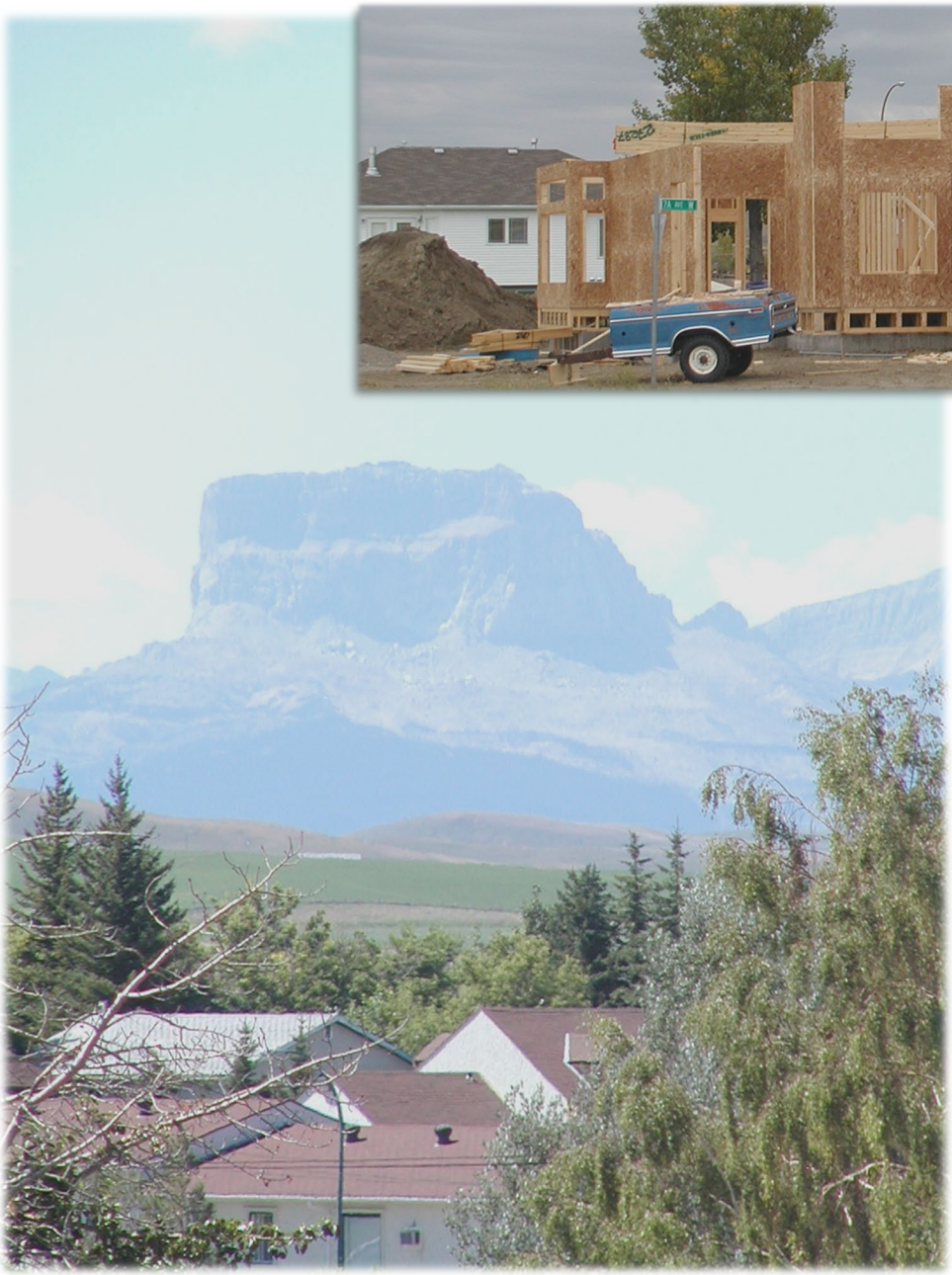


East Cardston Area Redevelopment Plan





Bylaw No. 1573

December 2008

Consolidated to Bylaw 1573B, February 2026

Prepared by



OLDMAN RIVER REGIONAL SERVICES COMMISSION

TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1573

BEING a bylaw of the Town of Cardston in the Province of Alberta, to adopt Bylaw No. 1573, being the East Cardston Area Redevelopment Plan.

WHEREAS the Council of the Town of Cardston wishes to adopt a comprehensive land use plan for certain land contained within portions of the SW ¼ 10-3-25 W 4 M and portions of the NW ¼ of 3-3-25 W 4 M;

AND WHEREAS the purpose of an area structure plan is to provide a framework for the subsequent orderly subdivision and development of land within a defined area;

AND WHEREAS the Council wishes to regulate and control development of these said land but also to promote these lands as a multi-use area.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Cardston in the Province of Alberta duly assembled does hereby enact the following:

1. Council shall adopt an area structure plan in accordance with the provisions of the Act.

2. This plan, upon adoption, shall be known as the East Cardston Area Redevelopment Plan.

3. This bylaw shall come into effect upon third and final reading hereof.

This bylaw shall come into effect upon third and final reading hereof.

Received First Reading this 25 day of November, 2008.

Received Second Reading this 16 day of December, 2008.

Received Third and Final Reading this 16 day of December, 2008.

SIGNED by the Mayor and Chief Administrative Officer this 22 day of December, 2008

Mayor

Chief Administrative Officer

East Cardston Area Redevelopment Plan Bylaw No. 1573 – Amendments

Bylaw	Amendment Description	Legal Description	Passed
1573B	Addition of Map 4.1, Map 5.1 and Map 6.1 Addition of 3.7 Amendment & Future Planning to Area A on Page 10		10-Feb-2026

TABLE OF CONTENTS

Page

1.0 INTRODUCTION 1
- 1.1 Background 1
- 1.2 Purpose and Intent of the Plan 1
- 1.3 Legislative Requirements 2
- 1.4 Process 3
- 1.5 Goals 4

2.0 DESIGN CONSIDERATIONS 5
- 2.1 Existing Land Use 5
- 2.2 Potential Land Use 6
- 2.3 General Landowner Input 6
- 2.4 Road Network 6
- 2.5 Storm Water Management 7

3.0 AREA A 8
- 3.1 Existing Land Use 8
- 3.2 Potential Land Use 8
- 3.3 Landowner Input 9
- 3.4 Overview of Design Area 9
- 3.5 Proposed Type of Development 10
- 3.6 Road Network 10

4.0 AREA B 11
- 4.1 Existing Land Use 11
- 4.2 Potential Land Use 11
- 4.3 Landowner Input 12
- 4.4 Overview of Design Area 12
- 4.5 Proposed Type of Development 12
- 4.6 Road Network 12

5.0 AREA C 13
- 5.1 Existing Land Use 13
- 5.2 Potential Land Use 13
- 5.3 Landowner Input 14

PAGE

5.4 Overview of Design Area 14
5.5 Proposed Type of Development 14
5.6 Road Network 14

6.0 OTHER SUBDIVISION AND DEVELOPMENT ISSUES 15
6.1 Off-site Levies 15
6.2 Municipal and School Reserve 15
6.3 Roads and Utilities 15
6.4 Landscaping and Design Standards 16
6.5 Architectural Controls 16

7.0 SEQUENCE OF DEVELOPMENT 17
7.1 Reclassification of Land 17
7.2 Subdivision of Land 17
7.3 Development of Individual Lots 18

8.0 LAND USE POLICIES 20
8.1 General Reclassification Policies for Areas A, B and C 20
8.2 General Subdivision Policies for Areas A, B and C 20
8.3 General Development Policies for Areas A, B and C 22
8.4 Policies for Area A 23
8.5 Policies for Area B 23
8.6 Policies for Area C 24

LIST OF MAPS:

Map 1 Location Map ..... following 4
Map 2 Existing Parcels ..... following 5
Map 3 Land Use Districts ..... following 5
Map 4 Final Design ..... following 7
Map 5 Final Design – Area A ..... following 10
Map 6 Final Design – Area A – Aerial Photo ..... following 10
Map 7 Final Design – Area B ..... following 12
Map 8 Final Design – Area B – Aerial Photo ..... following 12
Map 9 Final Design – Area C ..... following 14
Map 10 Final Design – Area C – Aerial Photo ..... following 14

Introduction



1.0 INTRODUCTION

1.1 Background

Many communities are experiencing a surge in development due to the economic climate and population growth in Alberta in recent years. The Town of Cardston has also experienced increased growth and development and has recognized that a need exists to plan for expansion areas within the Town. Subsequently, the Oldman River Regional Services Commission has been contracted to facilitate the development of a comprehensive area redevelopment plan for the eastern portion of Cardston.

The subject lands are approximately 284.20 acres (115.00 ha) in size and are located directly east of the current built-up area of Cardston. A portion of the SW¼ 10-3-25-W4 and the NW¼ 3-3-25-W4 represents a logical extension of the community.

A unique landscape linked to settlement patterns, identifiable in communities established by Mormon settlers in the late 1800s, can be seen throughout the American Northwest and various Mormon communities within southern Alberta. The pattern of settlement characterized by wide streets and large lots, can be recognized in the Town of Cardston. This type of historical development represents the vision sought after when incorporating new residential areas into the Town. The challenge here is to make efficient use of the land and maximize the potential for development while maintaining the historical nature of the large parcel communities.

1.2 Purpose and Intent of the Plan

The purpose of an area redevelopment plan is to create a stronger, more functional and more attractive area within a municipality. The development proposed for the east Cardston area will allow the community to expand both the number and range of residential options available to residents.

The challenges and opportunities addressed in this plan include:

- roads and access,
- proposed land uses,
- future lot sizes and design layout,
- drainage,
- utility servicing.

The intent of this plan is not to compel landowners to develop their properties if they do not wish to at this point. The intent is to provide landowners, developers and Town representatives a guide for sound neighbourhood planning.

Further, the plan provides some certainty to adjacent landowners and interested parties as to what the future development in the area will be. Any significant departure from the plan once adopted by bylaw, will require a bylaw amendment process, which prompts three readings of the amendment and a public hearing by Town Council.

1.3 Legislative Requirements

Pursuant to Part 17 of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended, a municipality is responsible for the control of land use and development on private land within its boundaries.

Several planning tools are available to the municipality to manage and control development for a particular area, one of which is the area redevelopment plan — a statutory document a municipality can adopt pursuant to section 634 of the Municipal Government Act.

Area redevelopment plans

634 *A council may*

(a) designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:

(i) preserving or improving land and buildings in the area;

(ii) rehabilitating buildings in the area;

(iii) removing buildings from the area;

(iv) constructing or replacing buildings in the area;

(v) establishing, improving or relocating roads, public utilities or other services in the area;

(vi) facilitating any other development in the area,

(b) adopt, by bylaw, an area redevelopment plan,

(c) in accordance with this section and Division 6, provide for the imposition and collection of a levy to be known as a "redevelopment levy", and

(d) authorize a designated officer, with or without conditions, to perform any function with respect to the imposition and collection of that redevelopment levy.

Plan contents

635 *An area redevelopment plan*

(a) must describe

(i) the objectives of the plan and how they are proposed to be achieved,

(ii) the proposed land uses for the redevelopment area,

(iii) if a redevelopment levy is to be imposed, the reasons for imposing it, and

(iv) any proposals for the acquisition of land for any municipal use, school facilities, parks and recreation facilities or any other purposes the council considers necessary,

and

(b) may contain any other proposals that the council considers necessary.

1.4 Process

An initial consultation with landowners was completed by way of questionnaire. This addressed the possible uses of the land, design layout and infrastructure requirements. Subsequent to this, the Oldman River Regional Services Commission, Town engineers, the Town of Cardston administration, and the affected landowners participated in numerous meetings developing the area redevelopment plan. These discussions centred on:

- appropriate land use,
- adequate road network,
- parcel size and lot design,
- drainage and municipal servicing,
- existing development.

The affected landowners attended an open house in June 2007 to provide input on the draft design. A second landowner open house in February 2008 incorporated input from the previous open house and provided an opportunity to present design options to the landowners to finalize the concept design.

