



# CADOMIN

## Area Structure Plan



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# CADOMIN Area Structure Plan

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# **1 INTRODUCTION**

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## **1.1 Purpose**

This Area Structure Plan provides a framework for the long-term growth and development of the lands located within, and adjacent to, the Hamlet of Cadomin in Yellowhead County. The Plan Area extends along the west bank of the McLeod River, on the western edge of the County. The Hamlet is notable for its remote scenic location within the Coal Branch region and its rich coal mining history.

## **1.2 Plan Background**

Yellowhead County commenced work on an Area Structure Plan for Cadomin in 2004. The 2004 draft Area Structure Plan was *put on hold* when it was determined that the installation of a piped sanitary sewer system was a critical requirement for maintaining a safe potable water supply that would allow for the continued viability of the Hamlet.

In 2010, the County installed a low pressure sanitary sewer system to address the servicing requirements. As such, the Area Structure Plan preparation process can now be completed. However, because of lapsed time, elements of the 2004 Plan have been revisited to ensure the Area Structure Plan is current and relevant.

## **1.3 Regional Context**

Cadomin is located some 100 kilometres south west of Edson and 50 kilometres south of Hinton. It is the most westerly of the Coal Branch communities. The Hamlet is located just south of Highway 40 along the McLeod River and is adjacent to the CN rail line (see Figure 1). Although Edson functions as the political focus for Cadomin, Hinton is closer and therefore is accessed by Hamlet residents for most shopping and community services including educational and health services. Highway 40 provides a direct connection to Hinton.

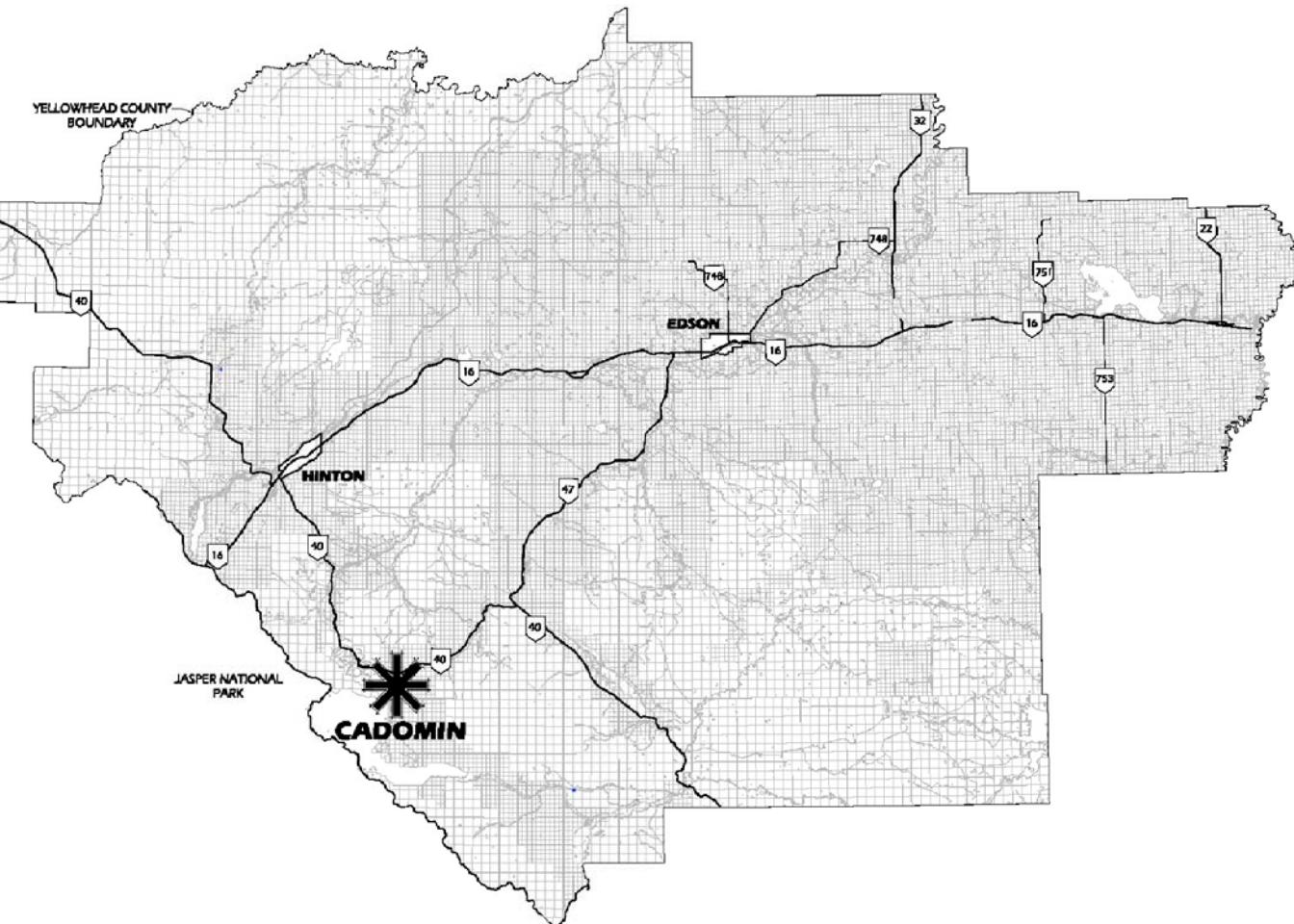
The pattern and intensity of human settlement in Cadomin is affected by the limited amount of patented land in the area and the absence of any nearby communities. Although the local population does benefit to some degree from mining and forestry activities in the region, the cyclical frequency and intensity of these natural resource activities do not, as is the case in the agricultural sector, provide continuing trade area support to sustain any significant amount of non-residential development.

The lands surrounding Cadomin are mostly owned by the Crown and are leased to a variety of natural resource companies. The Teck Coal and Lehigh Cement Company (formerly Inland Cement) mining operations are most proximate to Cadomin. The Lehigh Cadomin Quarry is visible from the Hamlet.

In spite of the nearby mines, Cadomin offers some superb mountain views and recreational access to the Eastern Slopes. Cadomin Cave located south of the Hamlet was a popular attraction until it was closed to the public because of White Nose Syndrome which is plaguing bats in the cave. Hunting and fishing are popular seasonal activities. Horseback riding, all-terrain vehicle, biking and hiking trails are found in the region although concern has been expressed that all-terrain vehicles in particular stray from designated trails and may be harming the environment. As public access becomes more restricted in the surrounding area because of lease hold provisions, the Hamlet is experiencing increasing pressure to serve as a staging area for recreating in the *back country*.

**Yellowhead County  
Hamlet of Cadomin  
Area Structure Plan**

**Figure 1  
Location**



Excerpt from 2004 Cadomin Area Structure Plan



## **1.4 Historical Context**

Cadomin and the Coal Branch have a rich heritage of coal mining from the early 1900s to the 1950s with limited mining still occurring today. The Coal Branch area was previously only accessible by a branch of the railway, hence its name.

Cadomin was and still remains an integral part of the Coal Branch. It is one of the two remaining mining towns in the Coal Branch that retain year round residents. Cadomin was named after the Canadian Dominion Mining Company which opened the local mine in 1917. A post office was located in Cadomin in 1918. It was closed 71 years later in 1989. In its *heyday*, Cadomin was the undisputed social and recreation hub of the Coal Branch with a bowling alley, indoor curling rink, billiards hall, outdoor skating rink, ball diamonds, and a theatre. By 1950, Cadomin was home to a dairy, a meat market, a car dealership, a hardware store, a photographer's studio, a dry goods store, a beauty parlour, and a high school.

With the evolution of fuels and technology in the 1950s, the train companies began to use diesel to power their fleets. Subsequently, the market for coal all but disappeared and numerous mines in the Coal Branch area closed, putting many out of work.

Some residents stayed on in Cadomin maintaining a community based lifestyle. Others moved elsewhere but retained ownership of their property and continue to use them on a seasonal basis or have passed them down from generation to generation to be used as a weekend or summer retreat.

Since 1976, the year round permanent population of Cadomin has declined along with local businesses and institutional services. However, as is noted above, the summer months bring seasonal residents, some with historic links to the area. The Coal Branch reunion held in the Hamlet welcomes those with a connection to the Coal Branch for a weekend of memories and visiting. Cadomin continues to be an integral part of the Coal Branch. This Plan acknowledges and promotes this community legacy.

## **1.5 Process**

Those elements of the 2004 Area Structure Plan that remain valid are included in this version of the Plan. To confirm the validity of the key elements of the 2004 Plan and to identify new concerns, two Landowner Information Sessions were held as part of the update process. Both were advertised in the Edson Leader and an invitation was mailed to each land owner. Specific components of the landowner participation process are as follows:

- 1. News Releases** –Brief articles in the form of news releases were provided to the Edson Leader at the initiation of the project and prior to each Information Session. The releases were intended to promote the Plan update project, inform the public and interested parties of the status of the plan preparation process, and to generate informed comment on the Area Structure Plan.
- 2. Steering Committee Formation** – A Steering Committee was established to provide overall project guidance and direction, and to assist in refining the land use concept and Area Structure Plan policies. Committee membership was well balanced to ensure that all interests were fairly represented, and included area business and landowners, the local Councillor and County staff. Council appointed Boyd Bancroft to represent full time residents, James Wild to represent environmental group interests, Leah Kreider to represent local business, Marlin Fisher to represent seasonal residents, Lisa Jones of Teck Coal to represent industry, and Councillor Lavone Olson to represent Council.

