- 1996 population: 4,565
- Number of dwellings in 1996: 1,025
- Average density: 1.37 persons per km²
- Land Area: 3,331.2 km² (823,153 acres, plus or minus)

Table 1

**Total number of private households
by household size (20% sample)**

<i>Household Size</i>	<i>Number</i>
1 person	105
2 person	360
3 person	130
4 - 5 person	250
6 or more	175
TOTAL	1025 ²

Table 2

**Total number of occupied private dwellings
by structural type of dwelling (20% sample)**

<i>Structural Type</i>	<i>1991 Number</i>	<i>1996 Number</i>	<i>Percent Change</i>
Single detached house	945	975	3.2
Semi-detached house	0	0	0.0
Row house	0	0	0.0
Apartment, detached duplex	0	0	0.0
Apartment building, five or more storeys	0	0	0.0
Apartment building, less than five storeys	5	0	-100.0
Other single attached house	0	10	100.0
Movable dwelling (4)	45	35	-22.2
Total number of occupied dwellings	995	1025	3.0

Table 3

**Occupied Dwellings
by Ownership Status**

<i>Dwellings</i>	<i>1991 Number</i>	<i>1996 Number</i>
Owned	795	815
Rented	200	210

² Numbers have been rounded up or down to the nearest multiple of five by Stats Canada to protect individual privacy.

Table 4

Private Dwellings – Period of Construction

<i>Period of Construction</i>	<i>Number</i>
Before 1946	285
1946 – 1960	165
1961 – 1970	95
1971 – 1980	185
1981 – 1990	185
1991 – 1996	115

Household and Dwelling Analysis

- Average number of persons per dwelling: 4.3
- Average number of rooms per dwelling: 7.6
- Average value of dwelling \$: 99,596.00
- The majority of the housing type is classified as a single detached house, making up over 95% of the total type of occupied private dwellings in the county.
- Cardston County has experienced a 3.0% increase in the total number of private dwellings between the 1991 and 1996 census periods.
- During this same time frame, there has been a 3.2% increase in the number of single-detached houses.
- Between the 1991 and 1996 census periods, there was a 2.5% increase in the number of people owning the dwelling, while there was a 5.0% increase in the number of people renting.
- Over 47% of the private dwellings in the county were built after 1971 (last 25 year census period).
- The majority of private dwellings were constructed prior to 1961, at 27.8% of the total. The second amount of major construction occurred during both the periods of 1971 to 1980 and 1981 to 1990. Both periods have 18.0% of the private dwellings being constructed during this time.
- Approximately 11.2% of the private dwellings in the county were constructed after 1991.

*** All information is based on Statistics Canada 1991, 1996 census data.**