

West Cardston

AREA STRUCTURE PLAN



Town of Cardston Bylaw No. 1559
March 2007
(Consolidated to Bylaw No. 1559E, September 2023)



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

BYLAW NO. 1559

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

WHEREAS the Council of the Town of Cardston wishes to adopt a comprehensive land use plan for certain land contained within the East $\frac{1}{2}$ 8-3-25 W 4 M and portions of the NE $\frac{1}{4}$ of 5-3-25 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;

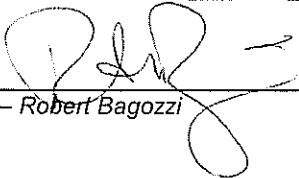
AND WHEREAS the Council wishes to regulate and control development of these said land but also to promote these lands as a multi-use area.

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 West Cardston Area Structure Plan.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 23rd day of January, 2007.

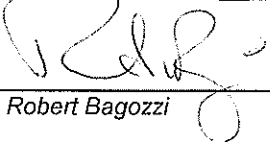


Mayor – Robert Bagozzi



Chief Administrative Officer – Gregory D. Burt

READ a **second** time this 27th day of March, 2007.




Mayor – Robert Bagozzi

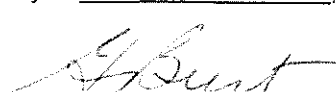


Chief Administrative Officer – Gregory D. Burt

READ a **third** time and finally PASSED this 27th day of March, 2007.



Mayor – Robert Bagozzi



Chief Administrative Officer – Gregory D. Burt

West Cardston Area Structure Plan Bylaw No. 1559 – Amendments

| Bylaw | Amendment Description | Legal Description | Passed |
|-------|--|---|--------------|
| 1559A | Amend the concept plan for “AREA A” to accommodate the development of residential lots and amend Maps 4, 5 and 6 | Block 15 & 16, Plan 9110755 within NE 8-3-25-W4M | 8-Dec-2009 |
| 1559B | Amend the concept plan for “AREA A” to accommodate the development of residential lots and amend Maps 4, 5 and 6; Amend section 3.0 (AREA A) subsection 3.5 to ensure consistency with the new design concept for “AREA A” | Block 13, Plan 9110755 within NE 8-3-25-W4M | 28-Jun-2011 |
| 1559C | Amend the design concept plan for “AREA C” to accommodate the removal of a lane from the design concept and amend Maps 4, 9 and 10 to reflect the revised design concept | Lot 1A, Block 5, Plan 5570AQ; Lot 103, Block 11, Plan 0714508; Lot 102, Block 11, Plan 0714508 within SE 8-3-25-W4M | 28-May-2013 |
| 1559D | Amend the design concept plan for “AREA A” to accommodate the development of larger residential lots and provide for additional direct access onto 12 th Street W and to align the design concept plan with the subdivision design already approved, and amend Maps 4, 5 and 6; Amend section 3.0 (AREA A) subsection 3.6 to ensure consistency with the new design concept for “AREA A” | Block 15, Plan 9110755; Lot 1, Block 3, Plan 1113038; Lot 2, Block 3, Plan 1210522 Lot 7PUL;Block 3, Plan 1210522; within NE 8-3-25-W4M | 9-Oct-2018 |
| 1559E | Amend the development and land use guidelines and policies, both generally and specific to “AREA B”. Amend Section 4.2 to include the addition for medium density development. Delete second paragraph of Section 4.4. Amend Section 4.5 to include the addition of medium density developments. | | 12-Sept-2023 |

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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 structure plan for the western portion of Cardston.

The subject lands are approximately 288 acres (116.6 ha) in size and are located directly west of the current built-up area of Cardston. Portions of the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of 8-3-25-W4 represent the most logical extension of the community, as they are the closest developable lands adjacent to the town centre.

The earliest design concept for the area is found in the Town of Cardston General Municipal Plan (GMP) adopted in 1983. However, the design was not adopted as part of the statutory plan and as such has led to the approval and development of parcels of land without consideration for the proposed neighbourhood design. This gradual, random development represents the greatest challenge when attempting to create an area structure plan that effectively incorporates the existing development while endeavouring to capitalize on development opportunities found within the area.

1.2 Purpose and Intent of the Plan

The purpose of an area structure plan is to provide a framework for the subdivision and development of specific area of land within a municipality. The development proposed for the west 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.

The intention of this plan is not to compel landowners to develop their properties if they do not wish to at this point. The intention 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 structure plan — a statutory document a municipality can adopt pursuant to section 633 of the Municipal Government Act.

Area Structure Plans

- 633** (1) *For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may, by bylaw, adopt an area structure plan.*
- (2) *An area structure plan*
- (a) *must describe*
- (i) *the sequence of development proposed for the area,*
- (ii) *the land uses proposed for the area, either generally or with respect to specific parts of the area,*
- (iii) *the density of population proposed for the area either generally or with respect to specific parts of the area, and*
- (iv) *the general location of major transportation routes and public utilities,*
and
- (b) *may contain any other matters 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 and when the owners anticipated developing their parcels. 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 structure plan. These discussions centered on:

- appropriate land use,
- adequate road network,
- parcel size,
- drainage and efficient municipal servicing.

The affected landowners attended an open house in May 2006 to provide input on the draft design. A second landowner open house in October 2006 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 West Cardston Area Structure 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.

West Cardston

AREA STRUCTURE PLAN



2.0 Design Considerations

2.0 Design Considerations

The proposed West Cardston Area Structure Plan, refers to lands contained within the E½ 8-3-25-W4 and a portion of the NE¼ 5-3-25-W4, which lies west of 7 Street West, south of 2 Avenue West, north of the golf course, and east of Mackenzie Street (12 Street West). The total land area to be included in the plan boundary is approximately 288.0 acres (116.6 ha), which is comprised of 107 registered parcels owned by approximately 56 different landowners. Some development has occurred within the area but overall parcels are generally large in size and undeveloped. (see Map 1).

Considering the large area of land and the number of landowners involved, the total area has been divided into four 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 six 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 |
|-------------------------------------|--------------------|-----------------|---------------------|
| A – Agricultural | 87.8 | 35.5 | 30.5 |
| R1 – Residential | 40.9 | 16.5 | 14.3 |
| R3 – Large Lot Residential | 57.6 | 23.3 | 20.0 |
| R4 – Medium Density Residential | 8.1 | 3.2 | 2.7 |
| RO – Recreation & Public Open Space | 57.0 | 23.0 | 19.8 |
| I2 – Light Industrial | 2.2 | 0.8 | 0.7 |
| Total Land Zoned | 253.6 | 102.3 | 88.1 |
| No zoning – Roads and lanes | 34.4 | 14.3 | 11.9 |
| Total Land in Study Area | 288.0 | 116.6 | 100.0 |