- 3. First Information Session** – The purpose of this first Information Session was to inform Hamlet landowners, business operators and residents about the Area Structure Plan update process, to obtain direct input on land use and related issues, and to consider the potential for Hamlet growth. All Cadomin landowners were invited to attend. A summary of the Information Session and the feedback obtained is included in Section 2.7.



**1. Information Session at the Cadomin Legion Hall**

- 4. Second Information Session** – The second Information Session held on December 10, 2011 provided opportunity for hamlet landowners to comment on the draft Cadomin Area Structure Plan prior to finalizing the document in preparation for the bylaw adoption process. Again, all Cadomin landowners were invited to attend and the session summary is contained in Section 2.7.

In addition to the input provided by landowners and residents, the plan preparation process involved a comprehensive investigation and evaluation of all relevant information pertaining to future development opportunities and constraints within the Plan area.

## 1.6 Plan Organization

This Area Structure Plan document is divided into four sections:

**Section 2 – Existing Conditions** provides a *snapshot* of what exists in Cadomin. It contains relevant planning background information and the landowner input used in developing an appropriate land use concept and related goals, objectives and policies. Opportunities and constraints to future growth and development are identified based on existing conditions.

**Section 3 – Goals and Objectives** presents an updated VISION for Cadomin developed to reflect the input of landowners, and lists Area Structure Plan goals and objectives.

**Section 4 – Future Land Use Concept** describes a potential land development concept that reflects the goals and objectives listed in Section 3, and is based on existing conditions and the aspirations of community members regarding the Hamlet's future.

**Section 5 – Plan Policies** lists policies that will allow for the implementation of the Area Structure Plan goals and objectives, as well as the Future Land Use Concept. The policies provide both County Council and Hamlet residents with clear direction for making decisions that affect Cadomin's future.

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## 2 EXISTING CONDITIONS

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### 2.1 Population

Based on anecdotal data, the population of Cadomin in 1933 was approximately 1,700 permanent residents. The population swelled to around 2,500 residents in the early 1950s. Following the closure of the local mine in 1952, many residents moved elsewhere to find work, with only some staying on to work in other mines in the area or to retire. Since 1976, based on the federal census, Cadomin's permanent population has declined by more than 40% (see Table 1).

*Table 1 - Historic Population (1976 - 2006)*

Year	Population
1976	115
1981	114
1986	107
1991	87
1996	86
2001	64
2006	56

*Source:* Statistics Canada

Determining the change in seasonal residents is challenging in that the census applies to permanent residents only. However, given a total of 116 dwellings as shown in Table 2 in Section 2.5, and recognizing that according to Statistics Canada 30 of these dwellings are permanently occupied, it can be assumed that the remaining 86 dwellings are occupied seasonally as retreats or vacation properties. At a typical occupancy of 2.5 persons per dwelling, a seasonal population of some 215 persons may exist at any given time in the summer for a total population of about 270 persons.

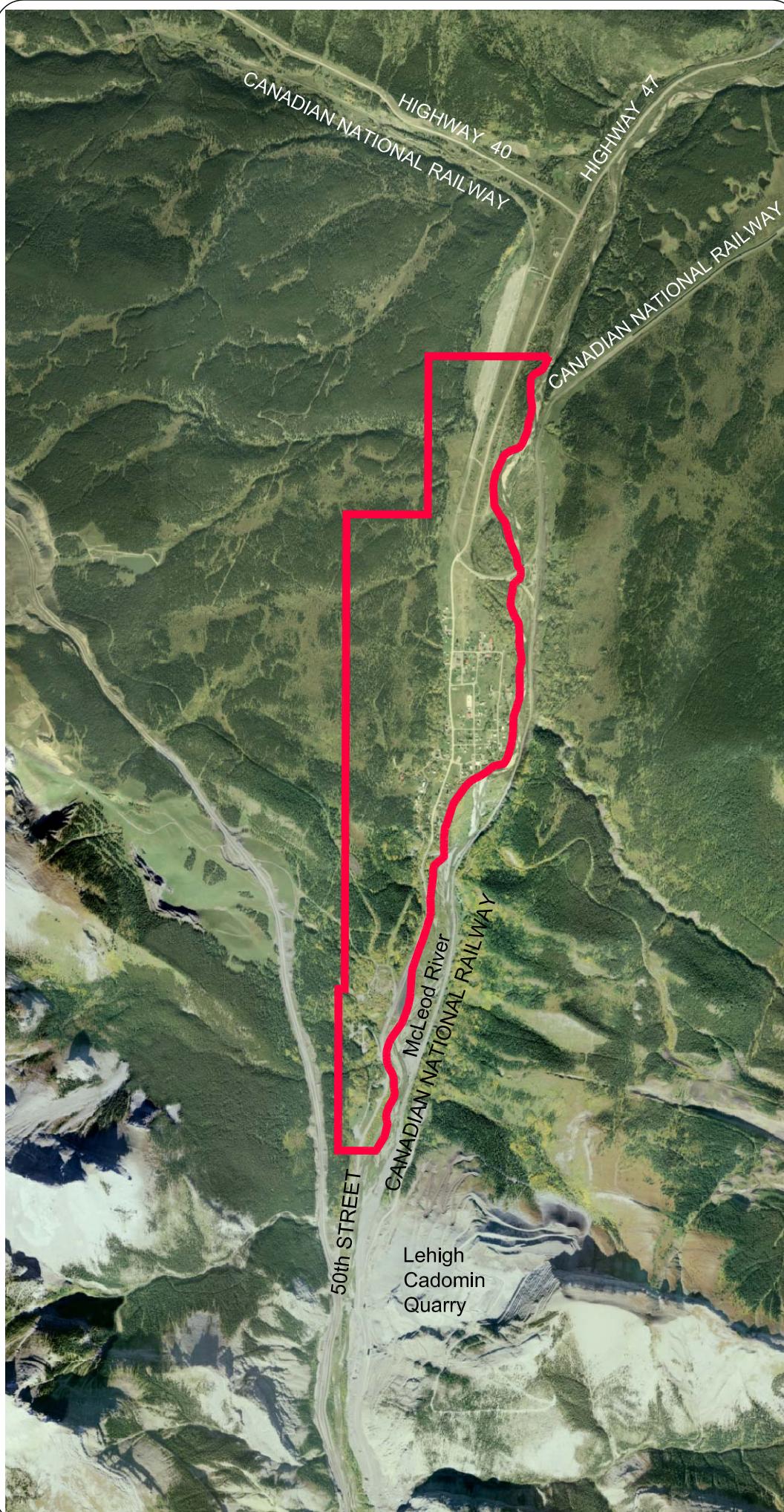
The impact created by seasonal residents on the community is limited to the summer months. Based on the feedback received during the landowner consultation process, it appears the proportion of seasonal residents is increasing and will continue to do so if new residential development occurs. It is also apparent that seasonal residents value the rustic charm of their community to the same extent as permanent residents. As well, seasonal residents value the existence of a permanent population for *policing* the community during off season months. However, few incentives exist to attract permanent residents and seasonal residents do not appear interested in moving to Cadomin permanently. This lack of permanent residency makes it difficult to operate a year round volunteer fire department, a major concern for some.

### 2.2 Physical Features

The physical features characterizing Cadomin are shown on Figure 2 – Aerial Photograph. The Hamlet is nestled against the west bank of the MacLeod River at the throat of a funnel shaped valley. Steep slopes, wet areas, organic and/or shallow soils, and the McLeod River floodplain complicate but do not eliminate opportunities for Hamlet growth.

**Yellowhead County**  
**Hamlet of Cadomin**  
**Area Structure Plan**

**Figure 2**  
**Aerial**  
**Photograph**



— Hamlet Boundary



The steep slopes are illustrated by Figure 3 which shows 10 metre contour intervals. The floodway of the McLeod River is also shown on Figure 3. The floodway was identified only within the built up portion of the Hamlet by the 1996 Floodplain Delineation Report prepared by Associated Engineering.

The Hamlet's location between Leland and Cadomin Mountains at an average altitude of 1,520 metres above sea level limits the growing season and consequently the types of vegetation. Most tree cover is coniferous with some alder and willow in areas with a high water table, in muskeg or adjacent the river.

The Hamlet is also subject to unpredictable, high velocity winds originating from the south. Some of these winds have been measured at up to 200 kilometres per hour. Few natural windbreaks exist, and some buildings must be propped up to prevent them from blowing away. The wind conditions are significant and may deter some seasonal residents from taking up permanent occupancy.