After first reading was given, a mandatory public hearing was held pursuant to Municipal Government Act requirements. Following adoption, the appropriate administrative bodies will be using this plan in concert with other local plans to guide decisions concerning future subdivision and development.

1.5 Goals

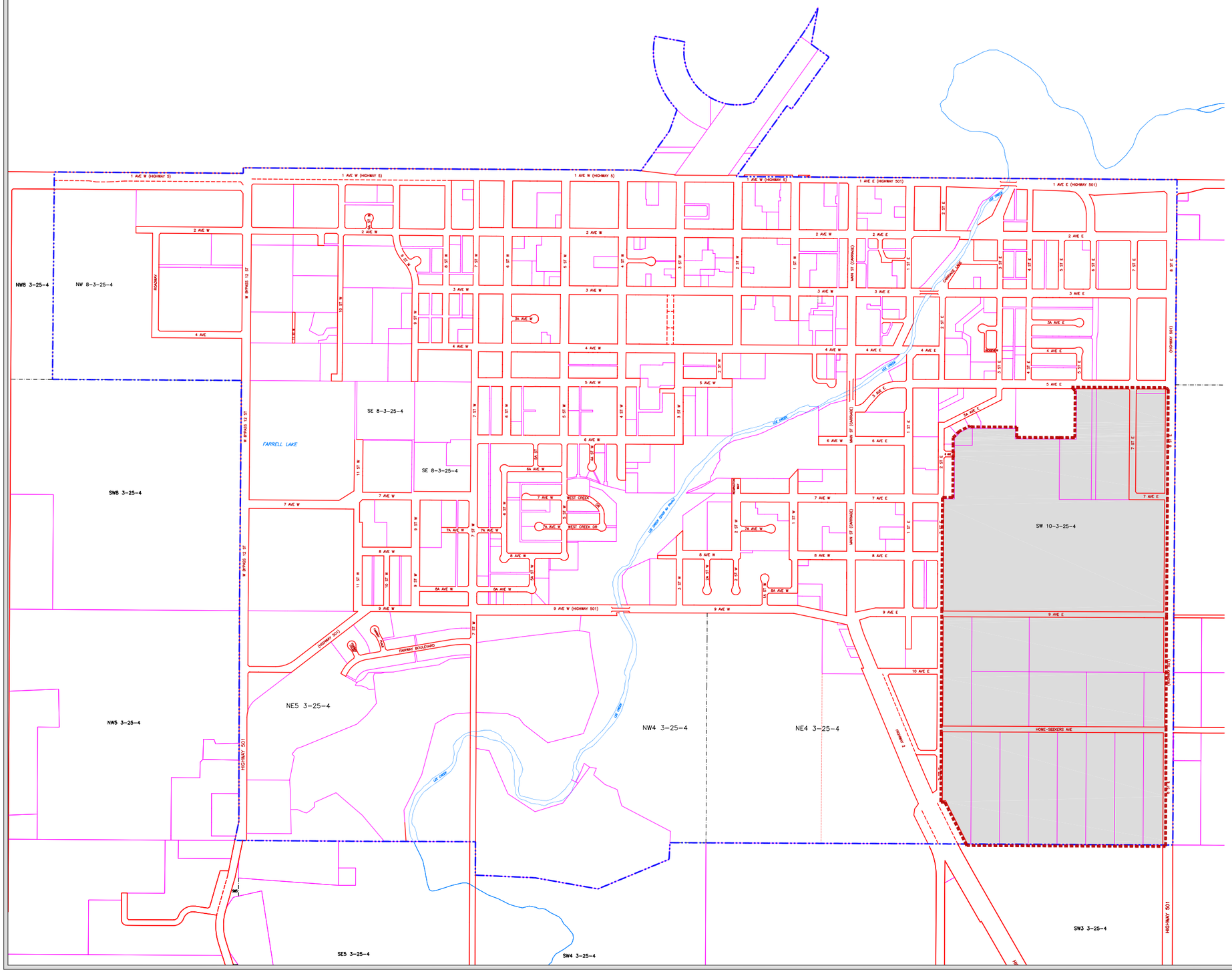
The East Cardston Area Redevelopment Plan will seek to accomplish the following goals:

- Provide land owners with a comprehensive plan that will set guidelines for appropriate land use and facilitate the orderly, economic and practical development and subdivision of the subject parcels.
- Provide a comprehensive range of residential and park space development.
- Provide Council and the Municipal Planning Commission with sufficient information to make planning decisions which will lead to the orderly, economic and aesthetic subdivision and development of the subject lands.
- Inform land owners and interested parties of the process involved and the commitments expected of them when endeavouring to subdivide and/or develop.
- Provide a design which integrates land uses with the requirements for transportation patterns and other utilities across the entire plan area.

Town of Cardston
East Area Redevelopment Plan
Location Map

Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008

Map 1



Town Boundary
East Area Redevelopment Plan Boundary
Plan Area

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL. 329-1344 TIH 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMMISSIONS"

PLOT SCALE 1:5000

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 19, 2008 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg

Design Considerations



2.0 DESIGN CONSIDERATIONS

The proposed East Cardston Area Redevelopment Plan refers to lands contained within the SW¼ 10-3-25-W4 and NW¼ 3-3-25-W4, which lies west of Secondary Highway 501, south of 5 Avenue East, and east of 2 Street East. The total land area to be included in the plan boundary is approximately 284.20 acres (115.0 ha), which is comprised of 39 registered parcels owned by approximately 22 different landowners. Some historical development within the large parcels exists; however, much of the area is undeveloped (see Map 1).

Considering the large area of land, the total area has been divided into three areas that have similar existing uses, topography and access. Each area will be discussed in greater detail in the following sections.

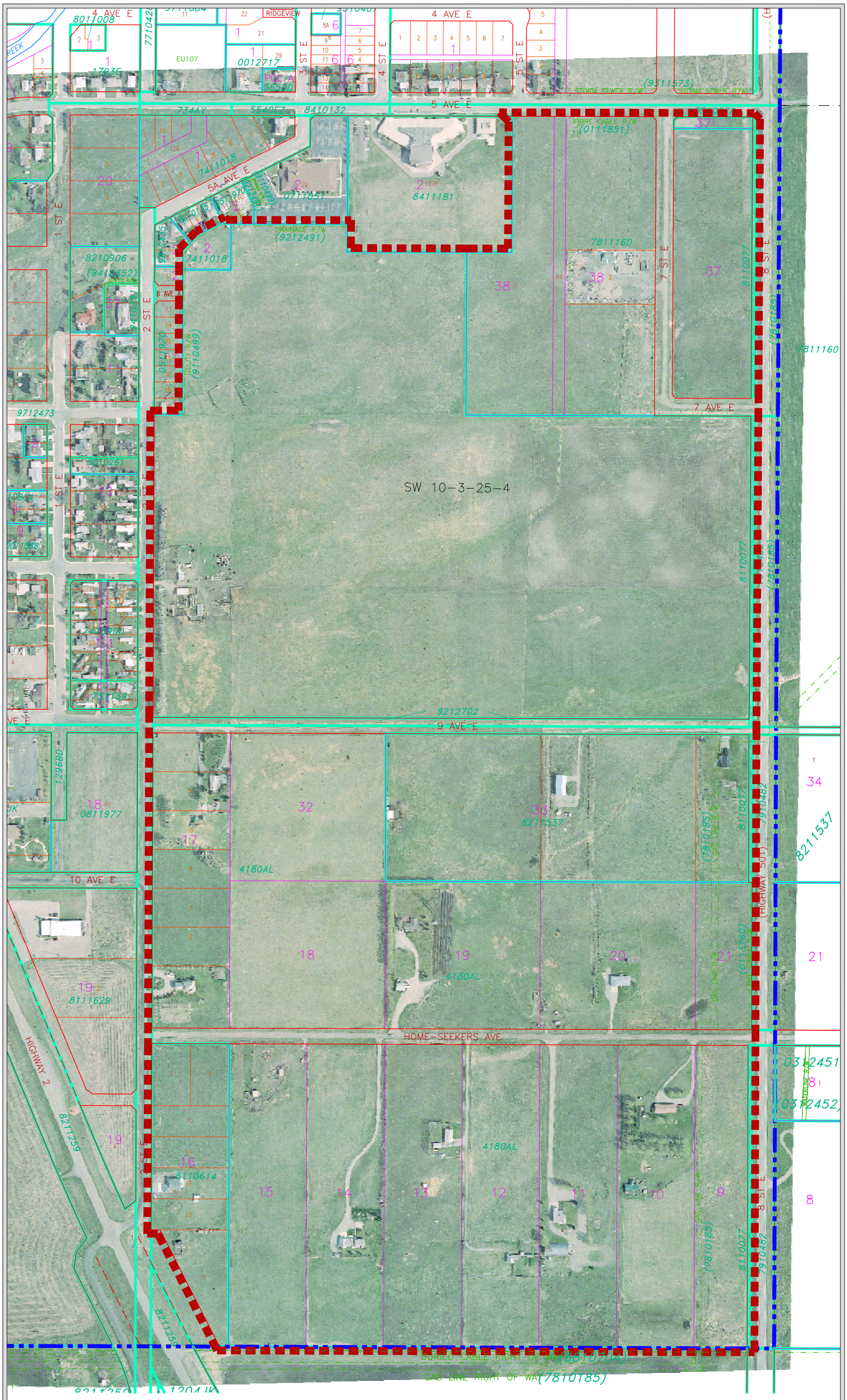
2.1 Existing Land Use

The land within the plan boundary is zoned for one of five different land use districts. Table 1 indicates to the approximate amount of land zoned in each of the land use districts.

Table 1

CURRENT ZONING OF LAND WITHIN THE AREA STRUCTURE PLAN BOUNDARY

Land Use Zoning	Total Area (acres)	Total Area (ha)	Percentage of Total
Agricultural – A	166.38	67.33	58.55
Residential – R1	66.64	26.97	23.45
Large Lot Residential – R3	17.37	7.03	6.11
Recreation & Public Open Space – RO	1.46	0.59	0.51
General Industrial – I1	20.39	8.25	7.17
Total Land Zoned	**272.24**	**110.17**	**95.80**
No zoning – Roads and lanes	**11.96**	**4.83**	**4.20**
Total Land in Study Area	**284.20**	**115.00**	**100.00**