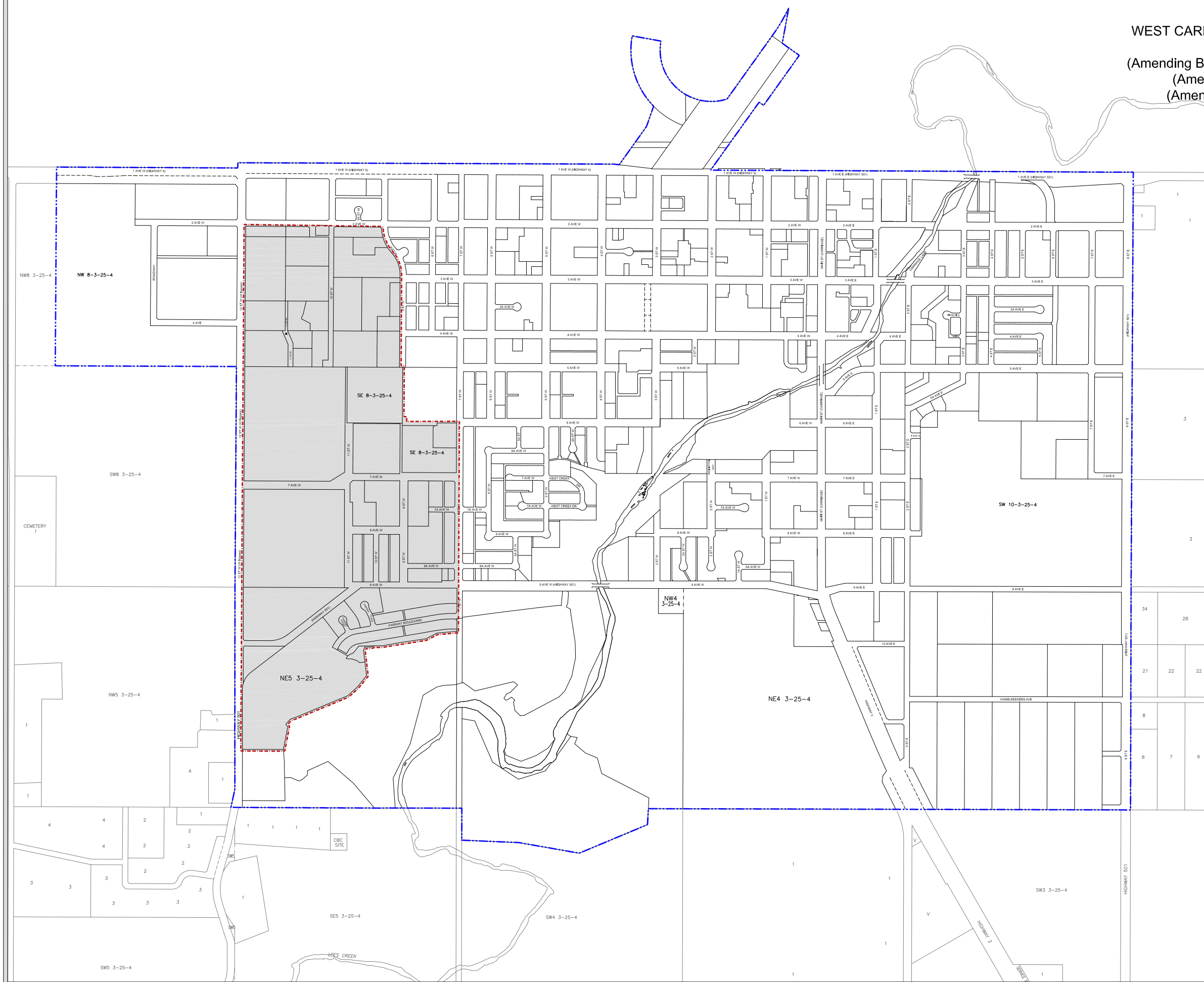
2.2 Potential Land Use

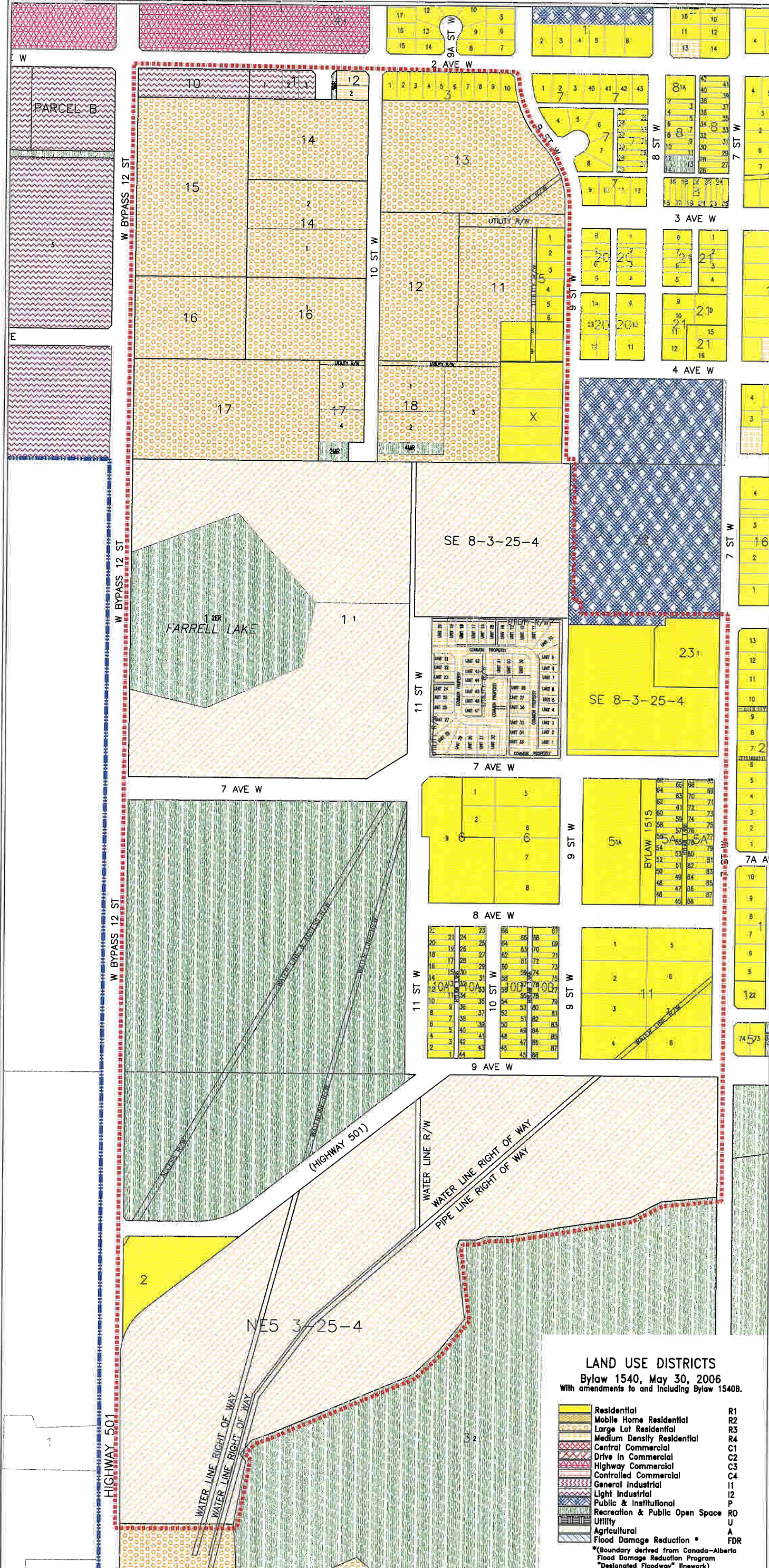
The plan area is largely undeveloped and this presents the opportunity to create a comprehensive land use plan that caters to a wide variety of community needs and can accommodate a wide range of land uses, including the considerations of mixed residential uses and recreation and open spaces. This plan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

MAP 1

TOWN OF CARDSTON
WEST CARDSTON AREA STRUCTURE PLAN
BYLAW # 1559, March 27, 2007
(Amending Bylaw # 1559A, December 11, 2009)
(Amending Bylaw # 1559B, July 4, 2011)
(Amending Bylaw # 1559C, June 3, 2013)
LOCATION MAP