### **2.3 Municipal Services**

As is noted in Section 1.2, Yellowhead County installed a low pressure sewer system in 2010 to ensure the safety of public health because on-site septic fields and outdoor privies were contaminating the groundwater which is used by residents for domestic purposes. The system which includes shallow-bury mains and service lines is cost effective but must be used on a regular basis to prevent winter freeze up of the line. Given that most dwellings are not occupied in winter, lines have frozen so that the system cannot function effectively. This issue is of considerable concern to residents. In response to this concern, the County has provided options for winterization to prevent freeze up in future.

The existing sewer system extends to a new sewage lagoon located north of the existing Hamlet boundary. The system including the lagoon has capacity to accommodate an additional 100 lots. Subdivision for residential and institutional uses must be setback 300 metres from the lagoon. Subdivisions for industrial and commercial uses that do not include food related activities are permitted within the setback area.

Most residents rely on cisterns and/or wells for water. To augment water supply and to ensure safe drinking water is available, the County operates a membrane filtration water plant and stores filtered and chlorinated water in a reservoir. The *bucket fill* reservoir is generally full and located in a heated building. The treated water is available year round and is free of charge.

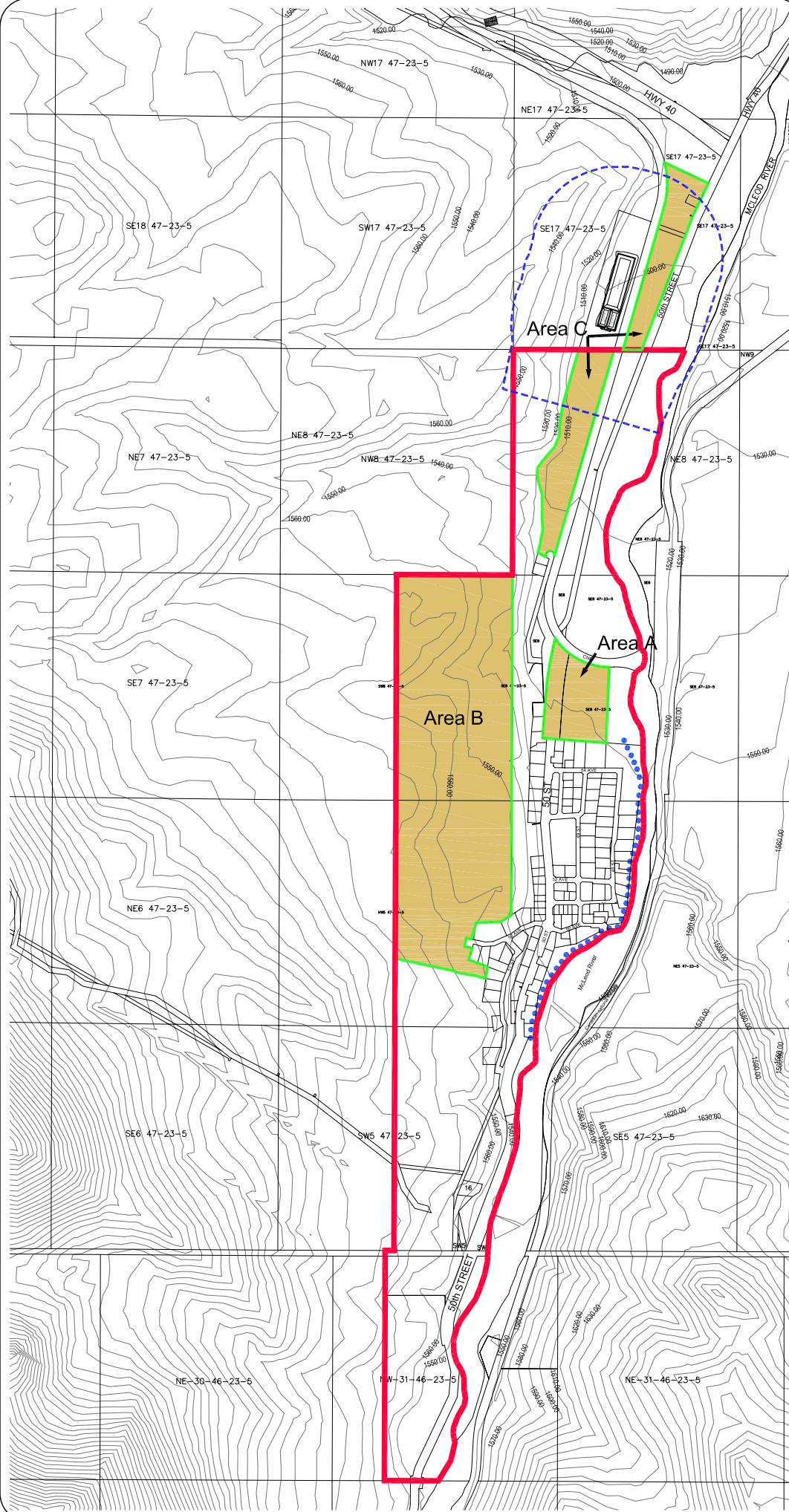
The water supply is obtained from a single well completed in a shallow, sand and gravel aquifer which is hydraulically connected to the McLeod River. A Groundwater Supply Investigation prepared for Yellowhead County by Waterline Resources Inc. in December 2011 concluded that the alluvial aquifer likely has capacity to supply water to accommodate additional growth. However, this conclusion is based on original test data and long-term performance monitoring data collected from the Hamlet supply well since 2003. To confirm a sustained supply of water, a long-term pumping test would need to be performed.

### **2.4 Potential Development Areas**

Based on physical features and the current level of municipal services in the Hamlet, three areas have been identified that may be suitable for future development (see Figure 3).

- **Area A** is owned by Yellowhead County and is located on a relatively flat plain north east of the existing built up Hamlet area. It is bounded by the rail line, river and existing development, and comprises some 6.5 hectares (16 acres).
- **Area B** comprises some 55 hectare (136 acre) and is located west of the existing Hamlet lots. A portion of this area is also County owned. Area B is separated from existing development by a steep slope and needs to be further investigated, particularly to identify localized patches of muskeg. Only a portion of this area is likely to be developable.

**Yellowhead County  
Hamlet of Cadomin  
Area Structure Plan**



**Figure 3  
Potential  
Development  
Areas**

- Hamlet Boundary
- Potential Development Area
- 300 m Lagoon Setback
- ||||| 10m Contour Interval
- Floodway



May 2012

Scale 1:20000

- **Area C** comprises two sites with similar physical conditions in the north portion of the Hamlet and near the lagoon. The site next to the lagoon would be suitable only for non-residential use because of the 300 metre setback requirement. Combined, the area of the two sites is about 13 hectares (32 acres).

All three of these areas are subject to more detailed site specific investigation particularly in terms of defining soil conditions and the McLeod River floodway downstream of the built up portion of Cadomin.

## 2.5 Land Use and Zoning

Residential is the predominant land use in Cadomin (see Figure 4). Two commercial lots accommodate Jacoby's General Store and Café, and the Cadomin Motel. The store is open on summer weekends while the motel operates on a seasonal basis catering primarily to resource workers. Three institutional lots exist that accommodate the Legion, Telus, and the Fire Hall. A central park site is located along 50<sup>th</sup> Street and a small County-owned picnic area is also located beside the river in the northern part of the settled area. An industrial storage use is located north of the Hamlet boundary by the lagoon on a commercial disposition (lease) site owned by the Crown.

The lands south of this site up to the Hamlet boundary are leased by the Crown for horse pastures and stables.



**2. Jacoby's General Store and Cafe'**

The 116 residential lots that make up the Hamlet vary widely in size and shape, with many of the lots larger than necessary given current servicing standards. The 2011 Yellowhead County Cadomin Land Ownership Map is based on County assessment data and indicates that, of the 116 residential lots in the hamlet, the majority accommodate cabins, followed closely by residences, with manufactured homes a distant third. As is noted in Section 2.1, Statistics Canada reported 30 permanently occupied residential dwellings in 2006. Sixteen residential lots are vacant.