Town of Cardston
East Area Redevelopment Plan
Existing Parcels

Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008

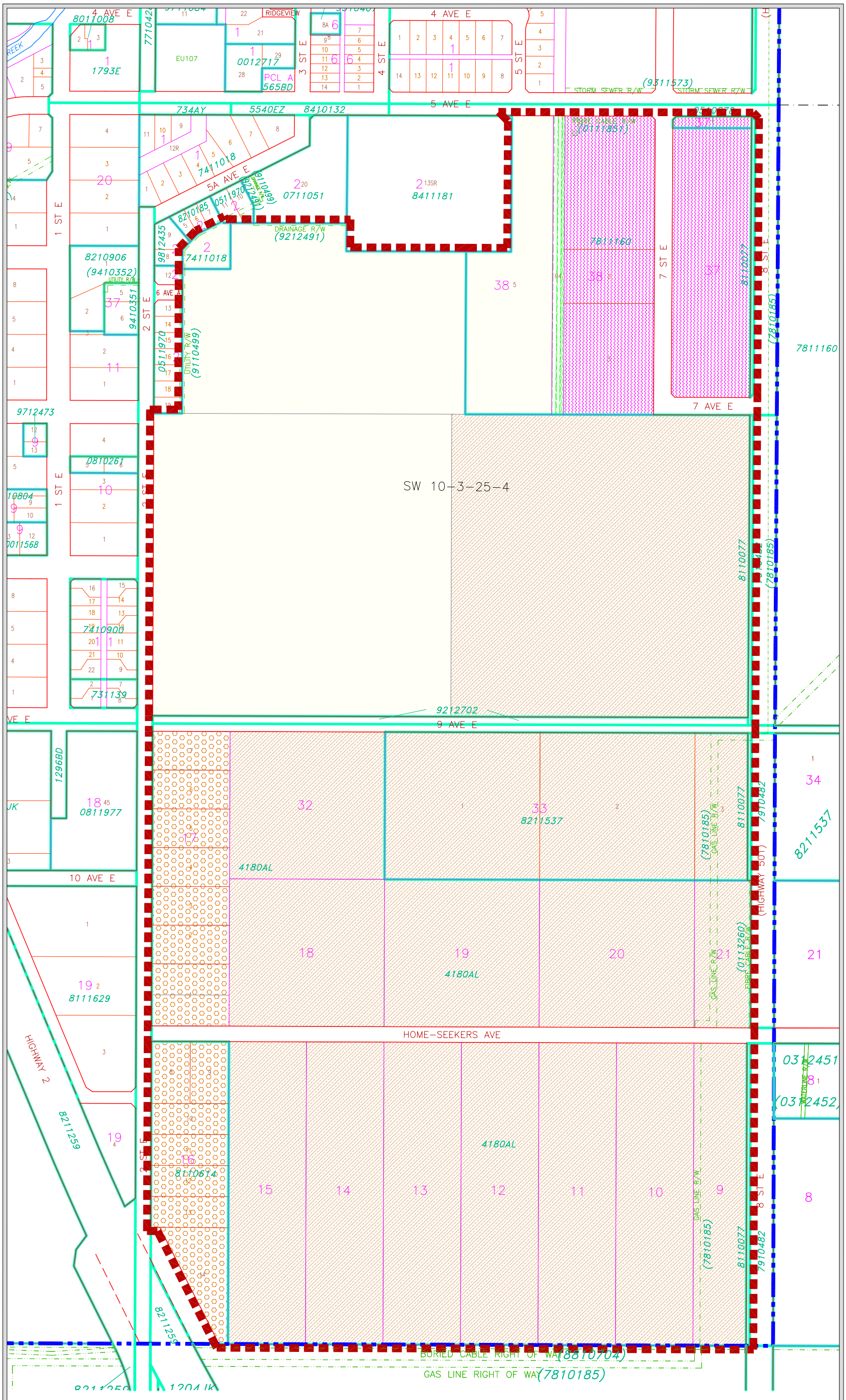
Map 2

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

January 07, 2009 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL. 329-1344 T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION



Town of Cardston
East Area Redevelopment Plan
Land Use Districts

Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008

Map 3

December 19, 2008 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg

Area Redevelopment Plan Boundary

Total Area Of ARP 115.00±ha (284.20±Acres)

Bylaw 1540, May 30, 2006
With amendments to and including Bylaw 1540L.

Residential	R1
Large Lot Residential	R3
General Industrial	I1
Recreation & Public Open Space	RO
Agricultural	A

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL. 329-1344 T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION
0 Metres 50 100 150 200
N

2.2 Potential Land Use

The plan area is largely undeveloped and this presents the opportunity to create a comprehensive land use plan that caters to a wide variety of community needs and can accommodate a wide range of land uses, including the considerations of mixed residential uses, industrial lands and recreation and open spaces. This plan will give the Town of Cardston the opportunity to create three interesting and desirable neighbourhoods as well as to achieve a number of economic, community and long-range planning goals.

2.3 General Landowner Input

Overall, it appears the majority of affected landowners agreed with development of a long-range plan for the area that included a design concept and the proposed land uses. A questionnaire was mailed to affected landowners to gather input into the initial stages of the plan development. Several common comments or concerns were identified:

- Landowners generally support the urbanization of historically agricultural parcels but felt that for the southern plan area, large residential lots (3/4 of an acre or greater) were preferable to conventional residential lots.
- In general, landowners felt that land uses should be separated based on the north and south quarters.
- The question of utilities in the area was raised and to what extent of development would be required before servicing would take place.
- Improved traffic flow east and west would allow for easier entry to the bypass (Secondary Highway 501). It was mentioned that special consideration is taken to ensure safety on the highway access points.

2.4 Road Network

Given the largely undeveloped nature of much of the land contained within the area redevelopment plan, new roads will be required as development takes place and the provision of these roads should be part of a coordinated and adequate circulation system. Proper consideration needs to been given to addressing transportation concerns and facilitating efficient traffic flow. When the entire area is developed, it would be logical to extend 9 Avenue East through the plan area to act as a collector road similar to the existing Home Seekers Avenue.

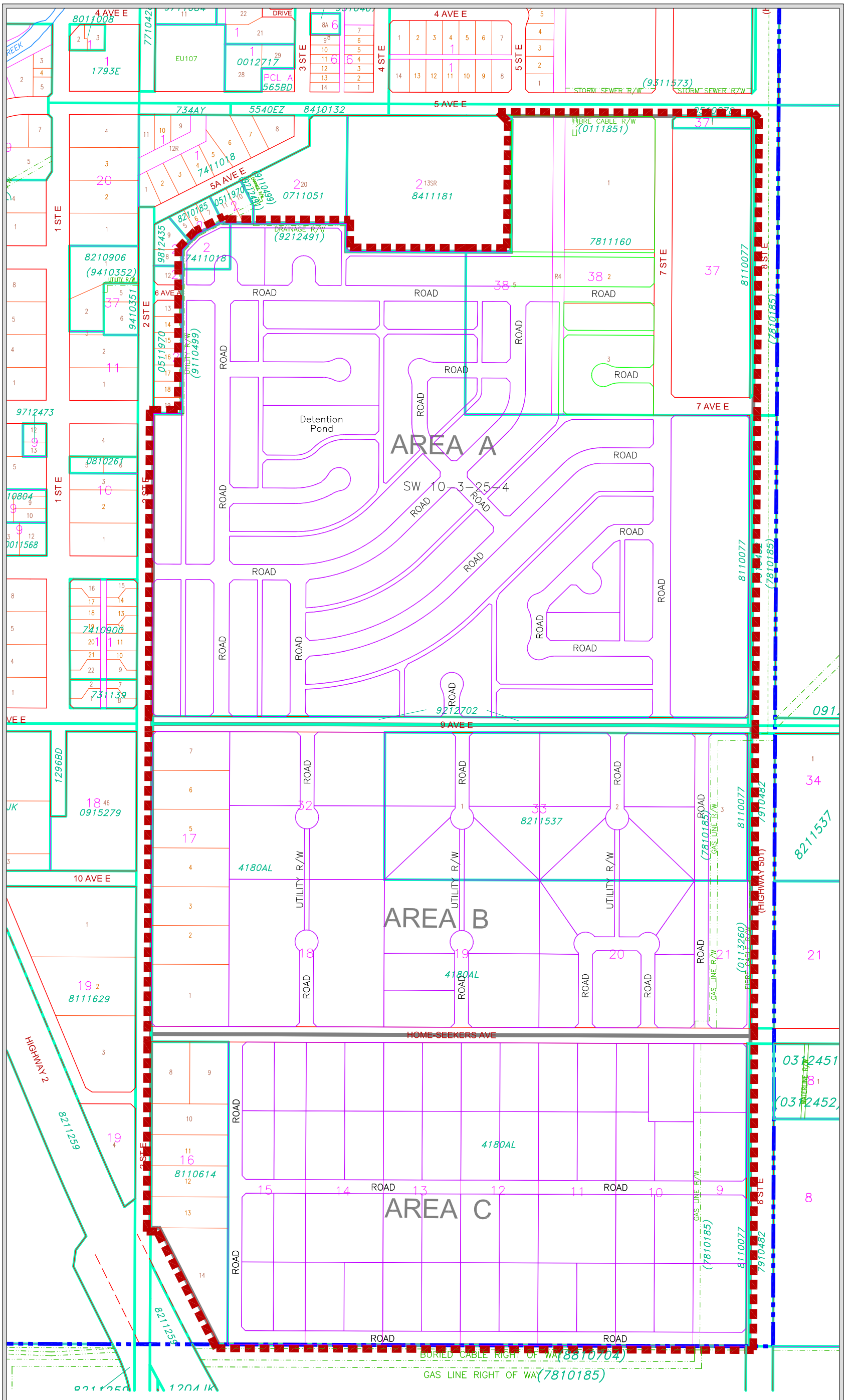
In addition, 8 Avenue East linking to 5 Street East would provide connectivity between the north and east end. As well, 6 Avenue East will be developed for access to the road network of the northern residential lots. An extension of 7 Street East to 9 Avenue East joins the north plan area to the communities in the south plan area, containing large parcel cul-de-sacs and large lot residential parcels.

When future development occurs, a comprehensive local road network should also be developed to circulate traffic from the residential areas to the main collectors. In the northern portion of the plan area, local roads will be more curvilinear in nature to accommodate development, while more of a grid pattern will be incorporated in the southern portion large parcel area.

In addition, Secondary Highway 501 parallels the plan area. Therefore, coordination with Alberta Transportation will be necessary as growth occurs in this area to ensure that the current Highway access is maintained as well as the development of any proposed Highway access points.

2.5 Storm Water Management

Storm water drainage has been identified as an issue in this area. Presently, water flows from west to east. Storm water management is a major design consideration, as increased development activity on the site will have a corresponding impact on surface runoff. Developed building sites including roof areas, driveways and paved roadways will all speed up the rate at which storm water will leave individual sites and combine with runoff from adjacent sites. This area redevelopment plan will increase the density of the development considerably from the present, largely undeveloped scenario, and methods must be in place to deal effectively with the drainage situation. In conjunction with this plan, a comprehensive storm water management plan should be developed.



Town of Cardston
East Area Redevelopment Plan
Final Design

Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008 (Amending Bylaw 1573A)

Map 4

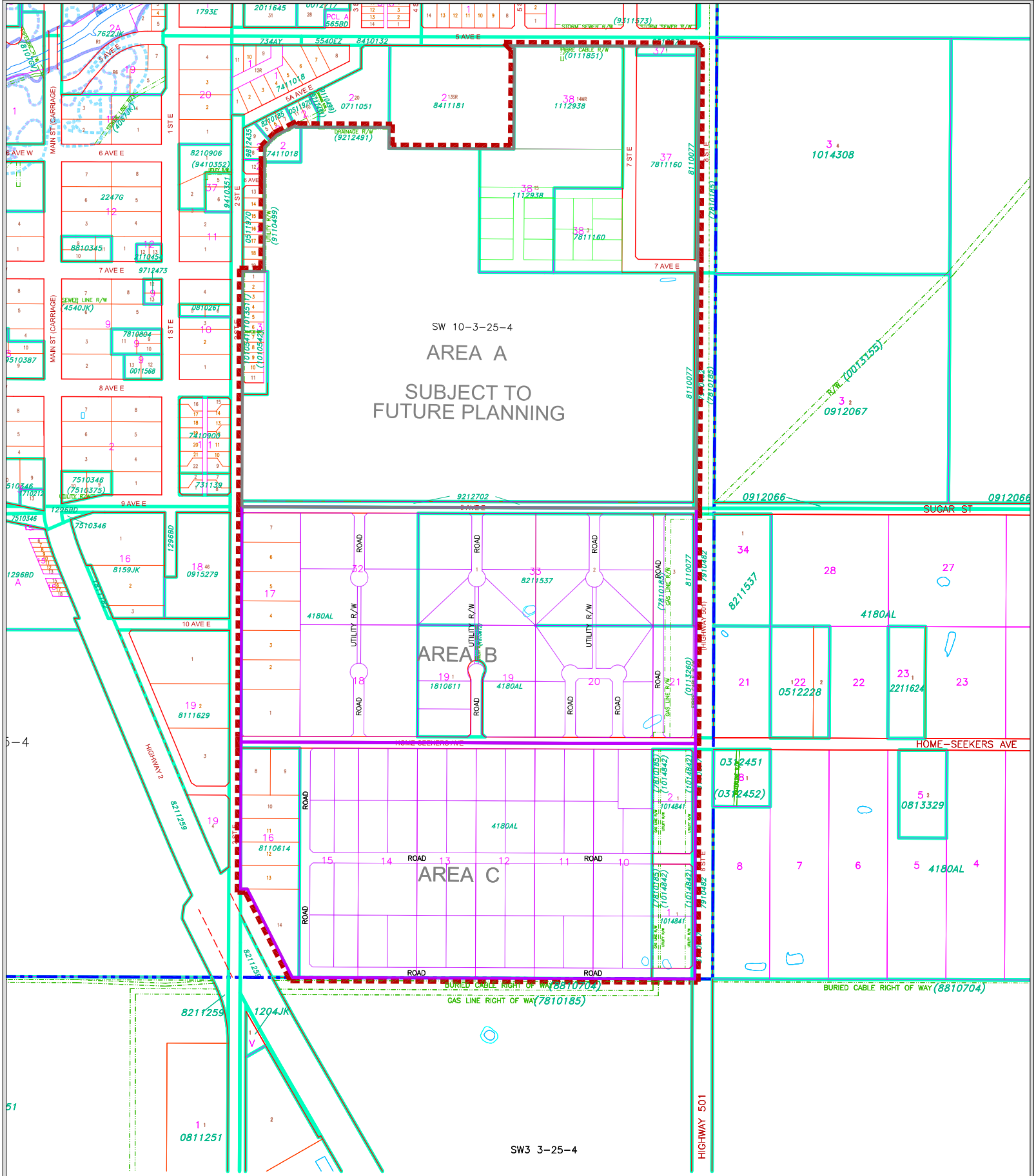
December 22, 2009 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg

Area Redevelopment Plan Boundary

Total Area Of ARP 115.00±ha (284.20±Acres)

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL. 329-1344 T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION



Town of Cardston
East Area Redevelopment Plan
Final Design
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008 (Amending Bylaw 1573B)

Appendix C Map 4.1

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL: 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

February 19, 2026 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008 - Amended to Bylaw 1573B).dwg

Area A



3.0 AREA A

3.1 Existing Land Use

Area A is defined as that portion of the area redevelopment plan that is located between 5 Avenue East and 9 Avenue East, and 2 Street East and Secondary Highway 501 (8 Street East) (see Map 5 and Map 6). It comprises approximately 125.95 acres (50.97 ha), most of which are large parcels of land with sparse development.

The existing mix of uses within Area A includes agricultural, residential, general industrial and recreation and public open space. Currently, all lots are vacant with the exception of the Town Shop on one of the industrial lands and a single farmstead development on one of the parcels zoned residential.

3.2 Potential Land Use

The majority of land within Area A is currently undeveloped. It is proposed that a large portion of the available land will be developed and infilled based on standard urban residential design [approximately 95 acres (38.4 ha)]. The remaining land [approximately 28 acres (11.3 ha)] is proposed to be utilized for light or general industrial uses.

The current Land Use Bylaw district designates approximately 68 acres (27.5 ha) as Residential – R1 with the remaining acres designated as Agricultural – A. Key requirements of the Residential – R1 district are that the lots must be at minimum 50 feet (15.2 m) wide and be 120 feet (36.6 m) long for a minimum coverage area of 6,000 square feet (557.6 m^2). The Area A plan may include residences that are multi- family in nature (including two-unit to four-unit dwellings). As outlined in the Land Use Bylaw, these higher-density housing units are required to be designated and should include a minimum of 15 percent of the total area dedicated to this type of development. This area could support approximately 325 to 375 new residential lots.

The current industrial area, adjacent to Secondary Highway 501, is to remain for future non-residential development with an additional 9.0 acres (3.6 ha) of land adjacent immediately south to be added for future development. It is proposed that the existing non-residential land currently zoned west of 7 Street East be utilized as open space lands with plans to accommodate recreation sports fields and some storm water detention areas.

Table 2

CURRENT ZONING OF LAND WITHIN AREA A

Land Use Zoning	Total Area (acres)	Total Area (ha)	Percentage of Total
Agricultural – A	37.46	15.16	29.74
Residential – R1	66.64	26.97	52.91
Recreation & Public Open Space – RO	1.46	0.59	1.16
General Industrial – I1	20.39	8.25	16.19
TOTAL	**125.95**	**50.97**	**100.00**

3.3 Landowner Input

The feedback received from the early consultation process was that landowners in Area A desire a residential style of development. They proposed the idea that their neighbourhood be allowed to develop as a curvilinear network creating an enclosed community of residential and multi-family lots. Another item they wished to be considered during the concept design phases was the expansion of the current public open space for recreational fields. In addition, the current general industrial lands were deemed valuable and should remain as part of the plan area.

3.4 Overview of Design Area

Given the undeveloped nature of the land, the ability to design a community with working road networks and access points to the surrounding Town should not be a challenge. Integrating the existing general industrial lands buffered by an expansion of the recreation and public open space area is reasonable; however, this will require further investigation and input at the time of development. Based on the draft concept, approximately 300 new residential lots are proposed for Area A.

3.5 Proposed Type of Development

The Area A site is proposed to be predominantly single-family residential lots. The permitted uses in this district are restricted to those specific to single family dwellings and the accessory buildings generally seen in such developments. According to the current Land Use Bylaw, the principal dwelling cannot cover more than 33 percent of the surface area of the lot. Beyond this, the minimum floor areas of the residential dwellings are not to fall below 800 square feet (74.3 m^2), or 700 square feet (65.1 m^2) per unit for a two-unit dwelling.

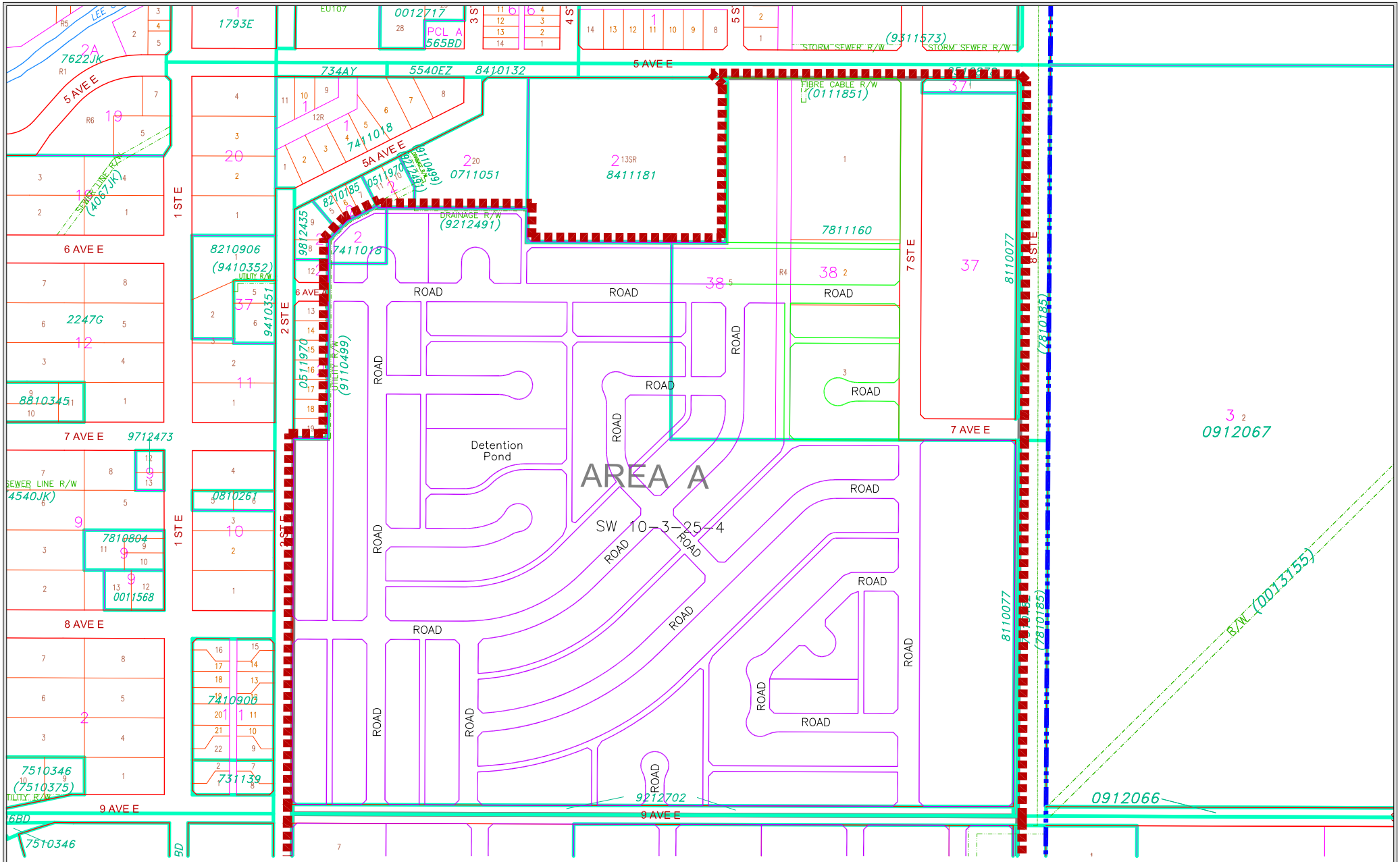
3.6 Road Network

The Area A development will have access from all directions including the collector roads 9 Avenue East, 7 Street East and the 8 Avenue East link to 5 Street. The entry to the Secondary Highway 501 bypass will be via 7 Avenue East and 9 Avenue East. The roads within the development are curvilinear in nature, reducing the opportunity for 'speedways'.

3.7 Amendment & Future Planning

Maps 4.1, 5.1, and 6.1 have been added to facilitate a change in land use and design, which requires a comprehensive update to the remainder of Area A that is to be undertaken in the future.

The original Map 4, Map 5, and Map 6 have been retained in this regard.



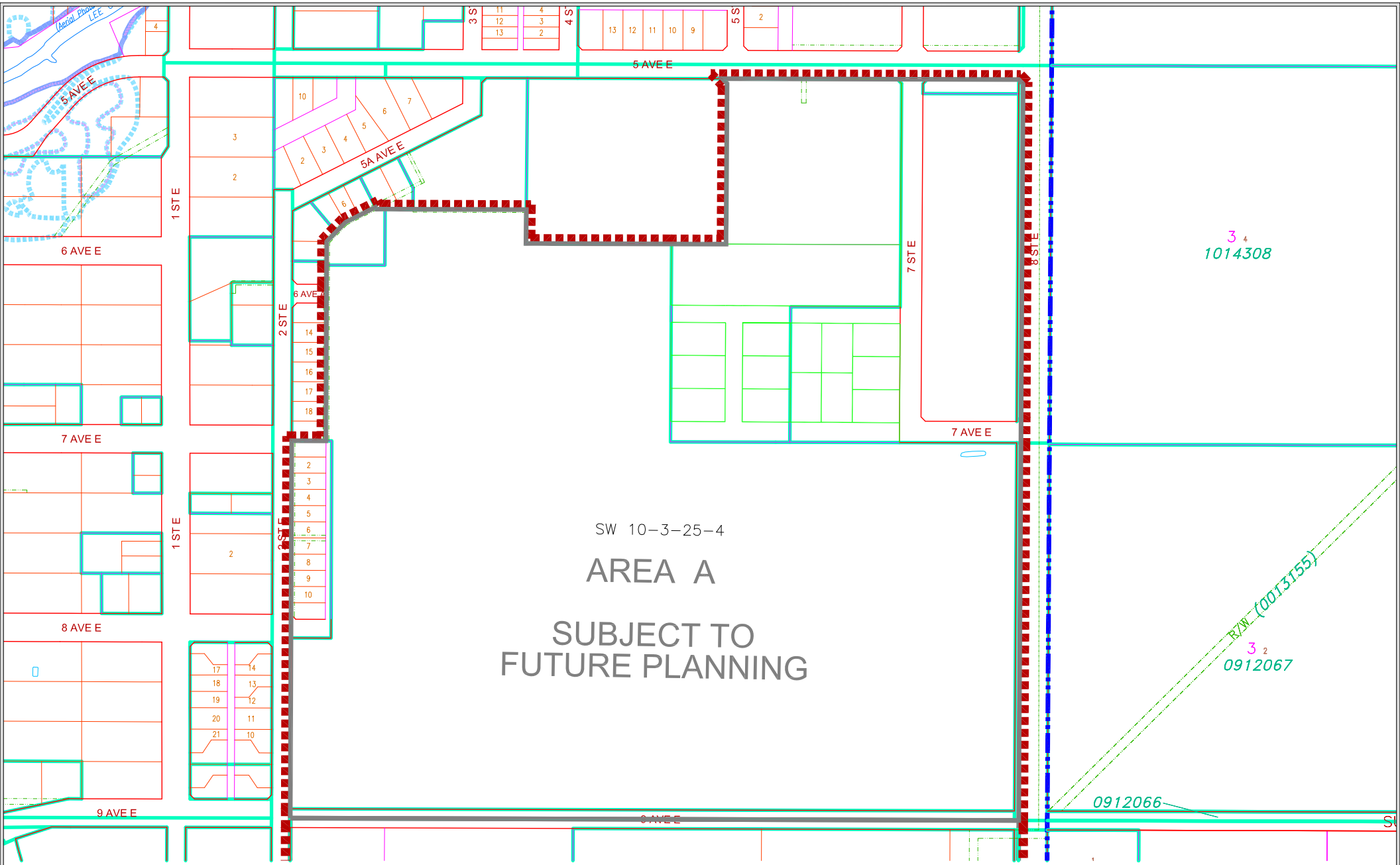
Town of Cardston
East Area Redevelopment Plan
Final Design - Area A
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008 (Amending Bylaw 1573A)
Map 5