-  Town Boundary
-  West Area Structure Plan Boundary
-  Location Area





LAND USE DISTRICTS
Bylaw 1540, May 30, 2006
With amendments to and including Bylaw 1540B.

| | | |
|----------------|--------------------------------|-----|
| [Yellow] | Residential | R1 |
| [Light Green] | Mobile Home Residential | R2 |
| [Light Blue] | Large Lot Residential | R3 |
| [Light Purple] | Medium Density Residential | R4 |
| [Light Orange] | Central Commercial | C1 |
| [Light Green] | Drive In Commercial | C2 |
| [Light Blue] | Highway Commercial | C3 |
| [Light Purple] | Controlled Commercial | C4 |
| [Light Orange] | General Industrial | I1 |
| [Light Green] | Light Industrial | I2 |
| [Light Blue] | Public & Institutional | P |
| [Light Purple] | Recreation & Public Open Space | RO |
| [Light Orange] | Utility | U |
| [Light Green] | Agricultural | A |
| [Light Blue] | Flood Damage Reduction * | FDR |

* (Boundary derived from Canada-Alberta Flood Damage Reduction Program "Designated Floodway" linework)

MAP 3
TOWN OF CARDSTON
WEST CARDSTON AREA STRUCTURE PLAN
ASP PLAN WITH LAND USE DISTRICTS
Northwest Area Structure Plan Boundary

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 supported the urbanization of historically agricultural parcels but felt that 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 and limited to residential and open space with little commercial or industrial activity.
- Traffic flow and access was important and landowners indicated that there was a need to extend 10 Street but cautioned that they did not want a “speedway”.
- Most landowners responded positively to the idea of incorporating parks and walkways into the design but wanted limited sizes of green space.

2.4 Road Network

Given the largely undeveloped nature of much of the land contained within the area structure 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 be given to addressing transportation concerns and facilitating efficient traffic flow. When the entire area is developed, it would be logical to extend 3 Avenue West through the plan area to 12 Street West, which would increase the east and west traffic flow to include 3 Avenue, 7 Avenue and 9 Avenue West.

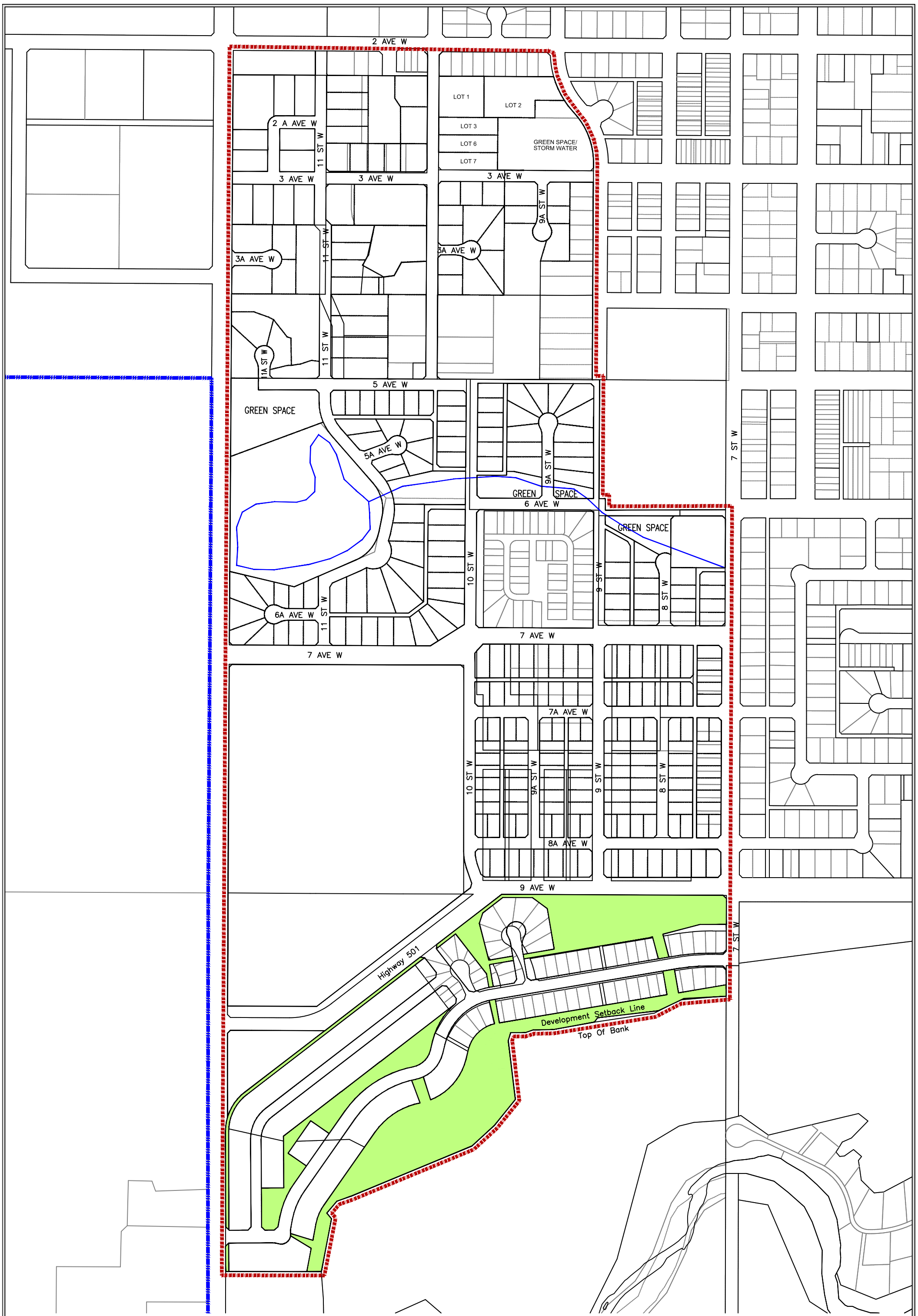
In addition, 10 Street West would be extended from 2 Avenue West south to 9 Avenue West (Secondary Highway 507). As well, a new 11 Street will be developed to provide supplementary access north/south through the plan area. These main roadways would act as collector roads for the entire plan area.

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 existing development while a grid pattern will be incorporated in the southern portion of the plan area where less development has occurred.

In addition, a portion of Secondary Highway 501 bisects the plan area. A right-of-way easement for future road widening has been accommodated along 12 Street West north to the junction with Highway 5 and from 12 Street West to 7 Street West along the current Secondary Highway 501 alignment. Therefore, coordination with Alberta Transportation will be necessary as development occurs in this area to ensure that the appropriate right-of-way is protected to aid highway development.

2.5 Storm Water Management

Storm water drainage has been identified as an issue in this area. Presently, water flows from west to east and enters the area from adjacent land in Cardston County. 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 structure 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.



MAP 4

TOWN OF CARDSTON BYLAW 1559, March 27, 2007
 (Amending Bylaw # 1559A, December 11, 2009)
 (Amending Bylaw # 1559B, July 4, 2011)
 (Amending Bylaw # 1559C, June 3, 2013)
 (Amending Bylaw # 1559D, October 10, 2018)

WEST CARDSTON AREA STRUCTURE PLAN
ASP PLAN FINAL DESIGN

----- West Area Structure Plan Boundary

West Cardston

AREA STRUCTURE PLAN



3.0 Area A

3.0 Area A

3.1 Existing Land Use

Area A is defined as that portion of the area structure plan that is located between 2 Avenue West and 5 Avenue West and 9 Street West and 12 Street West (see Map 5 and Map 6). It comprises approximately 67.3 acres (27.3 ha), most of which is large parcels of land with sparse development.