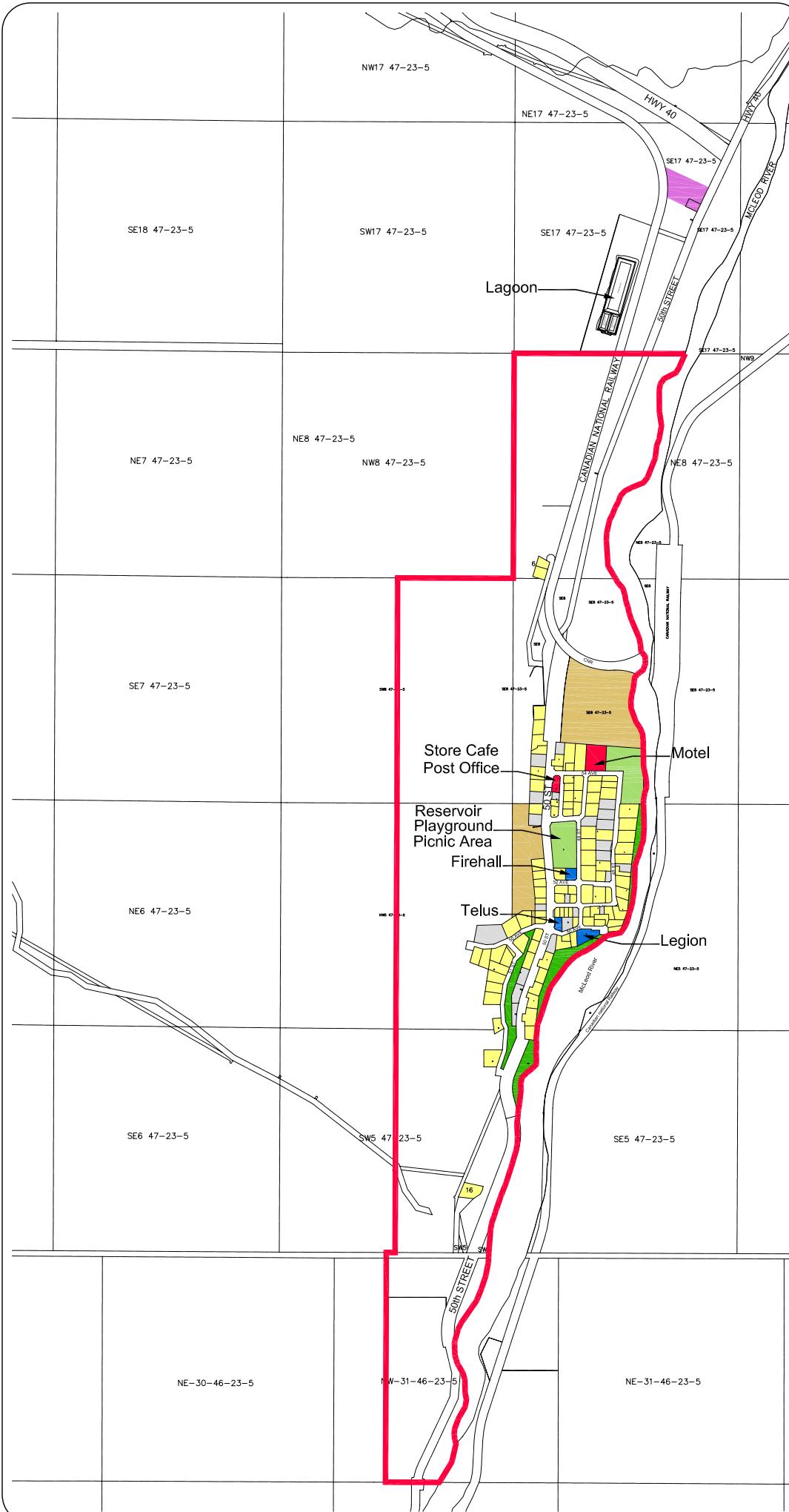
# **Yellowhead County**

## **Hamlet of Cadomin**

### **Area Structure Plan**

## **Figure 4**

# **Existing Land Use**



**Engineering  
and Land Services**

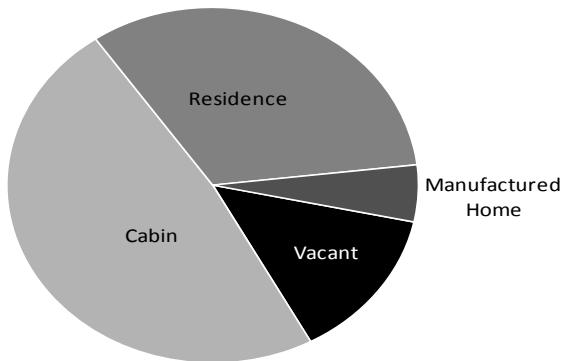
 Lovatt  
Planning Consultants



May 2012

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**Table 2 - Distribution of Residential Lots**



Type	Number
Vacant	16
Cabin	56
Residence	38
Manufactured Home	6
<b>Total Residential</b>	<b>116</b>

**Source:** Building/Site/Feature information compiled from municipal assessment data, December 2010.

Yellowhead County's Land Use Bylaw (zoning) districts that apply to Cadomin generally reflect the existing land uses. The Hamlet Residential District applies to all developed and undeveloped residential lots. Cabins are considered to be a single detached dwelling and are a permitted use in this district. Manufactured homes are considered a permitted or discretionary use as long as the aesthetic provisions of the Bylaw are met. The home is considered a permitted use only if it replaces an existing manufactured home.

The Hamlet Commercial District applies to the two commercial operations while the Public Institutional District applies to all public facilities including the legion and the community park that includes picnic facilities, a playground and the water reservoir. The Hamlet Restricted Development District applies to lands that may not be suitable for development or are environmentally significant. Single detached dwellings are a discretionary use in this district.

An industrial storage use is located north of the Hamlet boundary by the lagoon on a commercial disposition (lease) site owned by the Crown.



**3. Cadomin Motel**

## 2.6 Policy Context

This Area Structure Plan complies with the provisions of section 633 of the Municipal Government Act. The Plan also complies with the provisions of Yellowhead County's Municipal Development Plan Bylaw No. 1.06. Specific Municipal Development Plan (MDP) policies that apply to Cadomin are as follows:

**MDP Policy:** *Encourage the infilling or redevelopment of sites in Brule, Cadomin, Marlboro, and Robb (provided that adequate infrastructure can be provided) rather than large scale expansion in and around these areas.*

Adequate infrastructure exists to allow for infilling and redevelopment. Infill opportunities exist on vacant residential lots and some of the larger Hamlet lots may be further subdivided. Some limited expansion opportunities also exist. However, the MDP does not consider Cadomin to be a hamlet growth node so that significant expansion is not contemplated.

**MDP Policy:** *Complete the ASP for Cadomin (currently underway) as part of the Coal Branch Land Use Strategy.*

The adoption of this Area Structure Plan will implement this policy.

**MDP Policy:** *Oppose further development or redevelopment in Cadomin until the Cadomin ASP is completed.*

Development and redevelopment can proceed based on the policies contained in this Area Structure Plan.

**MDP Policy:** *Support the preservation of Cadomin's unique heritage.*

The Area Structure Plan contains policies targeted at preserving Cadomin's unique heritage.

**MDP Policy:** *Update the Municipal Development Plan to reflect the results of the Cadomin ASP and the Coal Branch Land Use Strategy.*

The Municipal Development Plan will be amended accordingly as part of an update process.

**MDP Policy:** *Prohibit development in areas that are prone to flooding, erosion, landslides, or any other natural or human-induced hazards. Development on escarpments, steep or unstable slopes (e.g. slopes greater than 20%) may be considered only if recommended in a geotechnical study prepared by an accredited professional. In such cases, the County may require restrictive covenants or caveats registered to the title to serve as notification to prospective purchasers.*

The Macleod River flood plain and steep slopes should be dedicated as Environmental Reserve and left in their natural state. Setback buffers adjacent hazardous natural features may also be required.

This Area Structure Plan also generally complies with Appendix B of the Municipal Development Plan being Yellowhead County Planning Development and Subdivision Requirements.

## 2.7 Landowner Consultation

As is noted in Section 1.5, two Information Sessions were held as part of the Area Structure Plan update process. The input provided at each session is summarized below.

1. The **first Information Session** was held on September 4, 2011 at the Legion Hall in Cadomin. Representatives from Yellowhead County and Lovatt Planning Consultants staffed the Information Session. More than 80 residents attended including Councillor Olson. Given that the permanent 2006 population of Cadomin was 56, turnout was relatively high demonstrating a strong interest in the community

The session featured a power point presentation with questions and comments addressed during the presentation. In addition to recording the landowner discussions, participants were asked to fill out a comment sheet. Twenty two comment sheets were submitted.

The discussion during the Information Session and responses to the comment sheet questions are summarized as follows:

- The first priority for residents is to have the sewer system function properly to allow for seasonal and year round use. This comment was emphasized by virtually all landowners and was expressed repeatedly in the written comments.
- Most participants want some growth but place limits on the number of lots (not 100) and the rate at which the lots are developed.
- Some concern was expressed that a reasonable time line be applied to new lots requiring a dwelling to be constructed on the lot.
- Residents do not want sidewalks, curbs or paved streets. However, better maintenance is required and some dust control should be applied during summer months.
- The rustic character and history of the hamlet are very important to most residents. Some expressed the need for regulations to maintain the rustic character of the hamlet. Others felt controls are too binding and are not required.
- ATVs are considered a threat to the quiet atmosphere of the Hamlet. Enforcement is needed.
- Participants voted overwhelmingly against a campground being developed by the County within the Hamlet boundary. Most felt that nearby provincial campgrounds such as Whitehorse Wildland Provincial Park and Watson Creek are adequate for accommodating campers. However, some recognized that, at the very least, the garbage left on lands along the River would be picked up if a campground were developed.
- Significant economic development and increasing the permanent population are not considered feasible. Regardless, commercial recreation and tourism opportunities such as outfitters and trail riding operations could be considered as a means of adding some seasonal stimulus to the local economy to perhaps retain the viability of Jacoby's store and the Cadomin Motel. This means that horses may need to be allowed in some portions of the Hamlet.
- The need for an industrial area well removed from the hamlet proper was noted. Currently home business operations have no option but to store their equipment on residential lots. A suitable location for equipment storage and related activities is required.