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 1.5x

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 22, 2009 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg



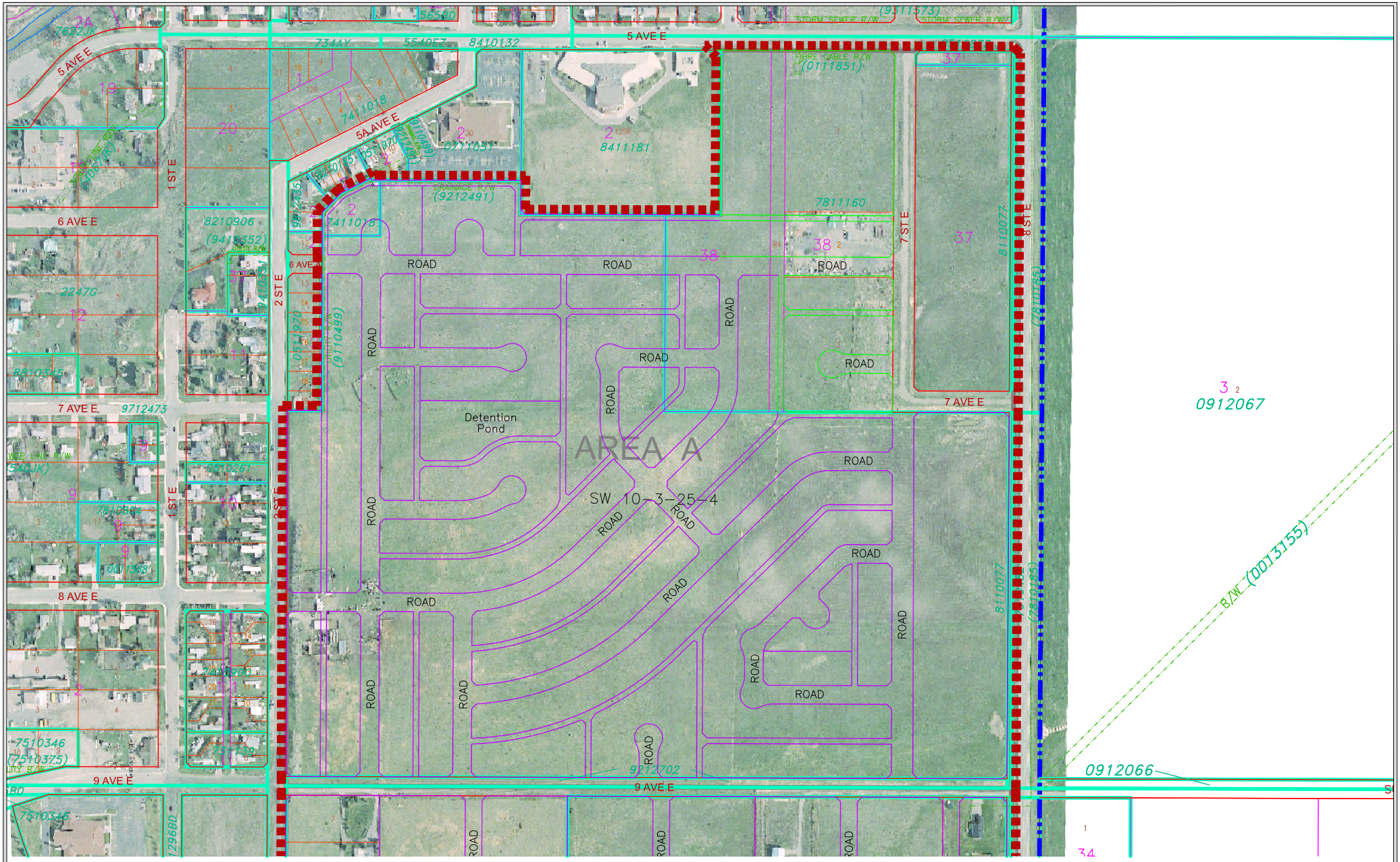
Town of Cardston
East Area Redevelopment Plan
Final Design - Area A
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008 (Amending Bylaw 1573B)
Map 5.1

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 1.5x

OLDMAN RIVER REGIONAL SERVICES COMMISSION

February 19, 2026 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008 - Amended to Bylaw 1573B).dwg



Town of Cardston
East Area Redevelopment Plan
Final Design - Area A - Aerial Photo
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008 (Amending Bylaw 1573A)
Map 6

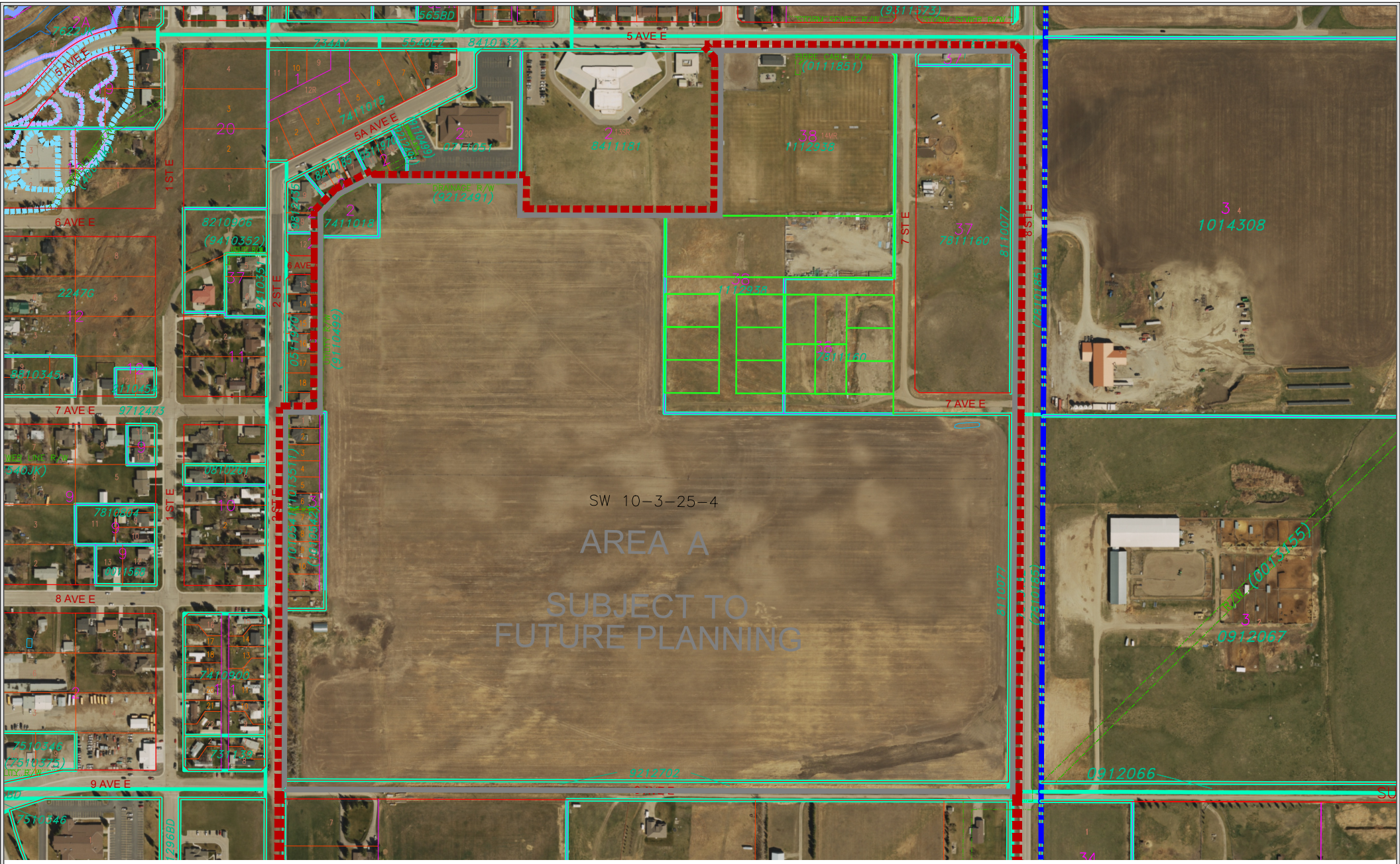
Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 1.5x

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16A AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 22, 2009 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg



Town of Cardston
East Area Redevelopment Plan
Final Design - Area A - Aerial Photo
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008 (Amending Bylaw 1573B)
Map 6.1

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 1.5x

OLDMAN RIVER REGIONAL SERVICES COMMISSION

February 19, 2026 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008 - Amended to Bylaw 1573B).dwg

Area B



4.0 AREA B

4.1 Existing Land Use

Area B is defined as that portion of the area redevelopment plan that is located between 9 Avenue East and Home Seekers Avenue, 2 Street East and Secondary Highway 501 (8 Street East) (see Map 7 and Map 8). It comprises approximately 73.21 acres (29.63 ha) with development, which includes five dwellings and several agricultural / accessory buildings.

4.2 Potential Land Use

Area B is proposed to be a residential neighbourhood of large cul-de-sac designed lots. The current Land Use Bylaw designates a portion of the area as Large Lot Residential – R3. Key requirements of this district are that the lots must be at minimum 90 feet (27.4 m) wide and be 145 feet (44.2 m) long for a minimum coverage area of 13,000 square feet (1210.0 m^2). The permitted uses in this district are restricted to those specific to single family dwellings and the accessory buildings generally seen in such developments. It is proposed that the large agricultural blocks located within Area B will also be rezoned to Large Lot Residential – R3 prior to any development occurring.

Table 3

CURRENT ZONING OF LAND WITHIN AREA B

Land Use Zoning	Total Area (acres)	Total Area (ha)	Percentage of Total
Agricultural – A	63.74	25.79	87.00
Large Lot Residential – R3	9.49	3.84	13.00
TOTAL	**73.23**	**29.63**	**100.00**

4.3 Landowner Input

Although landowner input from Area B has been limited, the concerns expressed by the responding individuals included:

- that large residential lots would be preferred,
- that adequate road networks east and west be developed, and
- that utilities in the area be established by the Town as development progresses.

4.4 Overview of Design Area

The landowners are requesting their land remain of a large lot nature, and through effective cul-de-sac design, large infill lots can be incorporated. The collector roads 9 Avenue East and Home Seekers Avenue running parallel to the frontages of the cul-de-sacs allow for ease of access to neighbouring developments and the east bypass (Secondary Highway 501). Based on the draft concept, approximately 39 residential lots may be developed in Area B.