The existing mix of uses within Area A includes conventional residential, large estate lots, limited light industrial and several municipal reserve lots. Currently, 25 of the 29 lots zoned Residential – R1 have been developed. The Large Lot Residential – R3 land has nine homes currently developed with several vacant parcels found throughout. Limited industrial development has occurred on the zoned land adjacent to 2 Avenue West.

3.2 Potential Land Use

As much of the Residential – R1 land is currently developed, it is proposed that the remaining portion of Area A will develop and infill based on a large lot design. The current Land Use Bylaw district designates these lots 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 m²). 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 2
Current Zoning of Land within Area A

| Land Use Zoning | Total Area (acres) | Total Area (ha) | Percentage of Total |
|-------------------------------------|---------------------------|------------------------|----------------------------|
| R1 – Residential | 6.6 | 2.7 | 10.3 |
| R3 – Large Lot Residential | 57.6 | 23.3 | 85.6 |
| R4 – Medium Density Residential | 0.5 | 0.2 | 0.1 |
| RO – Recreation & Public Open Space | 0.6 | 0.3 | 0.8 |
| I2 – Light Industrial | 2.2 | 0.9 | 3.2 |
| Total | 67.3 | 27.3 | 100.0 |

3.3 Landowner Input

The overwhelming feedback received from the early consultation process was that landowners in Area A desire the continuation of a large lot residential style of development. They proposed the idea that their neighbourhood be allowed to develop as an enclave of large lots, with no opportunity for other districts designated within Area A. Another item they wished to be considered during the concept design phases was the exclusion of public open space. Correspondence received indicated that lots should be large enough that individual owners could develop personal open spaces as desired.

3.4 Overview of Design Area

Given the non-structured nature of the previous subdivisions approved by the Town, the lot lines and established dwelling layout presented a challenge for incorporation into a structured road pattern. 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.

As the direction from administration and residents was to develop large lot residential in this neighbourhood, a positive aspect of the concept design process was the ability to close the spaces between the existing parcels with non-uniform lot shapes. This was guided by the concept to have these lots fit into a scheme of linear neighbourhood collector roadways. Based on the draft concept, approximately 75 new residential lots are proposed for Area A.

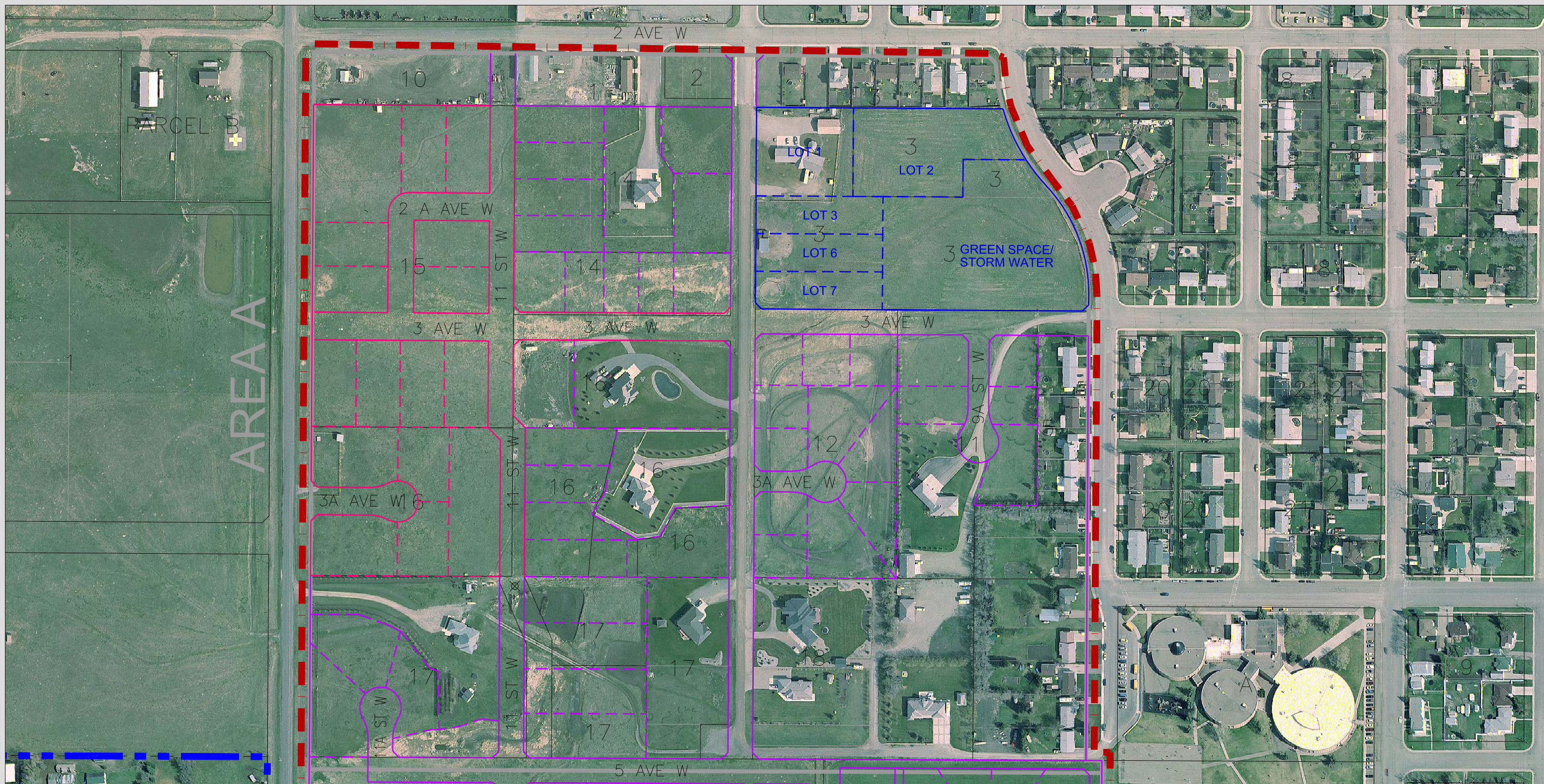
3.5 Proposed Type of Development

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. 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. The inclusion of this green space will also serve the residents of the existing built areas west of 9 Street West.

3.6 Road Network

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.



MAP 6

TOWN OF CARDSTON BYLAW 1559, March 27, 2007
 (Amending Bylaw # 1559A, December 11, 2009)
 (Amending Bylaw # 1559B, July 4, 2011)
 (Amending Bylaw # 1559D, October 10, 2018)

WEST CARDSTON AREA STRUCTURE PLAN
 AREA A DESIGN WITH 2005 AERIAL PHOTO

— — — — — West Area Structure Plan Boundary

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LEHRBRIDGE, AB T1H 5E9
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



OLDMAN RIVER REGIONAL SERVICES COMMISSION

West Cardston

AREA STRUCTURE PLAN



4.0 Area B

4.0 Area B

4.1 Existing Land Use

Area B is defined as that portion of the area structure plan that is located between 5 Avenue West and 7 Avenue West and 5 Street, 7 Street West and 12 Street West (see Map 7 and Map 8) It comprises approximately 64.8 acres (26.54 ha) with development, which includes one house, several agricultural buildings and two multi-family condominium developments.

4.2 Potential Land Use

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.