The input provided by the public has been recognized in the Area Structure Plan goals and objectives, and by the Future Land Use Concept.

2. The ***second Information Session*** was held on December 10, 2011 in Yellowhead County Council Chambers in Edson. More than 25 landowners attended the session with representatives from Yellowhead County and Lovatt Planning Consultants staffing the session. Mayor Soroka and Councillor Olson also attended.

The session featured a power point presentation of the draft Area Structure Plan. The questions and comments of participants were addressed during the presentation. Ten comments sheets were submitted and six e-mail responses were sent.

- The majority of discussion and comment sheet responses support the scope, priority and pace of hamlet growth.
- Although the proposed minimum size of 7,000 square feet for new lots was discussed, no change was agreed to.
- The five year time frame for development and 18 month requirement to dwelling lock-up proposed for the new lots was also discussed. Although no consensus was reached, a significant number of participants favoured this approach.
- The type of dwelling and aesthetic considerations appropriate for all residential developments was discussed. The majority of attendees expressed a desire to maintain a standard of appearance for dwellings that reflect the hamlet's location and history. Some expressed concern that restrictions are not required as long as dwellings are well maintained.
- The future of horses being permitted in the community was also a topic of discussion. Most residents appeared agreeable to allowing horses to continue to be temporarily staged from the Hamlet area, but did not want to see permanent corrals or fenced holding areas.

The session ended with an indication of the Council readings and public hearing steps required for Plan approval.

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## **3 GOALS AND OBJECTIVES**

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### **3.1 A Vision for Cadomin**

*A small community where people that value natural beauty,  
a historic sense of place and rustic charm can live and recreate  
with certainty that their lifestyle will be preserved.*

The sense of community and local pride in the rustic, historic uniqueness of the Hamlet are strong values espoused during the Information Sessions and through comments received. Rustic for many means charmingly simple and unsophisticated. The small town feel and surrounding scenery are very important quality of life elements. This is why people choose to reside and recreate in Cadomin.

Residents want continued or enhanced access to community and business services at the local level while recognizing that with a very limited population, this may be difficult to achieve. A strong desire is evident to preserve the historic character and enhance the Hamlet while attracting some limited residential growth. Landowners have also expressed a strong desire to maintain the character of the Hamlet.

The *paced* addition of new residences in Cadomin is considered by landowners as a positive approach to attracting more population and modestly expanding the local housing market and number of property owners to share in the cost of municipal services. *Paced* development for many landowners means initially selling 10 new lots and an additional 10 lots once the first lots are sold to be continued in 10 lot increments. A flood of new lots is not considered desirable and will detract from the character of the community, its small town rustic charm, and may cause the value of existing lots to drop.

The Area Structure Plan goals and objectives reflect the Hamlet's vision by recognizing and supporting existing development, and by promoting an environment that will maintain the highly valued quality of life elements.

### **3.2 Goals and Objectives**

The Area Structure Plan goals and objectives listed below reflect the input provided by the community. These goals and objectives, in turn, are reflected in the Future Land Use Concept described in Section 4. Related policies that support and encourage achieving the goals and objectives, and implementing the Future Land Use Concept, are listed in Section 5.

### **3.3 Overall**

#### **Goal**

***To provide lifestyle options and development opportunities for current and future Cadomin residents.***

#### **Objectives**

- To protect the integrity of existing developments by building upon and emulating what exists.
- To manage growth in an orderly well-paced manner that will retain the rustic small community atmosphere of Cadomin.
- To optimize the use of existing infrastructure and facilities.

### **3.4 Residential**

#### **Goal**

***To provide for some limited new development to attract residents by providing policy direction for infill developments and increasing the amount of land available for development.***

#### **Objectives**

- To recognize infill development opportunities of vacant and underutilized Hamlet residential sites and the re-subdivision of larger sites.
- To integrate new infill residential development with the existing community through sensitive infill guidelines.
- To allow for modest new residential development opportunities that reflects the characteristics of the existing community.



**4. Existing Newer Residential Dwelling**



**5. Existing Rustic Residential Dwelling**

### **3.5 Environmental**

#### **Goal**

***To protect environmentally sensitive areas and hazard lands from development.***

#### **Objectives**

- To specify the disposition and use of Environmental Reserve lands.
- To protect the bed and shore of the McLeod River.
- To protect steep slopes from development.

### **3.6 Recreation and Tourism**

#### **Goal**

***To provide opportunities for community and tourism recreation.***

#### **Objectives**

- To develop a River Walk along the McLeod River as illustrated in the Future Land Use Concept.
- To use existing reserve lands, rights-of-way and easements for potentially extending the River Walk trail system.
- To work with area residents to identify appropriate and cost-effective means for maintaining existing recreational facilities.

- To designate an area along the McLeod River that may be suitable for locating and controlling tourism recreational operations.
- To promote the hamlet as a staging area for tourism related recreational activities.
- To identify and create a greater awareness of the historical resources of the Cadomin area as a means of attracting tourists.



**6. Existing Commercial Buildings**

### 3.7 Industrial and Commercial

#### Goal

***To sustain existing commercial operations and provide opportunities for some limited industrial and tourism activities.***

- To encourage some increase in seasonal population by supporting activities that in turn may support the existing commercial uses to the extent possible.
- To work with the County in promoting Cadomin as a tourism recreation destination to support existing commercial activities.
- To encourage a wide variety of home based businesses including bed and breakfast operations that may sustain an increased permanent population and support tourism.
- To investigate the feasibility of providing high speed internet and cell phone service.
- To provide an area suitable for storage of industrial equipment and related light industrial activities that do not negatively impact the natural beauty of the Hamlet.

### 3.8 Municipal Services

#### Goal

***To make good use of existing investment in existing infrastructure.***

#### Objective

- To identify expansion areas that may be efficiently serviced such that the capacity in the sanitary sewage system is used without compromising the integrity of the community.
- To require new developments to connect to the existing sewer system.
- To extend the Hamlet boundary to include the municipally owned and operated sewage lagoon.
- To ensure the continued supply of treated water to augment wells and cisterns.

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## **4 FUTURE LAND USE CONCEPT**

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The Future Land Use Concept is shown on Figure 5. As is previously noted, the future land use concept recognizes the Area Structure Plan Goals and Objectives, and the opportunities and constraints resulting from the assessment of existing conditions. It also recognizes the continued viability of the existing community. The concept is described below.

### **4.1 Residential**

#### **4.1.1 Infill Residential Development**

Sixteen vacant residential lots existed within the Hamlet based on 2011 municipal tax data. These lots are expected to accommodate permanent dwellings including manufactured homes. Given the resort nature of the community and the difficulty of attracting builders to a relatively remote location, Canadian Standard Association (CSA) approved pre-owned and new manufactured homes should be considered a viable housing option for Cadomin. Similarly, moved on stick built dwelling should be considered as long as long as the dwelling compliments the existing character of the Hamlet. Criteria for moved on dwellings and used manufactured homes are included in Section 5.

The Hamlet contains many rustic homes dating back to the mining era as well as more modern homes that are typical of the types of dwellings found in resort areas. Most of the mining era dwellings have been renovated to some degree to make them habitable. Resort type dwellings that are typical of summer villages are likely to be developed in future. Rustic and resort type dwellings can be complimentary. Flexibility is required in considering types of dwellings that are suitable for Cadomin to ensure that vacant lots are developed. It is important to note that the County has no legal mechanism to require that existing vacant lots be developed.

The re-subdivision of some of the larger developed lots will also expand the number of available lots. It is estimated that about 10 new lots can be created through the re-subdivision of existing large lots. A minimum residential lot size can be introduced into the Land Use Bylaw to ensure that the character of the Hamlet is retained and suitable building sites with setbacks are provided.

Residential lot sizes in Cadomin vary significantly with some as small as 530 square metres (5,700 square feet). Most are at least 1,300 square metres (one third acre) in size or larger. For re-subdivision purposes, a 697 square metre (7,500 square feet) lot is a reasonable compromise to reflect the current range of lot sizes, and provides ample opportunity for accommodating a dwelling and accessory buildings while still allowing for adequate yard space and setbacks from neighbouring properties. Any infill will need to tie into the sewer system thereby making better use of this system without extending new lines.

