

**Town of Cardston
Bylaw #1559A**

BEING a bylaw of the Town of Cardston in the Province of Alberta, to amend Bylaw No. 1559 being the West Cardston Area Structure Plan.

WHEREAS the Council of the Town of Cardston wished to amend the concept plan for the area identified as "AREA A" within the West Cardston Area Structure Plan contained within Block 15 and 16, Plan 9110755 within a portion of the NE ¼ 8-3-25-4 W 4 M;

AND WHEREAS the purpose of the amendment is to modify the design concept to accommodate the development of residential lots 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 West Cardston Area Structure 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 West Cardston Area Structure Plan shall be amended to reflect the design as identified on the map in Schedule 'A'.
2. This bylaw shall come into effect upon the third and final reading hereof.

Received First reading this 10 day of November, 2009

Received Second reading this 8 day of December, 2009

Received Third and Final reading this 8 day of December, 2009

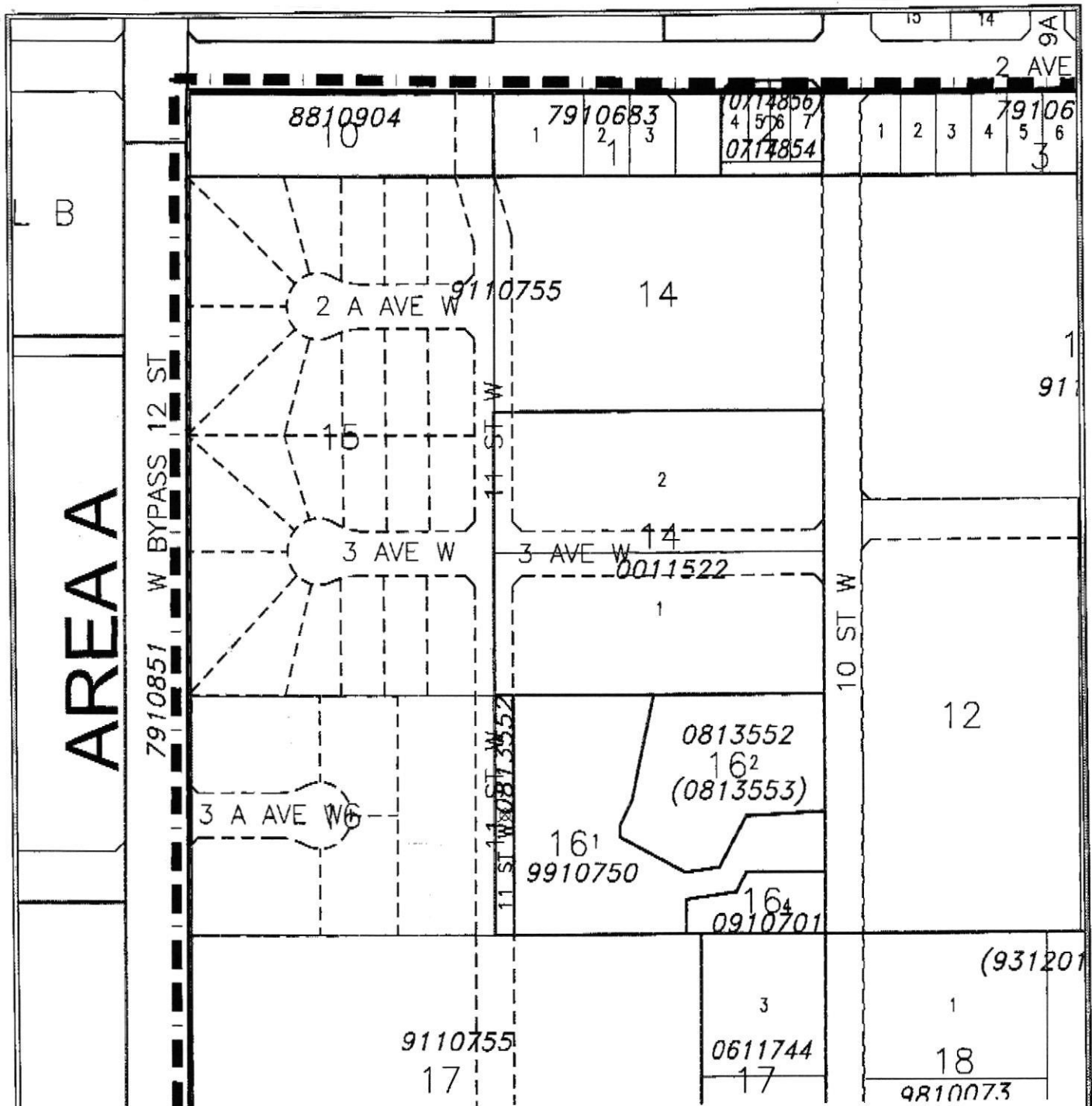
Signed by the Mayor and the Chief Administrative Officer this 11 day of December, 2009