Table 3
Current Zoning of Land within Area B

| Land Use Zoning | Total Area (acres) | Total Area (ha) | Percentage of Total |
|-------------------------------------|--------------------|-----------------|---------------------|
| R1 – Residential | 8.6 | 3.5 | 13.4 |
| R4 – Medium Density Residential | 7.7 | 3.1 | 12.0 |
| RO – Recreation & Public Open Space | 11.5 | 4.6 | 17.9 |
| A – Agricultural | 36.4 | 14.7 | 56.7 |
| Total | 64.2 | 25.9 | 100.0 |

4.3 Landowner Input

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

- that residential and institutional uses would be acceptable,
- that industrial developments were not desired, and
- that adequate signage be installed by the Town as development progresses.

4.4 Overview of Design Area

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.

4.5 Proposed Type of Development

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.

The dry lake bottom (Farrell Lake) will be developed as a detention pond with park amenities and a trail connecting the future park to the established areas of Cardston. The connecting trail will double as an overflow watercourse during extreme flood events.

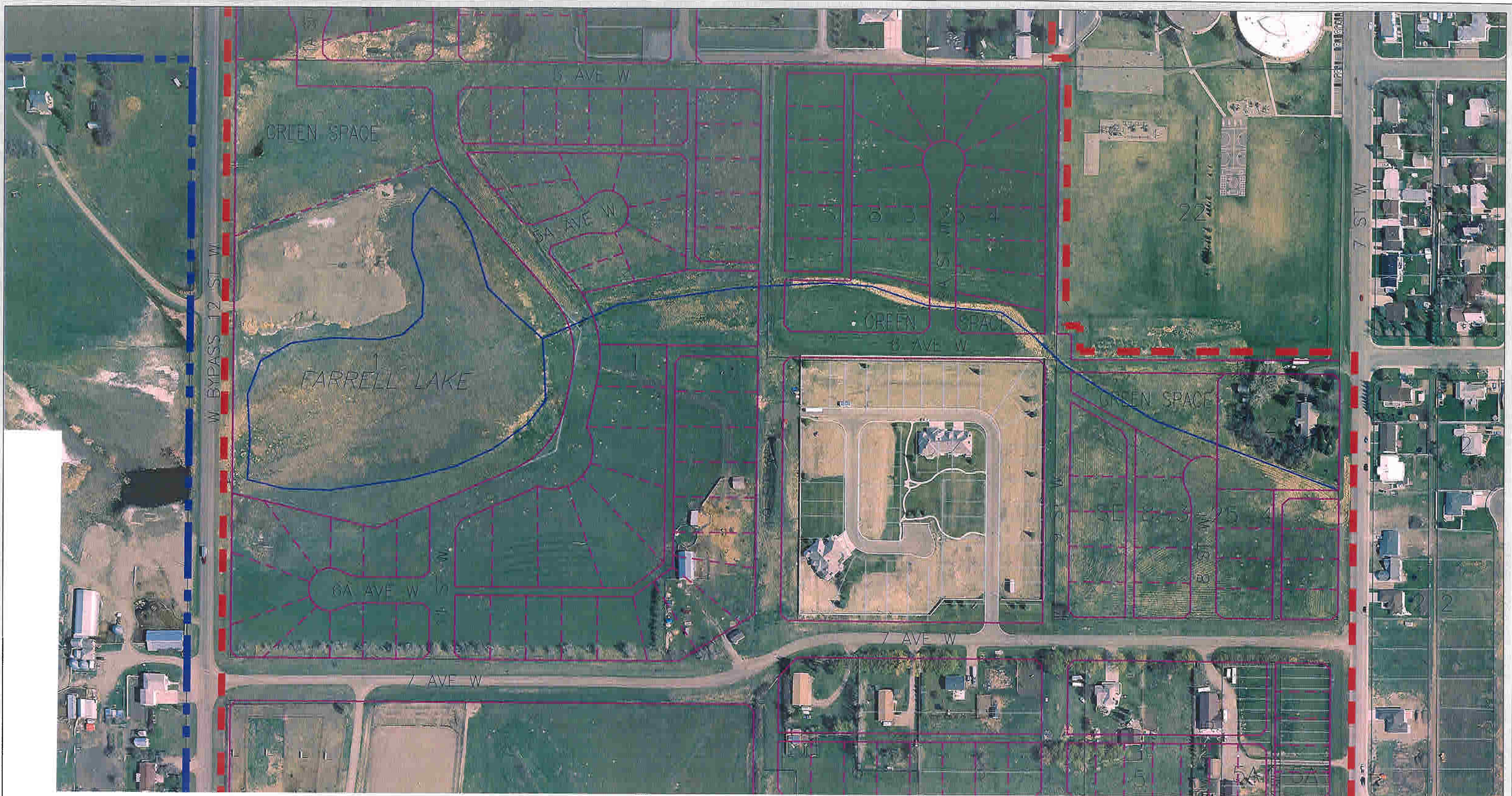
4.6 Road Network

The neighbourhood collector, which minor collector cul-de-sacs are connected to, has been identified as 7 Avenue West which runs east/west through Area B. As this area is largely undeveloped, a modified grid pattern of road design has been incorporated into the design to mirror the traditional roadway design in the Town. Both 10 Street West and 11 Street West will be extended through Area B to provide for several through roads from north to south. Consideration has been made to limit traffic in the vicinity of the elementary school. Lanes have been included to allow for access for municipal infrastructure.



MAP 7
TOWN OF CARDSTON
WEST CARDSTON AREA STRUCTURE PLAN
AREA B DESIGN

— — — — — Northwest Area Structure Plan Boundary



MAP 8
TOWN OF CARDSTON
WEST CARDSTON AREA STRUCTURE PLAN
AREA B DESIGN WITH 2005 AERIAL PHOTO
 — — — Northwest Area Structure Plan Boundary

West Cardston

AREA STRUCTURE PLAN



5.0 Area C

5.0 Area C

5.1 Existing Land Use

Area C is defined as that portion of the area structure plan that is located between 7 Avenue West and 9 Avenue West and 7 Street West and 12 Street West (see Map 9 and Map 10). It comprises approximately 68.5 acres (27.7 ha) with development that includes five houses, several agricultural buildings, undeveloped and vacant land and the Cardston and District Agricultural Society Grounds.

5.2 Potential Land Use

Area C is proposed to be a mixed residential neighbourhood that incorporates residential uses and the rodeo grounds. The Cardston and District Agricultural Society and Rodeo Grounds will remain and exist west of the proposed residential development. Single-family housing development will make up the balance of the land use in Area C in conjunction with appropriately sited two-unit lots. The design of the residential portion of Area C is intended to become a natural continuation of residential lots east of 7 Street West.

Table 4
Current Zoning of Land within Area C

| Land Use Zoning | Total Area (acres) | Total Area (ha) | Percentage of Total |
|-------------------------------------|--------------------|-----------------|---------------------|
| R1 – Residential | 23.5 | 9.5 | 34.3 |
| RO – Recreation & Public Open Space | 45.0 | 18.2 | 65.7 |
| Total | 68.5 | 27.7 | 100.0 |

5.3 Landowner Input

The opinion surveys returned from owners in this area indicate the desire for large lot residential development from one respondent, and the willingness to entertain a variety of residential development proposals from another respondent.

5.4 Overview of Design Area

Currently, there are five established residences fronting onto 7 Avenue West and one dwelling fronting onto 7 Street West. As these residential parcels are large, there is the potential to subdivide them into smaller parcels. The draft plan proposes that approximately 116 new residential lots be located on the vacant land within Area C. The western portion of Area C, where the Cardston and District Agricultural Society Complex is located will remain untouched.