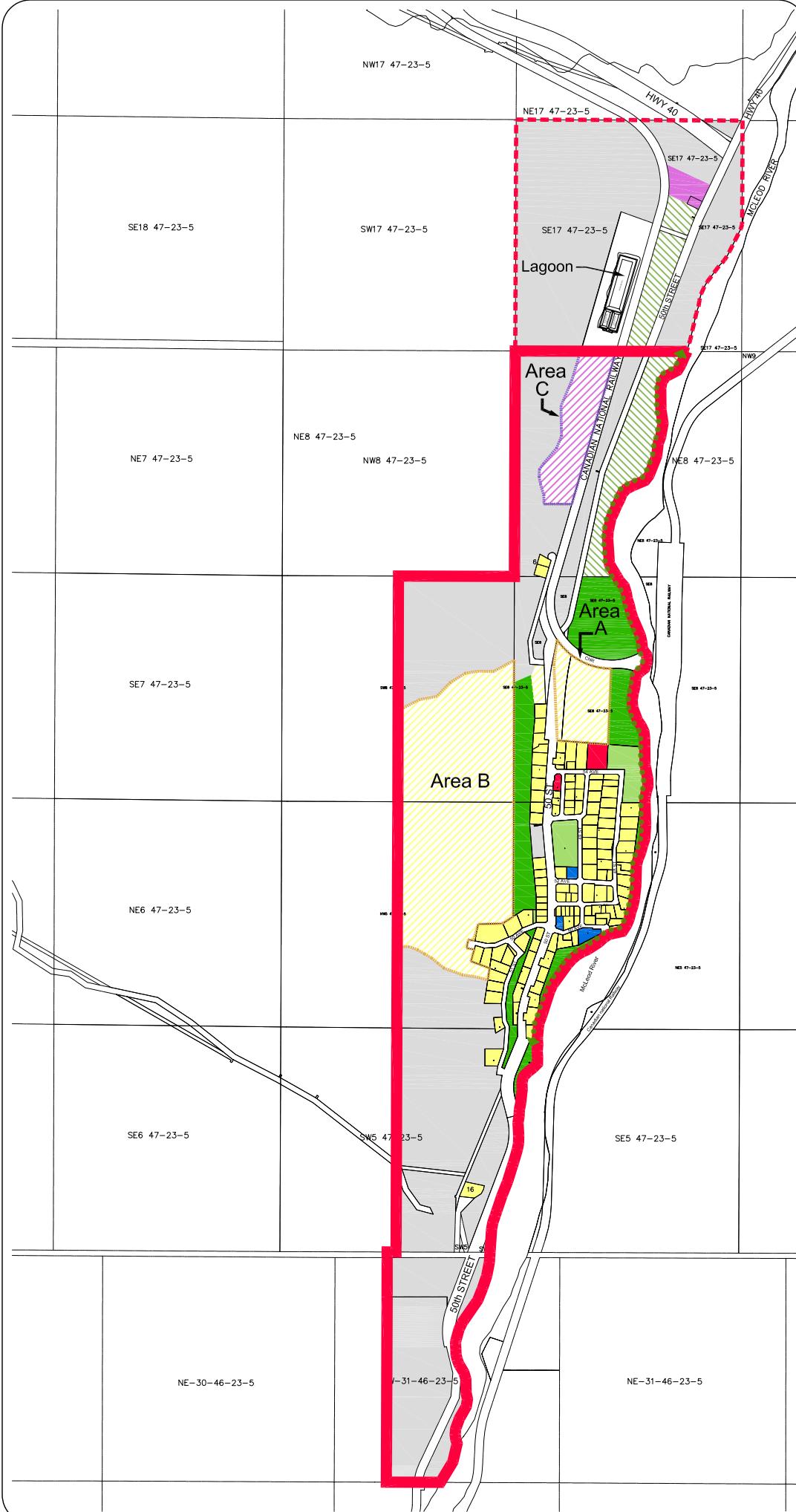
#### **4.1.2 Residential Expansion Areas**

Two of the three areas identified in Section 2.4 and shown on Figure 3 may allow for residential expansion of the existing Hamlet. Both Areas A and B are adjacent to existing homes and can be tied into the sewer system.

Area A is particularly well suited for accommodating new residential development since it is immediately adjacent to the existing community, is relatively flat, and is close to the river. This area has been used for the Coal Branch reunion. However, it was suggested by some landowners that the reunion can be held in the centrally located Hamlet park. The lands between Area A and the river may be dedicated as reserve lands and will remain under the control of the County. The floodway will need to be delineated by the County prior to any development on lands closer to the McLeod River.

**Yellowhead County  
Hamlet of Cadomin  
Area Structure Plan**

**Figure 5  
Future  
Land Use  
Concept**



- Hamlet Boundary
- Potential Future Hamlet Boundary
- Residential
- Future Residential
- Industrial
- Future Industrial
- Commercial
- Institutional
- Municipal Reserve
- Environmental Reserve
- Recreation and Tourism
- Natural Area
- River Walk Trail



May 2012

Scale 1:20000

Figure 6 shows a design concept for Area A that results in 29 lots each of which is about one third acre in size. Assuming some infill and intensification, and recognizing the input provided by residents, this area can meet the expansion needs of the Hamlet well into the future.

Area B can be accessed off 50<sup>th</sup> Street and will require the extension of a sewer line to tie into the existing system. The sewer line can flow by gravity into the existing system. Considerable investigation of the terrain and soil conditions will be required to identify developable sites within Area B. This area would not be developed until Area A is fully developed out although it offers superb views of the slopes to the east.

A short strip of undeveloped County owned land located on the west side of 50th Street across from Area A could also be subdivided to create three lots . The subdivision of these three lots is the simplest and most cost effective way of providing new residential lots in the short term (see Figure 6).

Combined, Areas A and B provide for the 100 additional lots that can be supported by the existing sewer system. The development of vacant lots and re-subdivision of larger Hamlet lots will reduce this capacity. As well, the residents of Cadomin have stated overwhelmingly that adding 100 lots to the community is not desirable in that it will dramatically change its rustic small town character. However, as is noted in Section 2.7, most feel some modest *paced* growth is desirable for maintaining some level of community service.

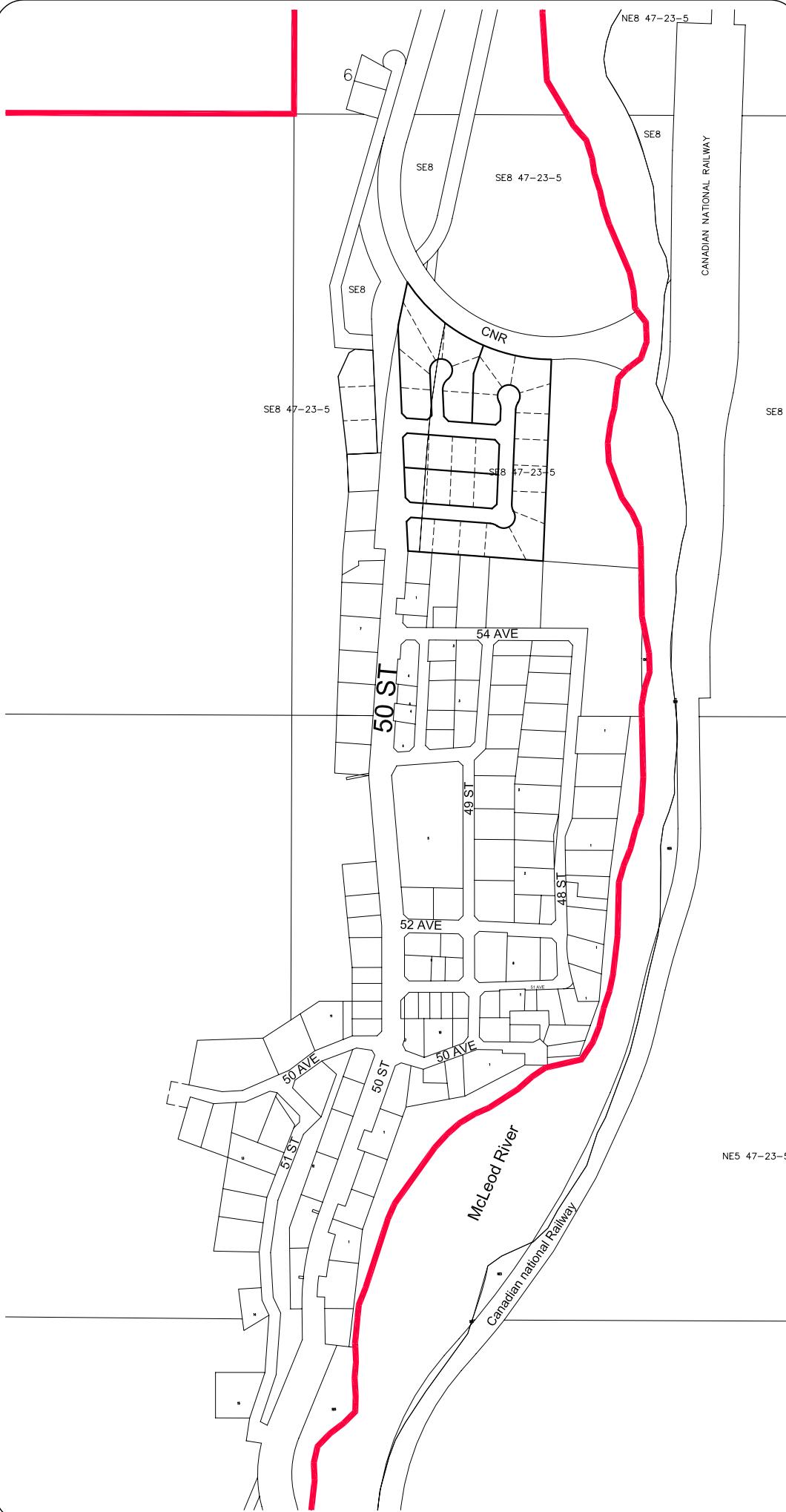
The staged development of Area A by the County will allow for modest *paced* growth for the foreseeable future that will meet the goals and aspirations of the community. Area B offers a much longer term option. Table 3 summarizes long term residential development opportunities and the population that would be generated assuming 2.5 persons per dwelling unit(du).