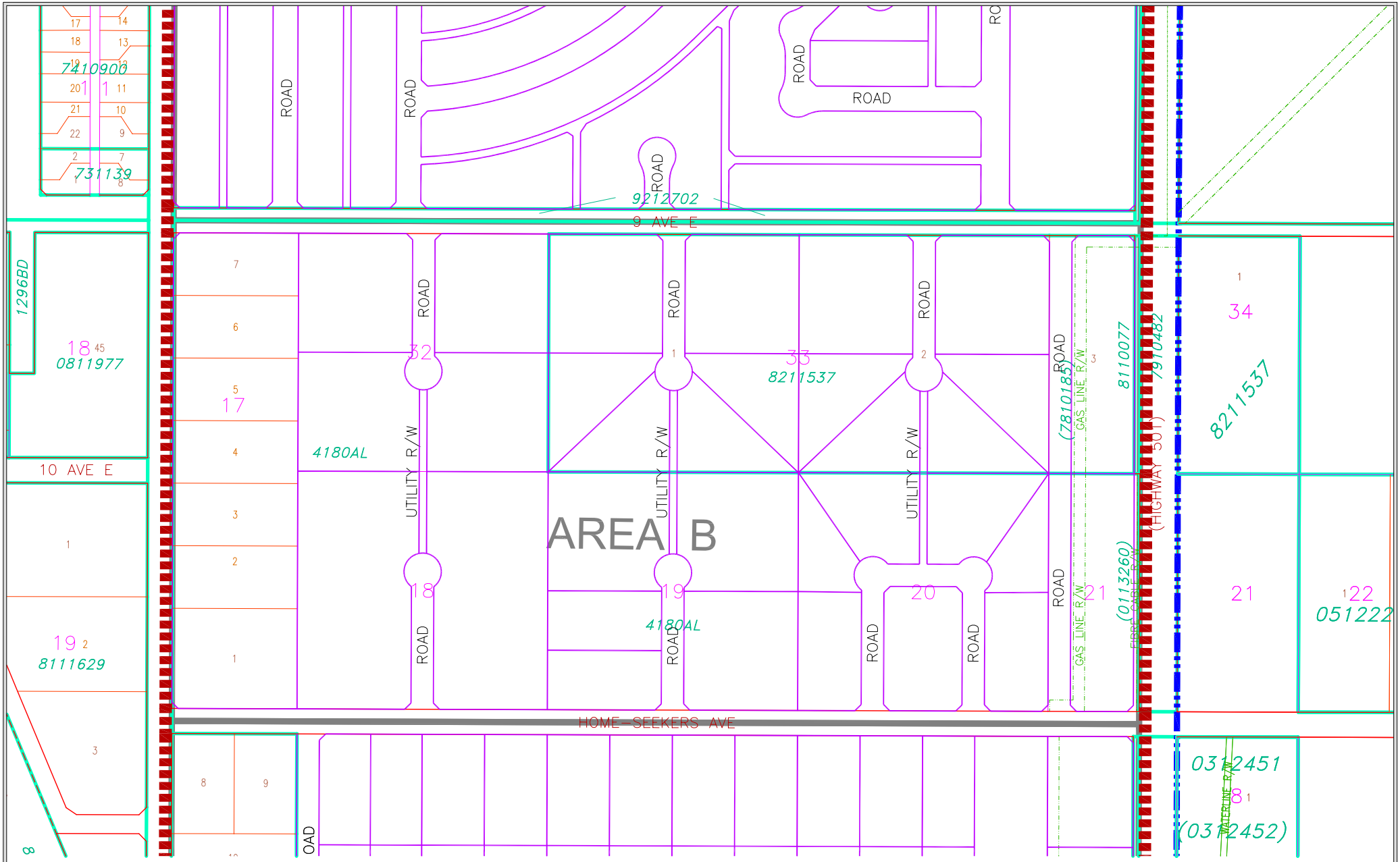
4.5 Proposed Type of Development

It is anticipated that the majority of these dwelling types will be of a larger nature. In anticipation of this, the current Land Use Bylaw has been crafted to allow dwellings in this district to cover up to 40 percent of the lot area, and accessory structures shall not cover more than 10 percent of the area of the lot.

Due to the above restrictions on lot coverage, it is anticipated these owners would have sufficient lot space to incorporate their own personal open space and develop it as desired.

4.6 Road Network

The neighbourhood collector roads, 9 Avenue East and Home Seekers Avenue, which run east/west through Area B are connected to the minor collector roads and cul-de-sacs of the area. As this area is moderately developed, a single roadway will be proposed to extend through Area B to provide a through road from north to south.



Town of Cardston
East Area Redevelopment Plan
Final Design - Area B
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008
Map 7

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 2x

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 19, 2008 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg



Town of Cardston
East Area Redevelopment Plan
Final Design - Area B - Aerial Photo
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008
Map 8

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 2x

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 19, 2008 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg

Area C



5.0 AREA C

5.1 Existing Land Use

Area C is defined as that portion of the area redevelopment plan that is located south of Home Seekers Avenue and between 2 Street East and Secondary Highway 501 (8 Street East) (see Map 9 and Map 10). It comprises approximately 73.07 acres (29.6 ha) with development that includes six houses, several agricultural buildings, and undeveloped land.

5.2 Potential Land Use

Area C is proposed to be a neighbourhood of large residential lots of linear design. The current Land Use Bylaw district designates the majority of these lots as Agricultural – A with the lots adjacent to 2 Street East being zoned as Large Lot Residential – R3. Key requirements of the Large Lot Residential – R3 district are that the lots must be at minimum 90 feet (27.4 m) wide and be 145 feet (44.2 m) long for a minimum coverage area of 13,000 square feet (1210.0 m^2). The permitted uses in this district are restricted to those specific to single family dwellings and the accessory buildings generally seen in such developments.

Table 4

CURRENT ZONING OF LAND WITHIN AREA C

Land Use Zoning	Total Area (acres)	Total Area (ha)	Percentage of Total
Agricultural – A	65.93	26.68	89.32
Large Lot Residential – R3	7.88	3.19	10.68
TOTAL	**73.81**	**29.87**	**100.00**

5.3 Landowner Input

The majority of opinion surveys were returned from owners in this area. The consensus from all the landowners was the desire for large lot residential opposed to small parcel development.

5.4 Overview of Design Area

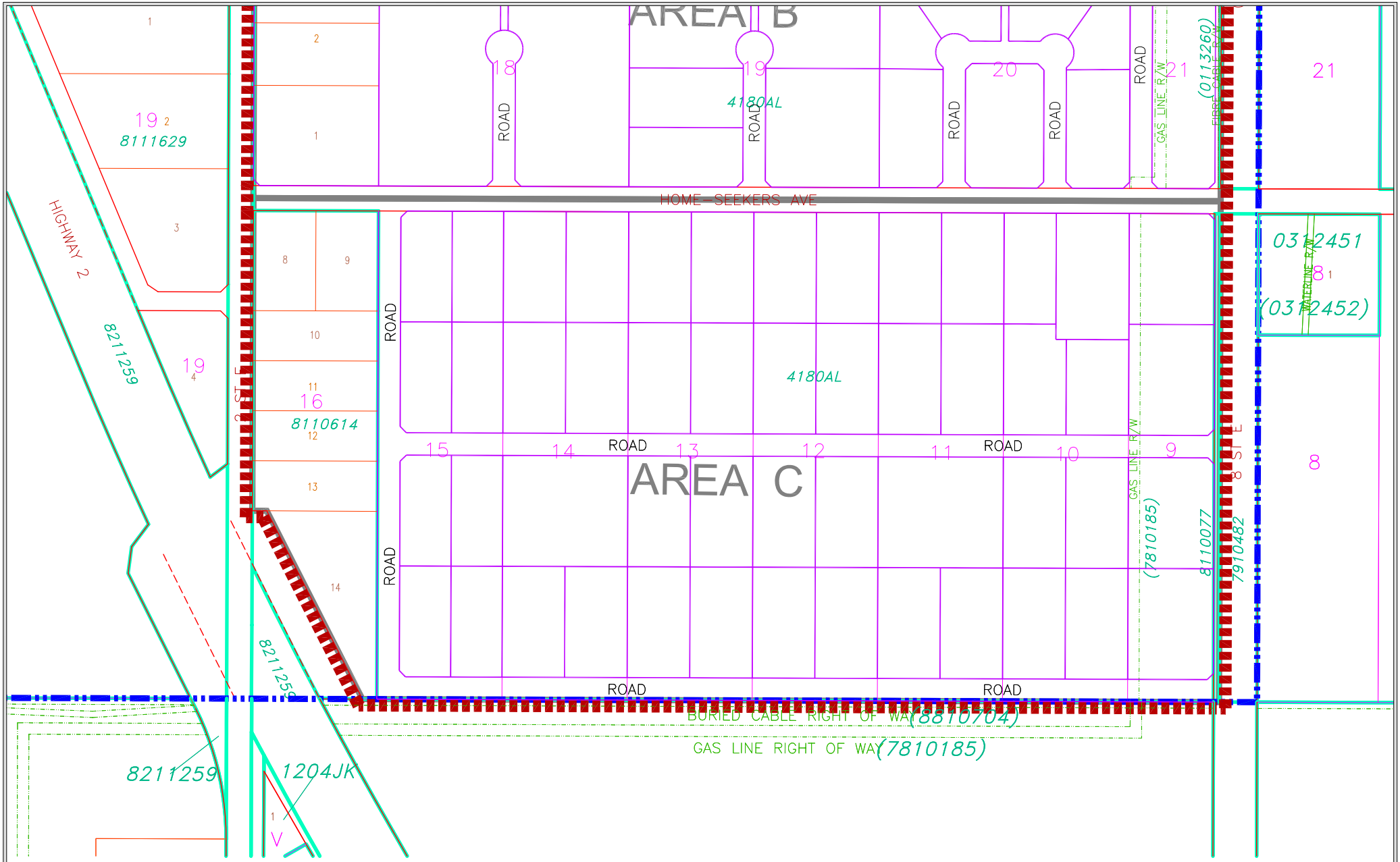
Currently, there are six well-established residences throughout the plan area. As these residential parcels are large, it is a challenge creating new lots and roadways that do not infringe on existing development. Using linear roads and parcels, the draft plan proposes that up to approximately 57 residential lots may be developed within Area C.

5.5 Proposed Type of Development

The proposed residential portions of Area C will be required to change from the existing zoning to the Large Lot Residential – R3 land use district to accommodate residential development. The current Land Use Bylaw has been crafted to allow dwellings in this district to cover up to 40 percent of the lot area and accessory structures shall not cover more than 10 percent of the area of the lot.

5.6 Road Network

The neighbourhood collector has been identified as Home Seekers Avenue, which defines the north boundary of Area C. The proposed local road network in Area C is a traditional grid pattern and has been integrated into the design to mirror the traditional roadway design found within the Town of Cardston. Two additional accesses to Secondary Highway 501 have been proposed within area C.