5.5 Proposed Type of Development

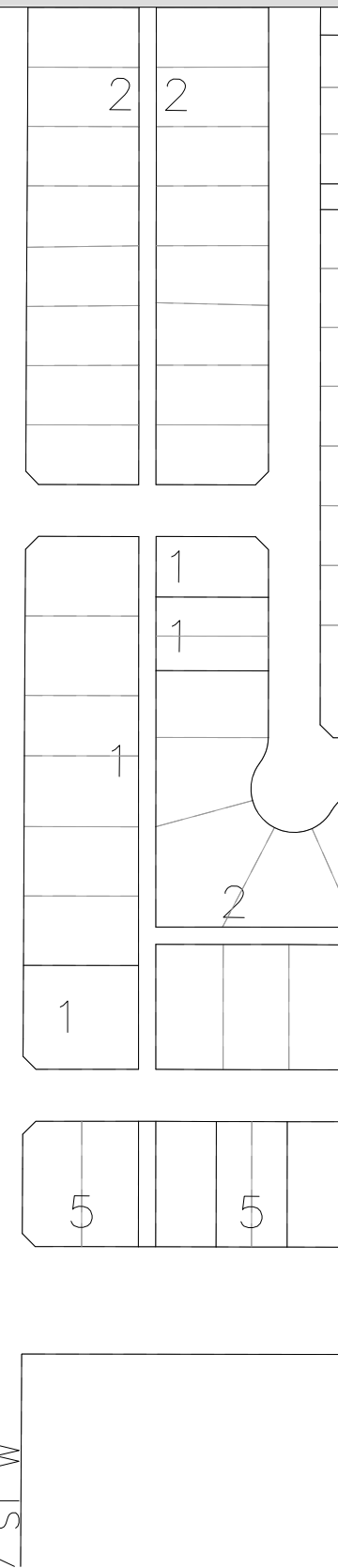
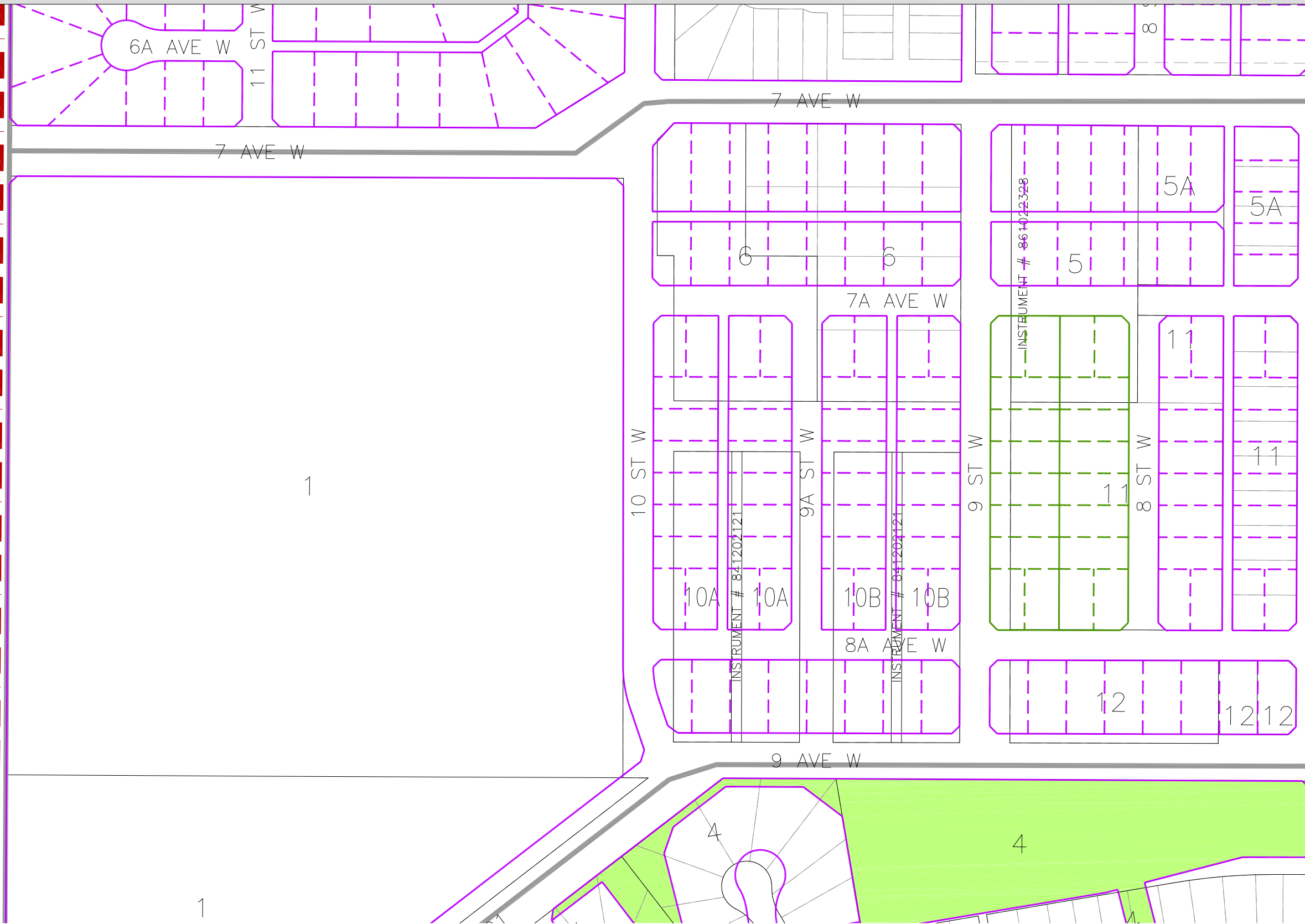
The proposed residential portions of Area C will be required to change from the existing zoning to the Residential – R1 land use district to accommodate residential development. According to the current Land Use Bylaw, the principal dwelling cannot cover more than 33 percent of the surface area of the 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.

5.6 Road Network

The neighbourhood collectors have been identified as both 7 Avenue West and 9 Avenue West, which define the north and south boundaries of Area C. Currently 9 Avenue West is also designated as Secondary Highway 501, which is under the jurisdiction of the Provincial Government. A right-of-way for future widening of Secondary Highway 501 has been incorporated into the design to accommodate a highway upgrade at some point in the future.

The 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. Both 9 Street West and 10 Street West will be extended through Area C from Area B to provide for two access roads from north to south as well as the development of 8 Street and 9A Street for local traffic movement. Lanes have been included to allow for access for municipal infrastructure.

