

**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 ____ day of _____, 20____

Mayor

Chief Administrative Officer