**7. Area B**

# **Yellowhead County Hamlet of Cadomin Area Structure Plan**

# **Figure 6 Design Concept for Area A**



**ISL**  
Engineering  
and Land Services

**Lovatt**  
Planning Consultants



May 2012

Scale 1:7500

**Table 3 – New Residential Development Opportunities**

Development Opportunity	Number of Lots	Population (@2.5 persons/du)
Vacant*	19	48
Created by Re-subdivision	10 (estimate)	25
Area A	29	72
Area B**	42	105
<b>Total</b>	<b>100</b>	<b>250</b>

\*Assumes the 16 existing lots that are currently vacant and the three lots that can be subdivided along 50<sup>th</sup> Street.

\*\*Assumes that 42 lots may be developed within Area B to absorb the capacity in the sewage system for 100 new lots.

The creation of 100 new lots to maximize the capacity of the sewage system may increase the permanent and seasonal population to over five hundred. However, assuming the development of the 16 vacant lots and the additional three along 50<sup>th</sup> Street, and that only Area A will be initially subdivided, some 48 lots are more likely to be developed in the foreseeable future. Re-subdivision of larger existing lots may or may not occur. Any new lots developed by the County may include a caveat registered on title requiring that a dwelling be located/built on the lot within a specified time.

#### 4.2 Industrial

The need to allow for some light industrial uses and equipment storage well removed from the residential component of the Hamlet has been identified by residents and home based businesses. That segment of Area C along 50<sup>th</sup> Street in the north portion of the Hamlet towards the lagoon provides a desirable location for such activities. This area is flat, can be accessed off existing County roads to allow for subdivision, and can be serviced with municipal sewer. The existing industrial equipment storage site is located north of the lagoon and is assumed to remain given its lease hold status.



#### **8. Future Industrial**

### **4.3 Recreation and Tourism**

As is noted in Section 2.7, a significant number of residents suggested that commercial recreation tourism opportunities such as outfitters and trail riding operations could be considered as a means of adding some seasonal stimulus to the local economy. Horses may already be pastured in summer on Crown leases north of the Hamlet between the lagoon and 50<sup>th</sup> Street. This area is shown as Recreation and Tourism on Figure 5 and may be a staging area for trail rides. The County's Animal Control Bylaw does not allow for horses on a permanent basis within the Hamlet boundary .

The Recreation and Tourism area shown on Figure 5 along the McLeod River within the Hamlet may function as a staging area for ATV groups as well as Cadomin and region hiking tours. This area provides high quality amenity features but is removed from the Hamlet proper so that residents need not be disturbed by any such activities. Tourists make use of the store and motel. The community services located in the central park may also attract some tourists.

Tourism operators would be responsible for applying for any permits to operate a staging area and for maintaining the site. Also, directional signage as per the Land Use Bylaw can be introduced by the County as required. The Land Use Bylaw allows for temporary signs where applicable.

Greater awareness and rules for operating ATVs and snowmobiles within and beyond the Hamlet is required. Both ATVs and snowmobiles are used by Hamlet residents as well as visitors. An awareness program in ATV etiquette within the community and some greater enforcement are required. The County's Off Highway Vehicle Bylaw regulates speed limits and hours of operation in the Hamlet. The bylaw limits the speed of such vehicles to 30 kilometres per hour between the hours of 8:00 and 11:00 pm and can be used only *for purposes of entering or exiting the Hamlet to and from the operator's residence.*



#### **9. Cadomin Municipal Park**

The County, Cadomin residents and tour operators should collaborate in identifying and marking routes suitable for off-road vehicles and separate routes for horses to access the surrounding provincial parks and attractions such as Mountain Park. The most obvious route is to follow 50<sup>th</sup> Street which allows for proper use of the right-of-way for registered off road vehicles so that vehicles pass the store but do not impact the balance of the community.

Horses should be able to use most hamlet roads as well as the proposed River Walk Trail as long as proper clean up by the rider/operator is maintained. The community and the environment are less impacted by horses than ATVs and horses are part of Cadomin's history.

#### **4.4 Natural Area and Environmental Reserve**

The Future Land Use Concept identifies existing and potential Environmental Reserve sites that should be protected from any adverse impact or development. Trails are considered a suitable use for Environmental Reserve so that a River Walk Trail along the entire length of the McLeod River can be constructed as a multi-use trail for all non-motorized activities including horse riding. The intent of the trail is to provide access to the river. An alignment to the north of the built up area will need to be identified as part of a floodway investigation.

The oxbow feature located north of Area A is shown on the Future Land Use Concept as Environmental Reserve because portions of this feature, particularly the old river channel, are frequently flooded as a result of beaver dams. The feature functions as part of the McLeod River floodway.

The lands shown as Natural Area within the Hamlet are owned by Yellowhead County. Although the environmental integrity of this area should be protected, any off road vehicle activity that does occur may be damaging the environment. The County and Cadomin residents may consider identifying a loop trail through the Crown lands along the west side of the hamlet boundary that would link back to the community and the Recreation and Tourism area.

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## 5 PLAN POLICIES

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The policies listed below provide a specific implementation strategy that supports the plan Vision, Goals and Objectives, and the Future Land Use Concept. It is important to note that the policies are in keeping with the intent of an Area Structure Plan Bylaw pursuant to the Municipal Government Act, and should be considered in that context.

### 5.1 Plan Implementation Policies

- 5.1.1 Pursuant to Section 633 of the Municipal Government Act, this Plan shall be adopted by the Yellowhead County as the **Cadomin Area Structure Plan**.
- 5.1.2 Yellowhead County shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan in the development and re-development of Crown Lands and in the formulation of Provincial and Federal policies and programs within and surrounding the Plan area.
- 5.1.3 All future subdivision and development in Cadomin shall comply with the Future Land Use Concept and the policies of this Area Structure Plan
- 5.1.4 Yellowhead County may consider extending the Hamlet boundary further north as shown on the Future Land Use Concept if significant development occurs to warrant boundary expansion.
- 5.1.5 Yellowhead County should update the Land Use Bylaw to include the Hamlet Residential Cadomin District proposed in Appendix A.
- 5.1.6 The County should proceed with the residential subdivision of the strip of land located adjacent the west side of 50<sup>th</sup> Street and with the industrial subdivision of Area C.
- 5.1.7 The County should proceed with staged subdivision of Area A as shown the Land Use Concept to ensure an adequate supply of residential lots. Although the number of lots subdivided at any one time may vary, lots should be sold in ten lot increments.
- 5.1.8 The subdivision of Area B should not proceed until all Area A lots are subdivided and sold.
- 5.1.9 All buildings added to a lot shall be of new construction unless otherwise approved by the Development Officer.
- 5.1.10 The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and character of the site and Cadomin's surroundings to the satisfaction of the Development Officer. Examples are contained in Appendix B.
- 5.1.11 All buildings shall be located, designed, and constructed in a manner to minimize the possibility of ignition from a wildfire and to minimize the spread of a structural fire to the surrounding wild land. All new development shall be required to utilize fire retardant roofing and exterior wall materials such as, but not limited to, tile, metal or asphalt shingles (for roofs) and stucco, stone veneer, cement fiber, wood clapboard, brick, engineered wood, aluminum and seamless steel (for exterior walls.) Wooden shakes and shingles shall be prohibited for use as roofing material and vinyl siding shall be prohibited on any new structure within the Hamlet.
- 5.1.12 Development shall be prohibited within 20 meters of the naturally occurring bed and shore of the MacLeod River. Where this requirement cannot be met because of the configuration of the parcel area or the characteristics of the landscape, Yellowhead County may reduce this standard.

5.1.13 Other regulations, guidelines, or development controls may be established by the County for any new development within the Hamlet.