AREA C



MAP 9

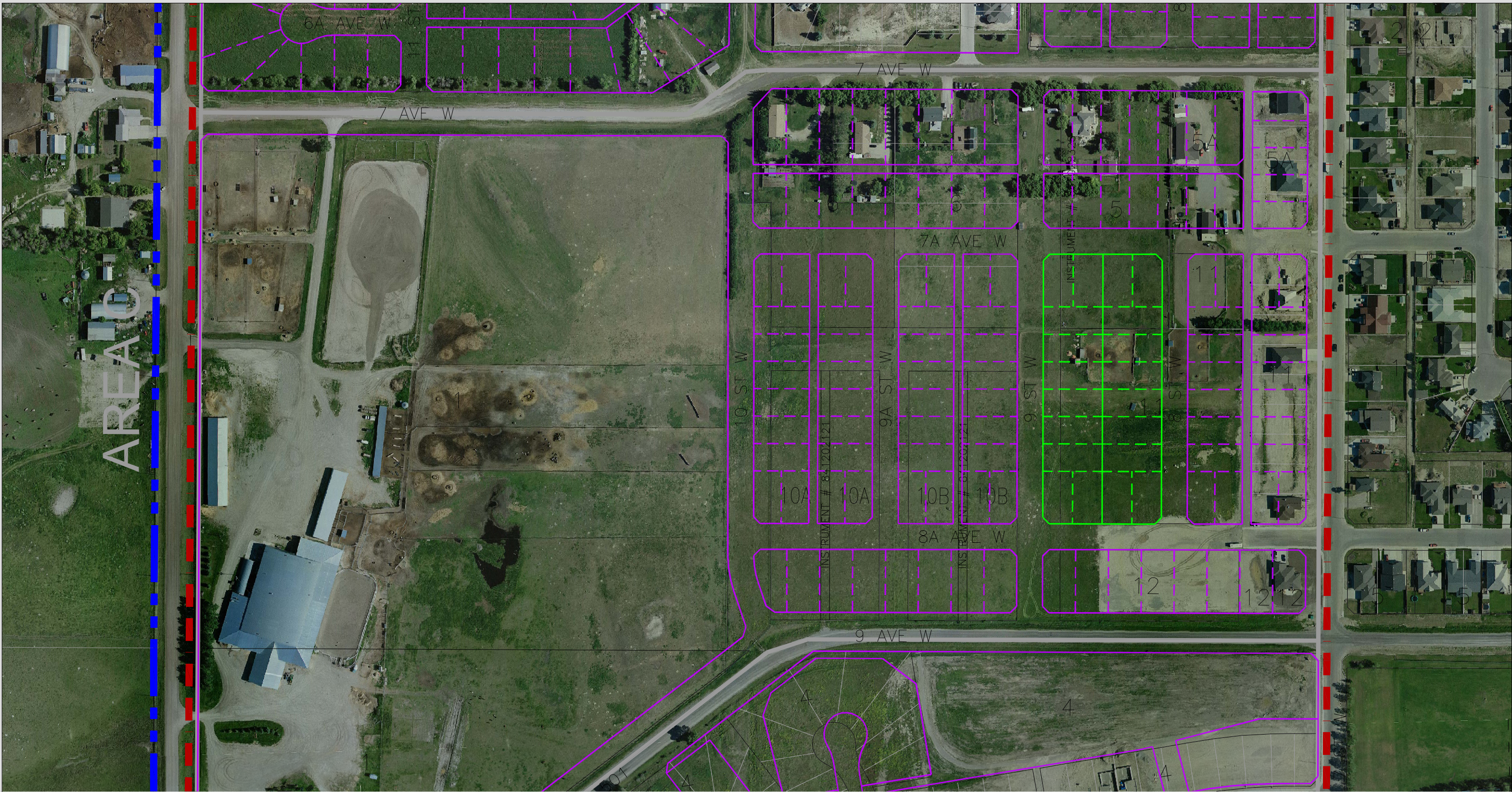
TOWN OF CARDSTON BYLAW 1559, March 27, 2007
 (Amending Bylaw # 1559C, June 3, 2013)
 WEST CARDSTON AREA STRUCTURE PLAN
 AREA C DESIGN

West Area Structure Plan Boundary

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 109 AVENUE NORTH, LETHBRIDGE, AB T1H 5E9
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MAP 10

TOWN OF CARDSTON BYLAW 1559, March 27, 2007
 (Amending Bylaw # 1559C, June 3, 2013)
 WEST CARDSTON AREA STRUCTURE PLAN
 AREA C DESIGN WITH 2005 AERIAL PHOTO

West Area Structure Plan Boundary

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West Cardston

AREA STRUCTURE PLAN



6.0 Area D

6.0 Area D

6.1 Existing Land Use

Area D is defined as that portion of the area structure plan that is located between 9 Avenue West (Secondary Highway 501) and 9 Avenue West and 7 Street West and 12 Street West (see Map 11 and Map 12). The area is approximately 53.6 acres (21.7 ha) and the majority of it is vacant except for an existing dwelling on a triangular parcel bound on the north and west by Secondary Highway 501. These lands are adjacent to both the Lee Creek Golf Course and Cardston and District Agricultural Grounds, located to the southeast and northwest respectively.

6.2 Potential Land Use

The single-family residential concept will be repeated in Area D. Likely development will incorporate some larger residential lots, maximizing the vistas provided by the cutbank overlooking the golf course. Single-family housing development will make up the balance of the land use in Area D in conjunction with appropriately sited two-unit lots. The design of the residential portion of Area D is intended to be similar in nature to the current residential development east of 7 Street West. As well, open space has been integrated into the design in terms of a municipal and/or environmental reserve dedication along the top of the bank and the storm water management of the area, which will be determined at a later stage.

Table 5
Current Zoning of Land within Area D

| Land Use Zoning | Total Area (acres) | Total Area (ha) | Percentage of Total |
|------------------|--------------------|-----------------|---------------------|
| R1 – Residential | 2.2 | 0.9 | 4.1 |
| A – Agricultural | 51.4 | 20.8 | 95.9 |
| Total | 53.6 | 21.7 | 100.0 |

6.3 Landowner Input

Landowner input from Area D was not gathered at the time of the initial questionnaire in 2005.