Mayor



Chief Administrative Officer



SCHEDULE 'A'
AREA STRUCTURE PLAN REDESIGN OF AREA 'A'
BYLAW 1559, MARCH 27, 2007
 BLOCKS 15 & 16, PLAN 9110755 IN
 NE 1/4 SEC 8, TWP 3, RGE 25, W 4 M
 MUNICIPALITY; TOWN OF CARDSTON
 DATE; NOVEMBER 3, 2009

Bylaw #; 1559 A
 Date; _____



November 03, 2009 N:\Cardston-County\Cardston\Cardston W ASP Bylaw 1559 Mar 27-2007\Town of Cardston_Nad83_UTM West Cardston ASP(Bylaw 1559 Mar 27-2007).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 OMISSIONS

**TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1559B

BEING a bylaw of the Town of Cardston in the Province of Alberta, to amend Bylaw No.1559 being the West Cardston Area Structure Plan.

WHEREAS the Council of the Town of Cardston wishes to amend the design concept plan for the area identified as "AREA A" within the West Cardston Area Structure Plan contained within Block 13, Plan 9110755 within a portion of the NE ¼ 8-3-25 W 4 M;

AND WHEREAS the purpose of the amendment is modify the design concept plan to accommodate the development of residential lots as shown (generally) on the certain lands identified on the map in Schedule 'A' attached hereto;

AND WHEREAS the Council wishes to amend maps 4, 5 and 6 contained within the West Cardston Area Structure Plan to reflect the new design concept for "AREA A";

AND WHEREAS the Council wishes to textually amend section 3.0 (AREA A), subsection 3.5 (Proposed Type of Development) of the West Cardston Area Structure Plan to ensure consistency with the new design concept for "AREA A";

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 West Cardston Area Structure Plan shall a be amended to reflect the design as identified on the map as per the attached Schedule 'A' of this bylaw.
2. Section 3.0 (AREA A), subsection 3.5 (Proposed Type of Development) of the West Cardston Area Structure Plan shall be amended textually by:
 - a. Removing the following text from the second paragraph,

"The one exception to this is a residual parcel southwest of 2A Avenue West, where lots would be difficult to incorporate given the existence of a utility right-of-way and historic run-off containment area. Thus a green space has been located to cover the diagonally-oriented pipeline."; and
 - b. Replacing/inserting the abovementioned text with the following text,


"The green space has been located to provide for future design and dedication (at the time of subdivision) of municipal reserve area and/or a public utility lot for regional stormwater catchment/storage purposes. At the time of subdivision, the developer will be required to determine the land area required for municipal reserve and/or stormwater catchment/storage purposes, to the satisfaction of the Town of Cardston."
3. This bylaw shall come into effect upon third and final reading hereof.