Town of Cardston
East Area Redevelopment Plan
Final Design - Area C
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008
Map 9

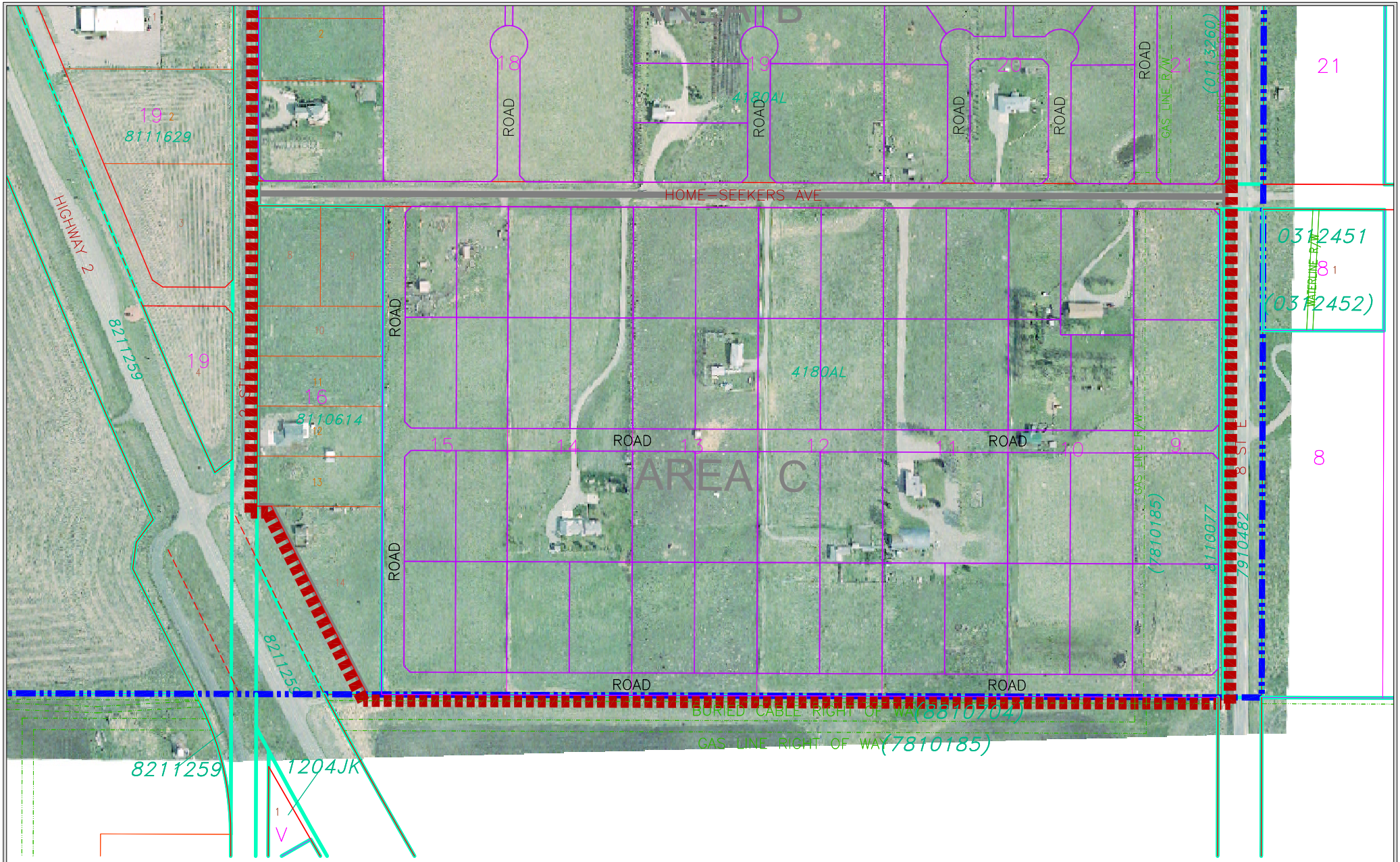
Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 2x

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 19, 2008 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg



Town of Cardston
East Area Redevelopment Plan
Final Design - Area C - Aerial Photo
Portions Of
NW 1/4 Sec 3, Twp3, Rge 25, W 4 M &
SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M
Bylaw 1573, December 16, 2008
Map 10

Area Redevelopment Plan Boundary
Total Area Of ARP 115.00±ha (284.20±Acres)

Scale 2x

OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 19, 2008 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg

Other Subdivision and Development Issues

6.0 OTHER SUBDIVISION AND DEVELOPMENT ISSUES

6.1 Off-site Levies

In order for an orderly, well-designed, and adequately-serviced subdivision to be developed, off-site levies will have to be applied to the development area over and above individual on-site servicing and development costs. These levies usually will include the combined estimated costs of:

- sanitary trunk lines,
- improvements to the sewage treatment facilities,
- water main extensions,
- storm water detention ponds,
- storm water sewer lines,
- collector and service roads,
- design and engineering fees.

In addition, if other services are supplied to develop a subdivision, development agreements with the municipality should include those other direct costs as well. The Town of Cardston will develop an Off-Site Levy and Development Fees Bylaw that will apply at the time of subdivision and development.

6.2 Municipal and School Reserve

Municipal and/or school reserve will be provided in accordance with section 666 of the Municipal Government Act at the time of subdivision.

- If a landowner's parcel is not designated for land dedication for a green space, park or school, municipal and/or school reserve will be required to be provided as money in lieu of land.
- A compensation plan approved by the Town of Cardston will compensate any landowner who is requested to provide more than 10 percent of their total land area for parks or schools, for the acreage portion that exceeds their 10 percent dedication.

6.3 Roads and Utilities

Land for roads and utilities will be provided in accordance with section 662 of the Municipal Government Act. This section states:

662(1) *A subdivision authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide part of that parcel of land for the purpose of road, public utilities or both.*

(2) *The land to be provided under subsection (1) may not exceed 30% of the area of the parcel of land less the land taken as environmental reserve or as an environmental reserve easement.*

(3) *If the owner has provided sufficient land for the purposes referred to in subsection (1) but the land is less than the maximum amount authorized by subsection (2,. the subdivision authority may not require the owner to provide any more land for those purposes.*

6.4 Landscaping and Design Standards

Developers will be required to landscape their lots and are encouraged to produce a high-quality development. Innovative landscaping features are encouraged and trees, shrubs, lawn, flowers, etc. should be planted in appropriate areas. For residential districts, the front yard requirement shall be comprehensively landscaped, except for those areas occupied by sidewalks or driveways, to the satisfaction of the designated officer or the development authority. The development authority may impose reasonable conditions on a development permit if it will make the use or development more consistent with the purpose of the land use district or with the area redevelopment plan.

6.5 Architectural Controls

Many successful development projects use architectural control, which is a "layer" of development control that is normally imposed on builders, within a described area, in order to achieve a uniform standard of development. However, as this is private land that will be privately developed, the implementation of the controls will reside with the developers of the area. If architectural control is implemented, two important points to note are:

- The desired development standards should be set forth in a document which is caveated against the land title and remains in effect for a prescribed period of time.
- A level of co-ordination between the developer's architect or design reviewer and the municipality is also necessary to ensure development and building permits are not issued if architectural approval has not been given.

Sequence of Development

7.0 SEQUENCE OF DEVELOPMENT

Once an area redevelopment plan is in place detailing the density and types of development allowed, there is a three-stage process to begin developing a parcel of land.

7.1 Reclassification of Land

The process for reclassification, as outlined in the Municipal Government Act, provides for advertising of the proposal and holding a public hearing where affected landowners may comment on the proposal. Council will make the final decision to redesignate a parcel and there is no appeal of this decision.

Lands eligible to be subdivided within the plan area are designated as several different lands uses. Portions of the lands located in Areas A, B and C will be required to be redesignated from the current land use zoning to either Residential – R1 or Large Lot Residential – R3 to accommodate the development proposed in this area redevelopment plan.

7.2 Subdivision of Land

After a parcel of land is redesignated to the appropriate district as outlined in this plan, the landowner may apply for subdivision of the parcel into separate titles. The landowner or developer will have certain costs to consider associated with the subdivision process. These include:

1. Subdivision application fees, survey costs and registration costs.
2. Provision of municipal reserve by way of land or cash in lieu of land in an amount not exceeding 10 percent of the acreage of the parcel being subdivided or 10 percent of the per acre value of the parcel being subdivided. It is assumed that municipal reserve will be provided as either land, where it is warranted, or as cash in lieu of land where no park space is to occur.
3. Developers will be required to enter into a development agreement with the Town of Cardston in regards to providing infrastructure to service the plan area.
4. Developers will be required to provide the following infrastructure to the Town's specifications to adequately service the area as negotiated:
    - water mains and service connections,
    - sanitary sewer mains and service connections,
    - storm sewer mains and service connections,

- overland drainage system,
- paved roadways complete with curb and gutter,
- sidewalks and lanes where required,
- natural gas,
- electrical and street lighting,
- telephone,
- cable television.

Town off-site levies and development fees (that also help cover costs for Town engineering and planning costs associated with the preparation of this area redevelopment plan) will be applied to developers of the area at the time of development.

Slight deviations in the proposal in terms of the lot layout may be allowed, provided they are acceptable to Council. In particular, design layouts may be altered slightly; however, the overall design scheme including the density, proposed uses, storm water management areas, road network and utility corridors should be strictly adhered to.

7.3 Development of Individual Lots

Once the plan area has been subdivided, the necessary infrastructure in place, conditions met and separate titles issued, the land owner can apply to the Town of Cardston for a development permit to develop a permitted or discretionary use as listed in the appropriate district allowed for in this plan area and contained in the Town of Cardston Land Use Bylaw.

The landowner will be required to submit an application form, a fee, a site plan showing the location of the building on the lot and the building plans. In addition, the landowner should be aware of the location of any underground services present before any excavation work is commenced.

The development approval process will include the following:

- Once the application, applicable fee and any required information have been submitted, the designated officer or the development authority will review and make a decision on the application. If a proposed development conforms to this plan and the Land Use Bylaw, the designated officer shall issue a development permit with or without conditions. If the application is for a development permit for a discretionary use, the designated officer shall send the application to the development authority for a decision. In this instance, the development authority shall notify persons likely to be affected by the issuing of the development permit.

- The development authority may require that as a condition of issuing a development permit, the applicant enter into a development agreement with the Town of Cardston in regards to the provision of infrastructure services or pay for an off-site levy.
- The person to whom a development permit has been issued shall notify the designated officer following the stake-out of the site but prior to the commencement of construction.
- The applicant must commence the development within 12 months from the date of issuance of the permit, unless the development permit is suspended or cancelled; otherwise the permit is no longer valid.

Land Use Policies

8.0 LAND USE POLICIES

8.1 General Reclassification Policies for Areas A, B, and C

The policies below apply to all parcels of land located within the area redevelopment plan boundary.

8.1.1 Proposals for reclassification of lands from Agriculture – A to Residential – R1 or Large Lot Residential – R3 shall follow the process outlined in the Municipal Government Act.

8.1.2 The desires of one landowner to subdivide their lands shall not force an adjacent landowner to do the same if the adjacent landowner is not interested in development.

8.1.3 If required by Alberta Transportation or the municipality, the developer shall conduct traffic studies with respect to access onto Highway 501. Any upgrading identified by such studies shall be implemented by the developer at its sole cost and to the satisfaction of the municipality and Alberta Transportation.

8.2 General Subdivision Policies for Areas A, B, and C

The policies below apply to all parcels of land located within the area redevelopment plan boundary.

8.2.1 This area redevelopment plan is to be used as a guideline for subdivision when the landowners decide that they want to subdivide their existing titles.

8.2.2 As a condition of subdivision approval, the developer must provide a plan of survey from a certified Alberta Land Surveyor that certifies the location and dimensions of any existing buildings and the exact dimensions of the lot to be subdivided.

8.2.3 Subdivision proposals will be reviewed in terms of conformity to the area redevelopment plan design scheme. Prior to the application or survey of the subdivision proposal, developers are encouraged to consult with the Town of Cardston and their planning advisor to determine if the proposal is in compliance with the plan.

8.2.4 As a condition of subdivision approval, the landowner or developer shall enter into a development agreement within the Town of Cardston.

8.2.5 At the time of subdivision, the subdivision authority shall require a landowner to provide the 10 percent reserve requirement by providing land, paying money in lieu, or a combination of both.

8.2.6 Costs of infrastructure construction shall be borne by the persons owning and developing land in the plan area.

8.2.7 The design of utility infrastructure shall be to the Town of Cardston and utility company standards and the Town will provide detailed engineering standards for the roadways and servicing to the developer at the time of development.

8.2.8 Any costs associated with topographic survey or engineering work that may be required for the subdivision shall be at the expense of the developer.

8.2.9 Any utility easement(s) as required by utility companies or the Town of Cardston shall be established prior to finalization of the subdivision application.

8.2.10 Lot sizes and layouts shall conform to the standards as described in this plan, however, in all instances the minimum lot size of the corresponding land use district in the Town of Cardston Land Use Bylaw shall be adhered to when subdividing a lot.

8.2.11 Slight deviations in the lot layout, road network or utility corridors for a particular proposal may occur at the time of subdivision if acceptable by Council and approved by resolution.