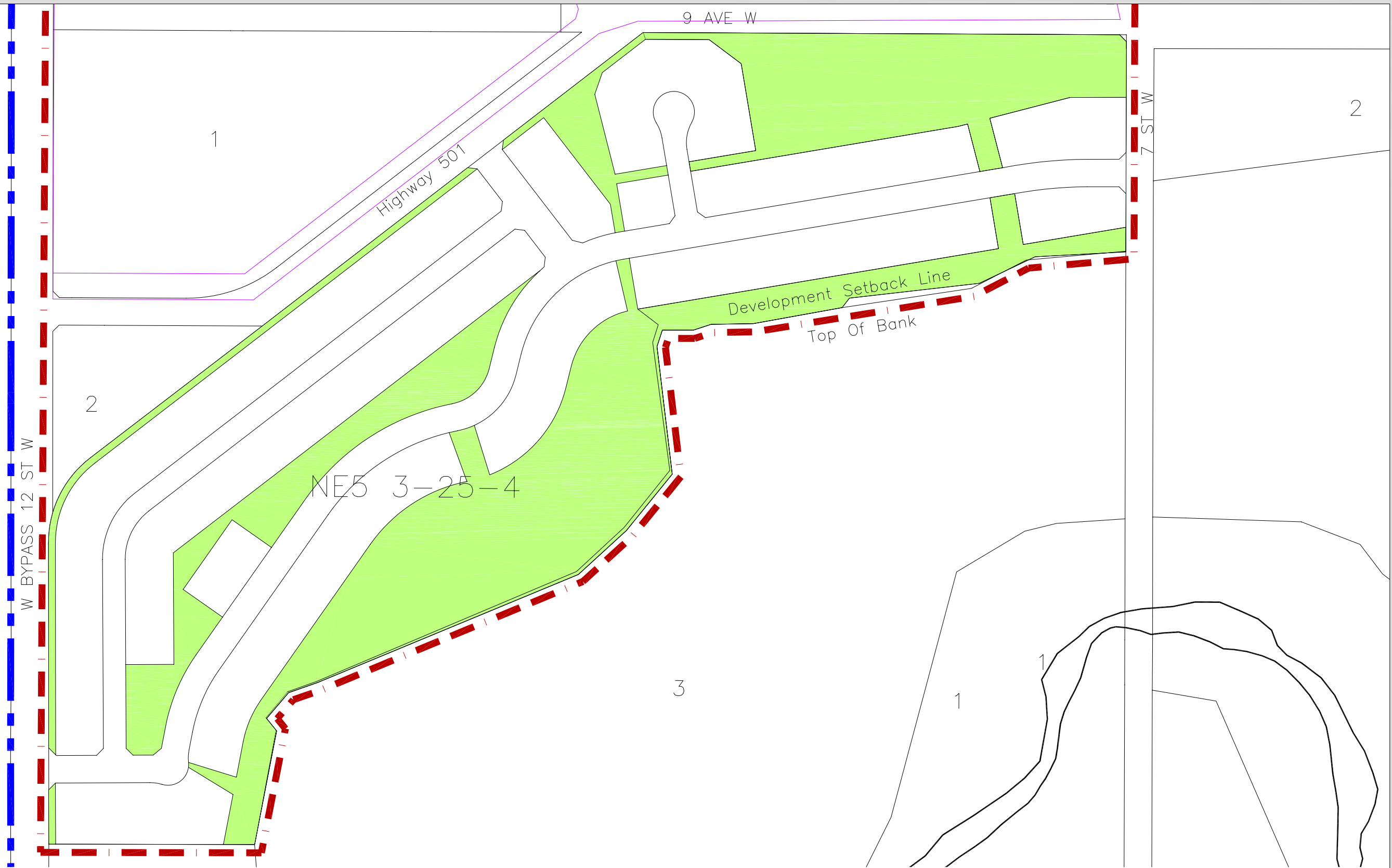
6.4 Proposed Type of Development

The majority of Area D zoning will be required to change from the existing Agricultural – A zoning to the Residential – R1 land use district to accommodate residential development. 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.

6.5 Road Network

It is proposed that the existing residential development adjacent to Secondary Highway 501 will continue to take access from 9 Avenue. The newly created lots on the parcel adjacent to the golf course will be accessed from an extension of 7 Street West, at approximately 10 Street West and at 12 Street West. The interior road network is a series of cul-de-sacs that extend off of one major collector road.



MAP 11
 TOWN OF CARDSTON
 WEST CARDSTON AREA STRUCTURE PLAN
 AREA D DESIGN

— | — — — Northwest Area Structure Plan Boundary



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MAP 12
 TOWN OF CARDSTON
 WEST CARDSTON AREA STRUCTURE PLAN
 AREA D DESIGN WITH 2005 AERIAL PHOTO
 --- Northwest Area Structure Plan Boundary

West Cardston

AREA STRUCTURE PLAN



7.0 Other Subdivision and Development Issues

7.0 Other Subdivision and Development Issues

7.1 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 pond costs,
- storm water sewer lines,
- collector and service road costs,
- 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.

7.2 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 for more than 10 percent of their total land area for parks or schools, for the acreage portion that exceeds their 10 percent dedication.

7.3 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.

7.4 Landscaping and Design Standards

Developers will be required to comprehensively landscape their lots and are encouraged to produce a high quality, aesthetically pleasing 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 structure plan.

7.5 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. It is encouraged that the residential builders, especially on development adjacent to the golf course, implement architectural control to create a high quality, aesthetically pleasing 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.

West Cardston

AREA STRUCTURE PLAN



8.0 Sequence of Development

8.0 Sequence of Development

Once an area structure 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.

8.1 *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 B, C and D will be required to be redesignated from Agricultural – A to Residential – R1 to accommodate the development proposed in this area structure plan.

8.2 *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 structure 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, designs 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.

8.3 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.

West Cardston

AREA STRUCTURE PLAN



9.0 Land Use Policies

9.0 Land Use Policies

9.1 General Reclassification Policies for Areas A, B, C and D

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

- 9.1.1** Proposals for reclassification of lands from Urban Reserve to Residential, Residential Multi-family, or Institutional/Recreational shall follow the process outlined in the Municipal Government Act.
- 9.1.2** 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.
- 9.1.3** If required by Alberta Infrastructure and 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 Infrastructure and Transportation.

9.2 General Subdivision Policies for Areas A, B, C and D

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

- 9.2.1** This area structure plan is to be used as a guideline for subdivision when the landowners decide that they want to subdivide their existing titles.
- 9.2.2** 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.
- 9.2.3** Subdivision proposals will be reviewed in terms of conformity to the area structure 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.
- 9.2.4** As a condition of subdivision approval, the landowner or developer shall enter into a development agreement within the Town of Cardston.
- 9.2.5** 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.

- 9.2.6** Costs of infrastructure construction shall be borne by the persons owning and developing land in the plan area.
- 9.2.7** 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.
- 9.2.8** Any costs associated with topographic survey or engineering work that may be required for the subdivision shall be at the expense of the developer.
- 9.2.9** Any utility easement(s) as required by utility companies or the Town of Cardston shall be established prior to finalization of the subdivision application.
- 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 schedule 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 support where appropriate subject to rezoning where necessary.
- 9.2.12** 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.
- 9.2.13** 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.
- 9.2.14** If required by Alberta Infrastructure and 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 Infrastructure and Transportation.

9.3 General Development Policies for Areas A, B, C and D

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

- 9.3.1** This area structure plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.
- 9.3.2** All residential buildings shall be required to connect to both the municipal water supply and sewage systems.
- 9.3.3** 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.
- 9.3.4** Any costs associated with topographic survey or engineering work that may be required shall be at the expense of the developer.
- 9.3.5** Landowners will be required to provide for adequate storm water drainage management as created by their land parcel and proposed development.
- 9.3.6** 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.
- 9.3.7** 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.

9.4 Policies for Area A

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

- 9.4.1** This area structure plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.
- 9.4.2** As the intent of this area is to continue to develop large lot residential lots, the land shall not be rezoned to accommodate parcels of less than 0.3 acres (0.12 ha) in size.

9.5 Policies for Area B

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

- 9.5.1 This area structure plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.
- 9.5.2 Proposals for reclassification of lands shall follow the process outlined in the Municipal Government Act.
- 9.5.3 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, **must designate up to 15 percent** of the developable parcel area to accommodate lots for two-unit dwellings.

9.6 Policies for Area C

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

- 9.6.1 This area structure plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.
- 9.6.2 Dwellings on lots facing 7 Street West between 7 Avenue West and 9 Avenue West may be approved with a 10-foot front yard setback.
- 9.6.3 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, **must designate up to 15 percent** of the developable parcel area to accommodate lots for two-unit dwellings.
- 9.6.4 Proposals to reclassify lands to allow for a higher density than Residential – R1 shall follow the process outlined in the Municipal Government Act as well as initiate the process to amend this plan to allow the development.

9.7 Policies for Area D

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

- 9.7.1 This area structure plan is to be used as a guideline for development in conjunction with the Land Use Bylaw when considering a development permit application.
- 9.7.2 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,

must designate up to 15 percent of the developable parcel area to accommodate lots for two-unit dwellings.

- 9.7.3** Any fill excavated from the basements or from regrading of the site should be disposed of off-site, and in any case away from the slope crest.
- 9.7.4** Positive grading should be provided to keep drainage away from the slopes. In no case should concentrated drainage flow be allowed without review by qualified personnel on the impact of the development at the bottom of slopes (Lee Creek Valley Golf Course).
- 9.7.5** All utilities and plumbing should be carefully installed and pressure tested to ensure they are in good working order.
- 9.7.6** Any outdoor swimming pool or similar water retention structure constructed within 50 metres of the Top of Bank (*See Geotechnical Evaluation, EBA Engineering, September 2006*) should be designed such that any leakage can be collected and diverted to a sump for disposal.
- 9.7.7** The upper slopes shall be treated as a restricted development zones and involves:
- no excavation on the coulee or gully slopes without review by a qualified geotechnical engineer;
 - no clearing of natural vegetation;
 - no fill to be placed on the crest or side of slopes;
 - maintaining vegetation cover along the crest and on the slope;
 - dumping of grass cuttings, branches or other materials of any kind should not be permitted on the slopes.