Received First reading this 10 day of May, 2011

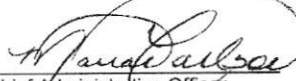
Received Second reading this 24 day of May, 2011

Received Third and Final reading this 28 day of June, 2011

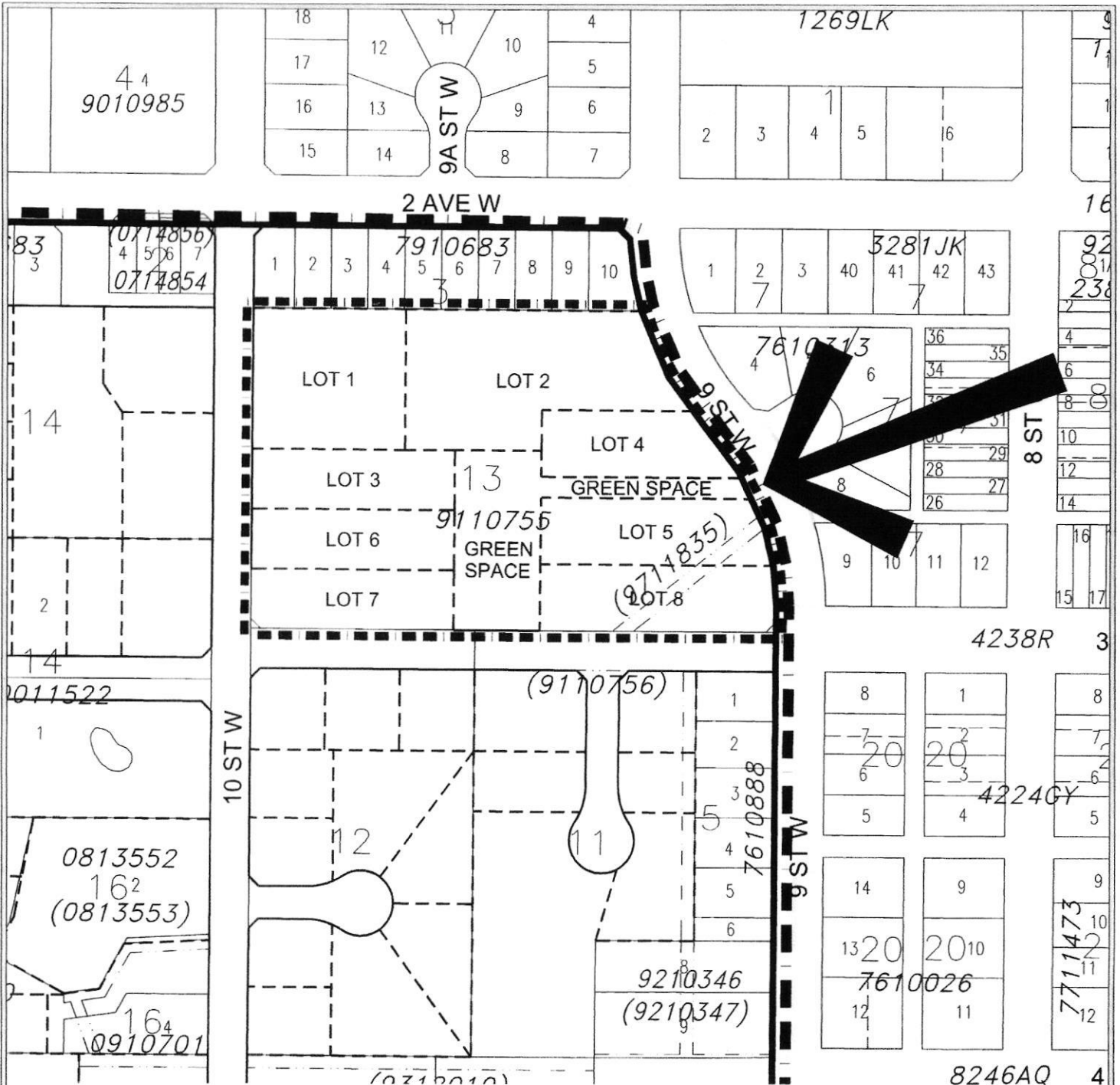
Signed by the Mayor and the Chief Administrative Officer this 4 day of July, 2011



Mayor



Chief Administrative Officer



SCHEDULE 'A'
AREA STRUCTURE PLAN REDESIGN OF AREA 'A'
BYLAW 1559, MARCH 27, 2007
 BLOCKS 13, PLAN 9110755 IN
 NE 1/4 SEC 8, TWP 3, RGE 25, W 4 M
 MUNICIPALITY; TOWN OF CARDSTON
 DATE; April 18, 2011

Bylaw #; 1559B
 Date; _____



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 April 18, 2011 N:\Cardston-County\Cardston\Cardston W ASP Bylaw 1559 Mar 27-2007\Town of Cardston West Cardston ASP(Bylaw 1559 Mar 27-2007)(Amend Bylaw 1559A).dwg



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

**TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1559C

BEING a bylaw of the Town of Cardston in the Province of Alberta, to amend Bylaw No. 1559 being the West Cardston Area Structure Plan.