8.2.12 In respect of market demands and future growth, subdivision may occur in phases, having regard to the overall design and road layout and servicing requirements. Any phasing of development shall be reflected by a proposal or plan that must be approved by the Town of Cardston.

8.2.13 The Town of Cardston will agree to a formula for the distribution of the costs associated with the development of the storm water management system for the area. A landowner, whose parcel of land is not specifically designated to accommodate the storm water detention as per the design of this plan, will likely be required to provide money in lieu based on the formula, to pay for their land parcel share.

8.2.14 If required by Alberta Transportation or the municipality, the developer shall conduct traffic studies with respect to access onto Highway 501. Any upgrading identified by such studies shall be implemented by the developer at its sole cost and to the satisfaction of the municipality and Alberta Transportation.

8.3 General Development Policies for Areas A, B, and C

The policies below apply to all parcels of land located within the area redevelopment plan boundary.

8.3.1 This area redevelopment plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.

8.3.2 All new residential dwellings to be constructed on land designated as Residential – R1 shall be required to connect to both the municipal water supply and sewage systems.

8.3.3 All new residential dwellings to be constructed on land designated as Large Lot Residential – R3 shall be required to connect to the municipal water supply and may be required to connect to the municipal sewage system.

8.3.4 The landowner/developer will be required to submit an application form, a fee, a site plan showing the location of the building on the lot, building plans and a grading plan.

8.3.5 Any costs associated with topographic survey or engineering work that may be required shall be at the expense of the developer.

8.3.6 Landowners will be required to provide for adequate storm water drainage management as created by their land parcel and proposed development.

8.3.7 Legal access and egress from a lot shall be indicated on a site plan and shall be at a location to the satisfaction of the designated officer or the development authority.

8.3.8 The development authority may require the developer to provide additional standards of development (parking, landscaping, screening of storage/goods, etc.) in conjunction with Schedule 6 of the Land Use Bylaw.

8.4 Policies for Area A

The policies below apply to only those parcels of land located within the area redevelopment plan boundary identified as Area A.

8.4.1 The intent of Area A is to promote standard urban development and as such the land identified for residential development shall be zoned either Residential – R1 or Medium Density Residential – R4.

8.4.2 The area identified for non-residential development adjacent to Secondary Highway 501 may be rezoned to an appropriate non-residential land use district at the discretion of Council. Council acknowledges that proposed uses must be compatible with residential development.

8.4.3 In order to promote a mix of residential uses, subdivision proposals for parcels designated Residential – R1 that have a titled area of 2.0 or more acres in size, **may designate up to 15 percent** of the developable parcel area to accommodate lots for two-unit dwellings.

8.4.4 This area redevelopment plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a subdivision or development permit application. The road network shall not be changed without an amendment to the area redevelopment plan.

8.5 Policies for Area B

The policies below apply to only those parcels of land located within the area redevelopment plan boundary identified as Area B.

8.5.1 This area redevelopment plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.

8.5.2 Proposals for reclassification of lands from Agriculture – A shall be limited to Large Lot Residential – R3 and shall follow the process outlined in the Municipal Government Act.

8.5.3 At the time of adoption of the plan, the existing titled parcels shall be considered ‘parent’ parcels.

8.5.4 In order to promote orderly development, the dedication of the road and cul-de-sac in each of the titled blocks within Area B shall be required at the time of the first subdivision approval and endorsement of the parent parcel.

8.5.5 The approving authority may consider an application to create one (1) new lot from a parent parcel that may utilize a private sewage disposal system if the following criteria can be met:

(a) the parcel to be created is at least one (1) acre in size and conforms to the area design as shown in Map 7.

(b) that at the time of subdivision, the applicant/owner shall enter into a development agreement to be registered on title that includes a provision that when municipal sanitary sewer is available, the existing private system will be abandoned and that the owner of the land is required to connect to the sewer and is responsible for all costs associated with the connection.

(c) the applicant is required to submit with the application a soil analysis done by an accredited agency or engineer to ensure that the soils are capable of supporting a septic field. Analysis of the soil must be performed and approved by an approved agency under Alberta Labour.

(d) the parcel to be created is required to have legal and physical access to a developed Town road.

8.5.6 The approving authority shall require applications to create more than one (1) new lot from a parent parcel to be connected to the municipal sanitary system.

8.5.7 The approving authority shall require all applications for subdivision and development to be connected to the municipal water system.

8.6 Policies for Area C

The policies below apply to only those parcels of land located within the area redevelopment plan boundary identified as Area C.

8.6.1 This area redevelopment plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.

8.6.2 Proposals for reclassification of lands from Agriculture – A shall be limited to Large Lot Residential – R3 and shall follow the process outlined in the Municipal Government Act.

8.6.3 At the time adoption of the plan, the existing titled parcels shall be considered 'parent' parcels.

8.6.4 In order to promote orderly development, the dedication of the road to be the future 12 Avenue East and 13 Avenue East, as shown in Map 9, in each of the titled blocks within Area C shall be required at the time of the first subdivision approval and endorsement of the parent parcel. The residual parcel will be required to be registered as one (1) lot with the exception of the road.

8.6.5 The approving authority may consider an application to create one (1) new lot from a parent parcel that may utilize a private sewage disposal system if the following criteria can be met:

(a) the parcel to be created is at least one (1) acre in size and conforms to the area design as shown in Map 9.

(b) that at the time of subdivision, the applicant/owner shall enter into a development agreement to be registered on title that includes a provision that when municipal sanitary sewer is available, the existing private system will be abandoned and that the owner of the land is required to connect to the sewer and is responsible for all costs associated with the connection.

(c) the applicant is required to submit with the application a soil analysis done by an accredited agency or engineer to ensure that the soils are capable of supporting a septic field. Analysis of the soil must be performed and approved by an approved agency under Alberta Labour.

(d) the parcel to be created is required to have legal and physical access to a developed Town road.

8.6.6 The approving authority shall require applications to create more than one (1) new lot from a parent parcel to be connected to the municipal sanitary system.

8.6.7 The approving authority shall require all applications for subdivision and development to be connected to the municipal water system.

TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1573A

BEING a bylaw of the Town of Cardston in the Province of Alberta, to amend Bylaw No. 1573, being the East Cardston Area Redevelopment Plan.

WHEREAS the Council of the Town of Cardston wishes to amend the concept plan for the area identified as "AREA A" within the East Cardston Area Redevelopment Plan contained within portions of the SW ¼ 10-3-25 W 4 M;

AND WHEREAS the purpose of the amendment is to modify the design concept to accommodate the development of a soccer field as shown on the certain lands identified on the map in Schedule 'A' attached hereto and;

AND WHEREAS the Council wishes to amend maps 4, 5 and 6 contained within the East Cardston Area Redevelopment Plan to reflect the new design.

AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Town of Cardston in the Province of Alberta duly assembled does hereby enact the following:

1. Maps 4, 5 and 6 of the East Cardston Area Redevelopment Plan shall be amended to reflect the design as identified on the map in Schedule 'A'.

2. This Bylaw shall come into effect upon third and final reading hereof

Received First Reading this 13 day of October, 2009.

Received Second Reading this 10 day of November, 2009.

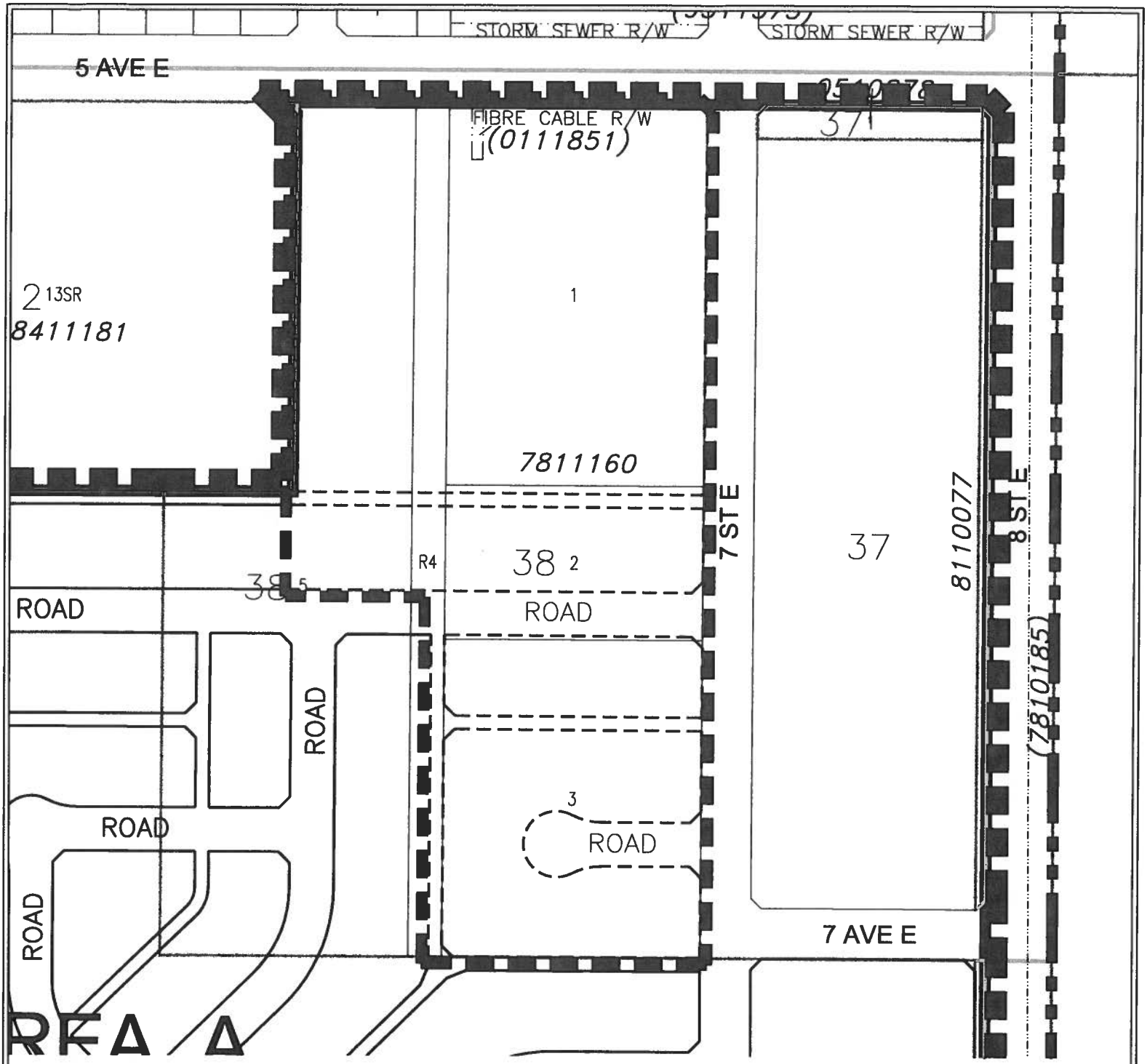
Received Third and Final Reading this 10 day of November, 2009.

SIGNED by the Mayor and Chief Administrative Officer this 13 day of November, 2009

Mayor

Chief Administrative Officer

RECEIVED
DEC 22 2009
DH / CK / BS



SCHEDULE 'A'
EAST AREA REDEVELOPMENT PLAN REDESIGN
OF BYLAW 1573, DECEMBER 16, 2008

▬ ▬ ▬ ▬ AREA OF EAST ARP TO BE REDESIGNED

– – – – – – – – NEW EAST ARP LAYOUT

SW 1/4 Sec 10, Twp 3, Rge 25, W 4 M

MUNICIPALITY; TOWN OF CARDSTON

DATE; SEPTEMBER 30, 2009

Bylaw #; 1573A

Date; Nov 13, 2009

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL. 329-1344 T1H 5E8
"NOT RESPONSIBLE FOR ERRORS OR OMMISSIONS"

December 22, 2009 N:\Cardston-County\Cardston\Cardston East ARP (Bylaw 1573_Dec16-2008)\Cardston East ARP (Bylaw 1573_Dec16-2008).dwg