## **5.2 Residential Policies**

- 5.2.1 The predominant uses in Area A and Area B shall be for detached single-family dwellings and ancillary buildings and uses. Canadian Standards Association (CSA) approved manufactured homes anchored on suitable foundations shall be allowed in accordance with the LUB. Relocated dwellings should be held to the same stringent standards provided for in Section 51(2).
- 5.2.2 To protect the character of the Hamlet and to encourage new dwellings to be similar in size to existing dwellings, the minimum width of a manufactured home shall be 4.9 metres (16 feet).
- 5.2.3 All structural and exterior renovations of a relocated dwelling shall be completed within one year of the issuance of a development permit.
- 5.2.4 Full payment shall be required for County owned residential lots at the time the Purchase Agreement is signed.
- 5.2.5 The County shall require an additional deposit of 15 percent of the purchase price of a lot. The additional 15 percent deposit shall be refundable if construction of a residence to lock up stage including exterior features is completed within three (3) years of the date of signing a Purchase Agreement and within 18 months of commencement of construction.
- 5.2.6 Finishing features on all new residential dwellings should preserve the rustic character of the community by mirroring the look of existing dwellings and the surrounding environment through the use of materials such as natural or engineered wood, masonry, metal or stone (see Appendix B).
- 5.2.7 Existing residential parcels may be further subdivided if the subdivision application meets the minimum lot size of  $697 \text{ m}^2$  ( $7,500 \text{ ft}^2$ ) as per the Cadomin Hamlet Residential District (see Appendix A).
- 5.2.8 The County shall take a proactive approach to facilitating the re-subdivision of larger residential sites by providing for a minimum lot size in the Hamlet Residential District.

## **5.3 Industrial and Commercial Policies**

- 5.3.1 The predominant uses in Area C shall be for extensive industrial uses, including equipment and material storage, and ancillary buildings and uses. Communication facilities or municipal utilities may also be allowed.
- 5.3.2 Commercial uses and services shall continue to be encouraged within the Hamlet and in Area C.
- 5.3.3 The County may partner with an internet service provider to activate high speed internet service within the Hamlet.

## **5.4 Environmental Policies**

- 5.4.1 At the time of subdivision, those lands located below the top-of-the-bank of the MacLeod River and steep or unstable slopes and any adjacent lands that are required to protect environmental integrity, shall be dedicated as Environmental Reserve to protect these features from development and/or to allow for public access.

- 5.4.2 Significant natural features including tree stands may be preserved at the time of subdivision by applying a combination of Environmental Reserve and Municipal Reserve.
- 5.4.3 The floodway adjacent to Area A shall be identified by an Alberta Land Surveyor (ALS) and protected pursuant to Policy 5.4.1.
- 5.4.4 Environmental Reserve areas should be maintained in their natural state and may be used for extensive recreation facilities such as trails or river access points.
- 5.4.5 Yellowhead County shall continue to develop the River Walk Trail as of a low impact multi-use trail within the Environmental Reserve lands adjacent the MacLeod River. Motorized vehicles shall not be permitted to use this trail.
- 5.4.6 Yellowhead County may investigate funding opportunities to assist completing the River Walk Trail through agreements between local coal mine operators and the Canadian Environmental Protection Agency.

## **5.5 Recreation and Tourism Policies**

- 5.5.1 Within municipal reserve areas, public recreation facilities such as, playgrounds, river access points, picnic areas and community facilities may be permitted, provided these uses are compatible with adjacent residential development.
- 5.5.2 If required, Yellowhead County will work with Crown authorities to establish appropriate guidelines regarding the use of the area designated Recreation and Tourism on the Future Land Use Concept.
- 5.5.3 Yellowhead County shall enforce the Off-Highway Vehicles Bylaw along 50<sup>th</sup> Street, in particular.

## **5.6 Municipal Servicing Policies**

- 5.6.1 All new residential development shall be required to connect to the existing sewage disposal system.
- 5.6.2 Roads should be designed at rural residential standards as they are in other portions of Cadomin with two vehicle travel lanes, one in each direction, with opportunities for swales and ditch drainage.
- 5.6.3 Prior to subdivision approval, developers shall be required to enter into a development agreement with Yellowhead County that includes the provisions for off-site levies, amongst other items required at the discretion of the County.
- 5.6.4 The County may undertake a study to address the management of storm water in Cadomin.

## **5.7 Plan Review and Amendments**

- 5.7.1 Yellowhead County may amend this Plan at any time to incorporate new objectives, policies and land use.
- 5.7.2 Amendments shall be adopted as amendments to the Hamlet of Cadomin Area Structure Plan pursuant to the Municipal Government Act.

**APPENDIX A**

**HAMLET RESIDENTIAL DISTRICT (Cadomin)**

## **HR - HAMLET RESIDENTIAL DISTRICT (Cadomin)**

### **(i) General Purpose of District:**

The general purpose of this district is to regulate residential development in the Hamlet of Cadomin.

### **(ii) Uses Table:**

Permitted Uses	Discretionary Uses
1 Accessory Building 2 Accessory Structure 3 Home Occupation (Minor) 4 Manufactured Home* 5 Public Utility 6 Single Detached Dwelling	7 Bed and Breakfast 8 Family Care Facility 9 Duplex 10 Family Care Facility 11 Home Occupation (Major) 12 Institutional Use 13 Manufactured Home* 14 Multiple Unit Dwelling 15 Secondary Suite 16 Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this district.

\* - Pursuant to Section 51 Manufactured Home Rules and Regulations, Manufactured Home may be Permitted or Discretionary Uses.

### **(iii) Regulation Table:**

The setbacks indicated refer to the Principal Building. Setback requirements for Accessory Buildings are listed in Section 79

Site Dimensions	At the discretion of the Development Authority, who shall consider site dimensions sufficient to accommodate the proposed development, the prevalent lot sizes in the area of the proposed subdivision or development as well as minimum setback requirements and servicing needs.
Minimum lot size	697 m <sup>2</sup> (7,500 ft. <sup>2</sup> )
Site Coverage	35% of Total site area
Minimum front setback	7.6m (25 ft.)
Minimum side setback (iv) Dwellings less than 2 Storeys (v) Dwellings of two storeys or more (vi) On corner sites flanking street	2.5 m (8.2 ft.) 2.5 m (8.2 ft.) 4.5 m (14.76 ft.)

Minimum Rear Setback	6.0 m (19.68 ft.)
Maximum Building Height (Principal or Main Building)	10.0 m (32.8 ft.) or two and one half storeys above grade, whichever is greater**
Maximum Building Height (Accessory Buildings or Structures)	4.88 m (16 ft.)*

\*\* - Or to the satisfaction of the Development Authority, taking into account the impact on adjacent or nearby uses and development, and the predominant height of dwellings and structures in the area.

- (vii) Where a site has vehicular access from the front only, one side yard setback shall be a minimum of at least 3.0 m (9.8 ft.) to accommodate a driveway for vehicular passage and general access, to the rear of the property, except where an attached garage or carport is provided.
- (viii) Manufactured Homes shall meet Section 51 - Design, Character and Appearance of Manufactured Homes.
- (ix) The minimum width of a Manufactured Home shall be 4.9 m (16 ft.).
- (x) The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and character of the site and Cadomin's surroundings to the satisfaction of the Development Officer.
- (xi) All buildings shall be located, designed, and constructed in a manner to minimize the possibility of ignition from a wildfire and to minimize the spread of a structural fire to the surrounding wild land. All new development shall be required to utilize fire retardant roofing and exterior wall materials such as, but not limited to, tile, metal or asphalt shingles (for roofs) and stucco, stone veneer, cement fiber, wood clapboard, brick, engineered wood, aluminum and seamless steel (for exterior walls.) Wooden shakes and shingles shall be prohibited for use as roofing material and vinyl siding shall be prohibited on any new structure within the Hamlet.
- (xii) Other Regulations:  
All land use regulations apply as contained in this Bylaw.

**APPENDIX B**

**EXAMPLES OF EXTERIOR SIDING AND FINISHING MATERIALS**

## **1. Examples of Exterior Siding**

Multiple choices exist in materials, colours and finishes for use AS exterior siding. The durable and more fire resistant options include stucco, stone veneer, cement fiber, treated wood clapboard, log, brick and engineered wood. Each of these materials can have endless finishes added resulting in a distinct rustic mountain resort type appearance.



**Brick with Stone Foundation**



**Log Home**



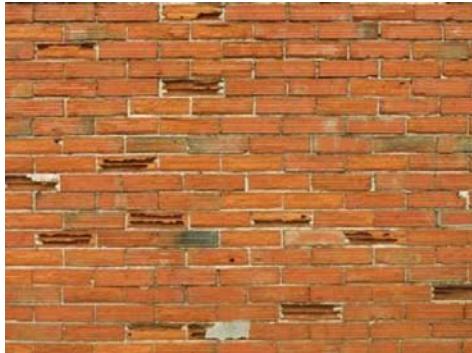
**Manufactured Homes**



**Prefabricated Home**

**Resort Cabin**

## **2. Examples of Finishing Materials**



**Brick**



**Rough Cut Wood Siding**



**Field Stone**



**River Rock**



**Stucco**



**Stone Veneer**