WHEREAS the Council of the Town of Cardston wishes to amend the design concept plan for the area identified as "AREA C" within the West Cardston Area Structure Plan contained (more specifically) within Plan 5570AQ, Block 5, Lot 1A; Plan 0714508, Block 11, Lot 103; and, Plan 0714508, Block 11, Lot 102 all located within a portion of the SE ¼ 8-3-25-W4M;

AND WHEREAS the purpose of the amendment is to modify the design concept plan for "Area C" to accommodate the removal of a lane from the design concept as shown (generally) on certain lands identified on the map in Schedule 'A' attached hereto;

AND WHEREAS the Council wishes to amend maps 4, 9 and 10 contained within the West Cardston Area Structure Plan to reflect the revised design concept for "AREA C";

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, 9 and 10 of the West Cardston Area Structure Plan shall be amended to reflect the redesign of a portion of "Area C" as identified on the map as per the attached Schedule 'A' of this bylaw.
2. This bylaw shall come into effect upon third and final reading hereof.

Received First Reading this 14 day of May 2013

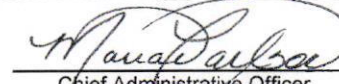
Received Second Reading this 28 day of May 2013

Received Third and Final Reading this 28 day of May 2013

SIGNED by the Mayor and Chief Administrative Officer this 3 day of June 2013

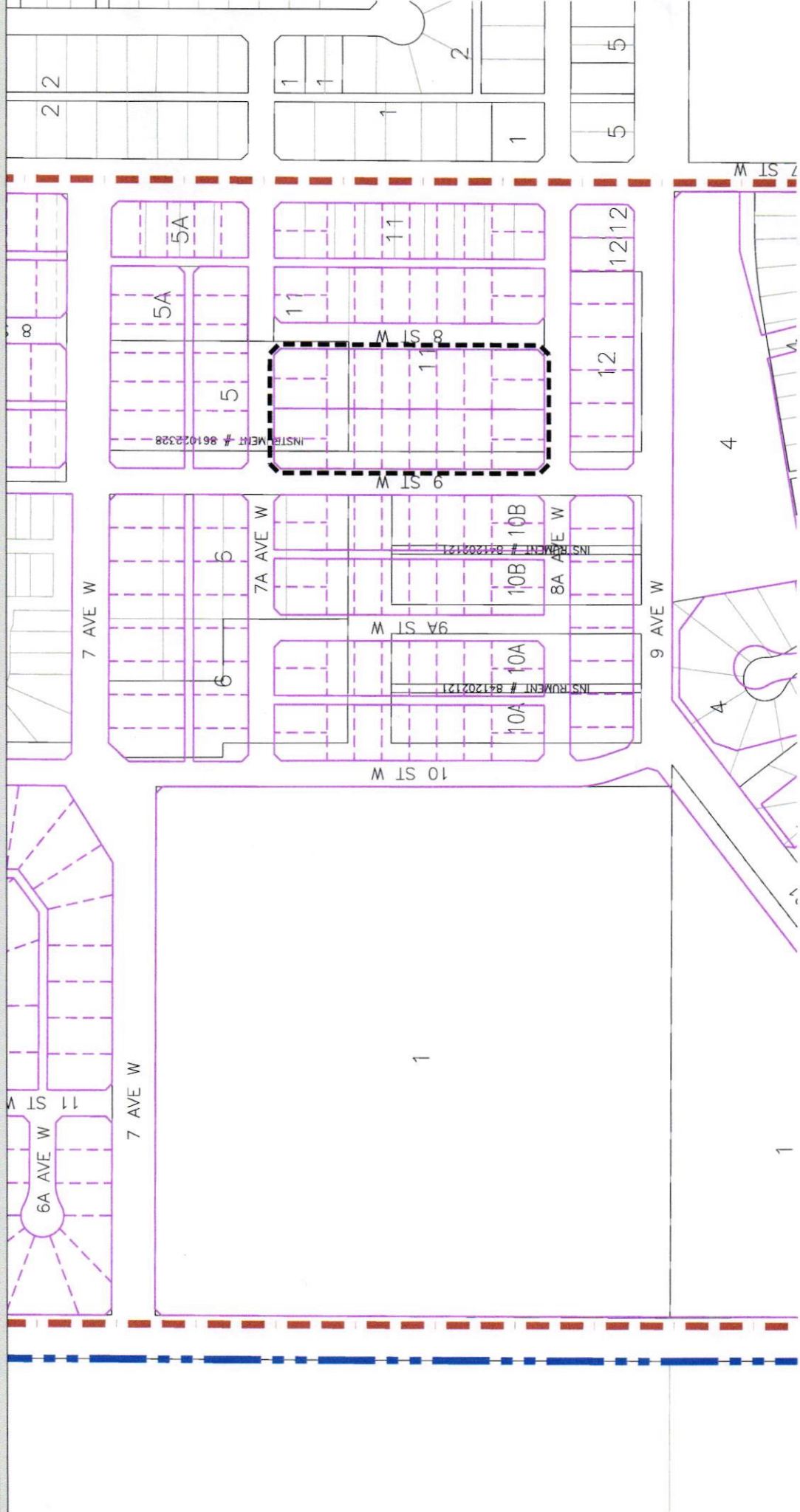


Mayor



Chief Administrative Officer



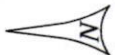


SCHEDULE 'A'
TOWN OF CARDSTON
WEST CARDSTON AREA STRUCTURE PLAN REDESIGN OF AREA C
APRIL 19, 2013
West Area Structure Plan Boundary Redesign Area

Bylaw #: _____

Date: _____

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**TOWN OF CARDSTON
IN THE PROVINCE OF ALBERTA**

BYLAW 1559D

WEST CARDSTON AREA STRUCTURE PLAN AMENDMENT

BEING a bylaw of the Town of Cardston in the Province of Alberta, to amend Bylaw No.1559 being the West Cardston Area Structure Plan;

WHEREAS the Council of the Town of Cardston wishes to amend the design concept plan for the area identified as "AREA A" within the West Cardston Area Structure Plan contained firstly within Block 15, Plan 911 0755; and secondly within Lot 1, Block 3, Plan 111 3038, & Lot 2, Block 3, Plan 121 0522, & Lot 7PUL, Block 3, Plan 121 0522, all within the NE ¼ 8-3-25 W 4 M;

AND WHEREAS the purpose of the amendment is, firstly, to modify the design concept plan to accommodate the development of larger residential lots and provide for additional direct access onto 12th Street W, and secondly to align the design concept plan with the subdivision design that has already been approved by the Subdivision Authority, as illustrated in the map in Schedule 'A' attached hereto;

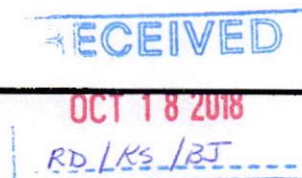
AND WHEREAS the Council wishes to amend maps 4, 5 and 6 contained within the West Cardston Area Structure Plan to reflect the new design concept for "AREA A";

AND WHEREAS the Council wishes to textually amend section 3.0 (AREA A) of the West Cardston Area Structure Plan to ensure consistency with the new design concept for "AREA A";

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 West Cardston Area Structure Plan shall be amended to reflect the design as identified on the map as per the attached Schedule 'A' of this bylaw.
- 2) Section 3.0 (AREA A) of the West Cardston Area Structure Plan shall be amended textually by:
 - (a) Removing the following text from Section 3.6:
- 3) "The neighbourhood collectors which run north/south through Area A and both minor collector roads and cul-de-sacs will be connected to have been identified 10 Street West and



11 Street West. It is proposed that 3 Avenue West be extended until it connects with the 12 Street West bypass when the area has completely developed. The shape of the cul-de-sacs have been driven by the constraints the previous subdivisions created and the requirement to loop domestic water.”

(a) And replacing the abovementioned text with the following text:

- 4) “The neighbourhood collectors which run north/south through Area A are identified as 10 Street West and 11 Street West. It is proposed that 3 Avenue W be extended to connect with the 12 Street West bypass, and that 2A Avenue West be extended west of 11 Street West to connect to 11A Street West extended North of 3 Avenue West. The shapes of the roads have been driven by the constraints of the previous subdivisions created and the requirement to loop domestic water.”
- 5) This bylaw shall come into effect upon third and final reading hereof.


Received First Reading this 10th day of July, 2018

Received Second Reading this 9th day of October, 2018

Received Third & Final Reading this 9th day of October, 2018

Signed by the Mayor and the Chief Administrative Officer this 10th day of October, 2018

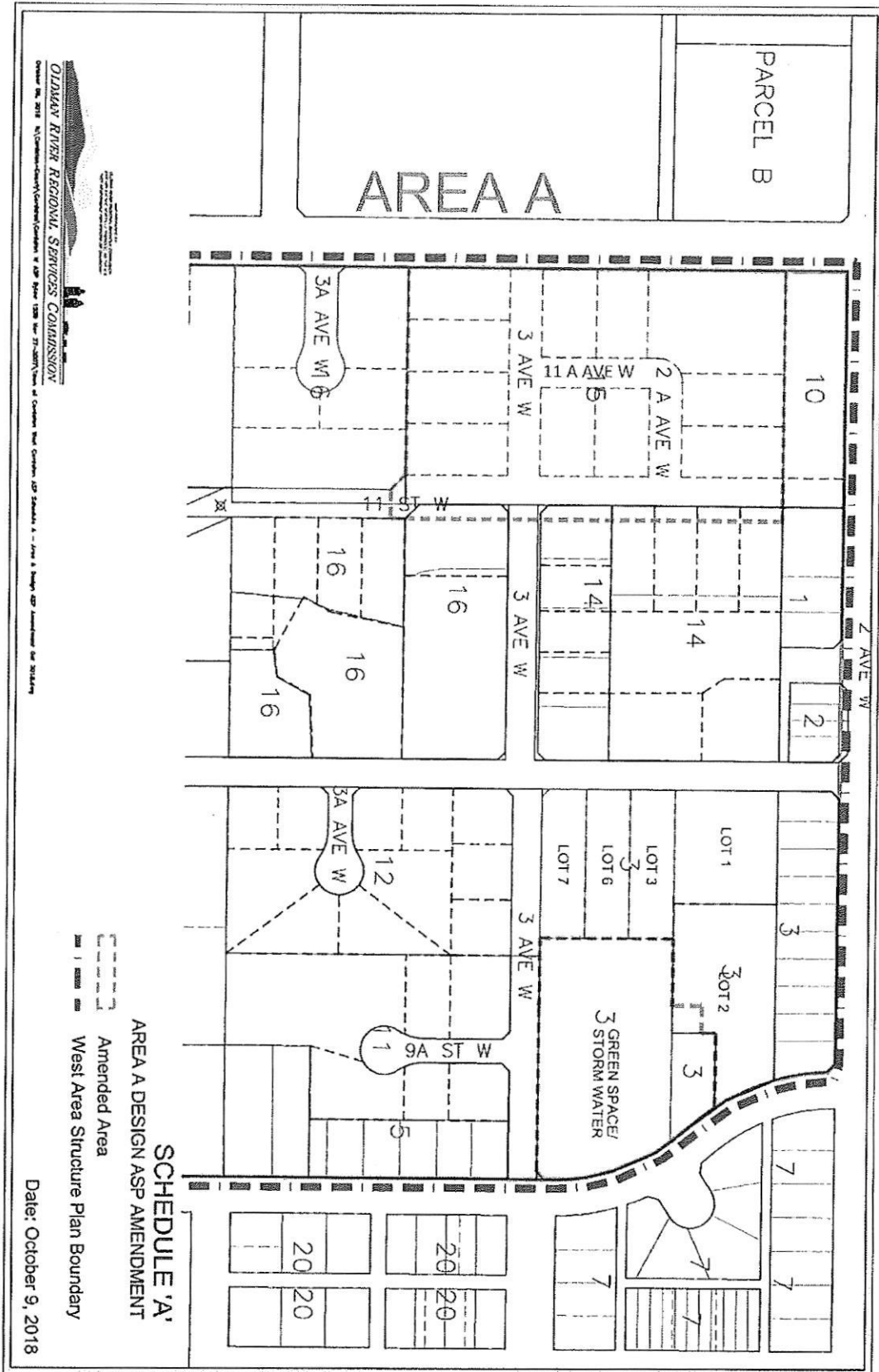
TOWN OF CARDSTON


MAYOR – *Maggie Kronen*


CHIEF ADMINISTRATIVE OFFICER – *Jeff Shaw*



SCHEDULE "A"



OLIVIAN RIVER REGIONAL SERVICES COMMISSION

Date: October 9, 2018

TOWN OF CARDSTON IN THE PROVINCE OF ALBERTA

BYLAW 1559E

WEST AREA STRUCTURE PLAN BYLAW AMENDMENT

A BYLAW OF THE TOWN OF CARDSTON IN THE PROVINCE OF ALBERTA TO AMEND BYLAW NO. 1559, BEING THE WEST CARDSTON AREA STRUCTURE PLAN.

WHEREAS the Council of the Town of Cardston wishes to amend the development and land use guidelines and policies both generally and specific to Area B;

AND WHEREAS the purpose of the amendment is to facilitate higher density development in Area B and to provide general design and land use flexibility which will support a more appropriate response to development proposals in recognition of the age of the ASP;

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. Section 4.0 (AREA B) of the West Cardston Area Structure Plan shall be amended textually by:

a. Amending Section 4.2 by adding the text in red:

“Area B is proposed to be a mixed residential neighbourhood with generous amounts of open park space. This will be facilitated by the integration of the established medium density development, which consists of semi-detached and row housing along with the traditional single-family development, and the opportunity for additional medium density development. Area B also has been identified with significant amount of green space that has paralleled the existing nature drains of the land.”

b. Amending Section 4.4 by deleting the text in red:

“The proposed concept calls for a continuation west of the current layout of residential lots and linear streets. Farrell Lake, located adjacent to the western Town boundary, is proposed to act as part a storm water management system, controlling surface water from the surrounding development as well as additional run-off that naturally enters Cardston from the County. A linear green strip has been incorporated along a natural drainage course to facilitate storm water management for the area. It is proposed that a recreational pathway may be developed in conjunction with the green space.

c. Amending Section 4.5 by adding and deleting the text in red:



“Area B will incorporate both multi-family and low-density developments. The established multi-family sites will infill as the market dictates and is currently subdivided to accommodate two- to four-unit dwellings as permitted within Cardston’s Land Use Bylaw.

Surrounding the established multi-family site is proposed to be predominantly single-family residential lots, with opportunity for additional medium density development where appropriate. 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 m²) or 700 square feet (65.1 m²) per unit for a two-unit dwelling.”

a. Amending the policies noted below by adding and deleting the text in red:

9.2.10 Lot sizes 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.

9.2.11 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 the Subdivision Authority. Where a conceptual design scheme or comprehensive site development plan has been submitted that is consistent with the overarching transportation and utility aspects of the ASP, the lot layouts, road network and utility corridors in the conceptual design scheme or comprehensive site development plan may be approved. Applications that propose higher than originally envisioned densities should be read in the context of the Municipal Development Plan and supported where appropriate subject to rezoning where necessary.

9.5.2 Proposals for reclassification of lands shall follow the process outlined in the Municipal Government Act.

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



Received First Reading this 1st day of August, 2023

Public Hearing held this 12th day of September, 2023

Received Second Reading this 12th day of September, 2023

Received Third & Final Reading this 12th day of September, 2023

Signed by the Mayor and the Chief Administrative Officer this 12th day of September, 2023

TOWN OF CARDSTON



MAYOR – *Maggie Kronen*



CHIEF ADMINISTRATIVE OFFICER – *Jeff Shaw*