



BYLAW NO. 05.22

BEING A BYLAW TO AMEND THE CADOMIN AREA STRUCTURE PLAN BYLAW 09.12

WHEREAS, the Municipal Government Act, Being Chapter M-26, R.S.A., 2000, authorizes a Council to amend a bylaw;

AND WHEREAS Yellowhead County in accordance with Section 633 of the Municipal Government Act have adopted the Cadomin Area Structure Plan 09.12;

AND WHEREAS Yellowhead County held a public hearing in respect to the proposed amendment pursuant to the Municipal Government Act, Being Chapter M-26, R.S.A., 2000;

NOW THEREFORE, the Yellowhead County Council, in the Province of Alberta, duly assembled, hereby enacts the following amendments to the Cadomin Area Structure Plan 09.12:

1. **Replace paragraph 1 on page 7 from:** 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.

To: Yellowhead County's Land Use Bylaw (zoning) districts that apply to Cadomin generally reflect the existing land uses. The Urban Neighbourhood 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, as are manufactured homes considered a permitted use.

2. **Replace paragraph 2 on page 7 from:** 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.

To: The Urban Service District applies to three lots inclusive of an institutional use (the Legion Hall). The Protection District applies to lands that may not be suitable for development or are environmentally significant. Residential dwellings are not a use in this district.

3. **Remove Policy 5.1.5:** which states "Yellowhead County should update the Land Use Bylaw to include the Hamlet Residential Cadomin District proposed in Appendix A." and sequentially renumber the remaining list in numerical format.

4. **Replace Policy 5.2.7 from:** Existing residential parcels may be further subdivided if the subdivision application meets the minimum lot size of 697 m² (7,500 ft²) as per the Cadomin Hamlet Residential District (see Appendix A).

To: Existing residential parcels may be further subdivided if the subdivision application meets the minimum lot size of 697 m² (7,500 ft²).

5. **Replace Policy 5.2.8 from:** 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.

To: 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 Urban Neighbourhood District.

6. **Remove Policy 5.3.3:** which states "The County may partner with an internet service provider to activate high speed internet service within the Hamlet."
7. Delete Appendix A and rename Appendix B as Appendix A

This bylaw comes into force at the beginning of the day that it is passed in accordance with Section 189 of the Municipal Government Act, Being Chapter M-26, R.S.A., 2000


READ a first time this 23 Day of September A.D., 2022

PUBLIC HEARING held this 11 Day of October A.D., 2022

READ a second time this 25 Day of October A.D., 2022

READ a third time this 25 Day of October A.D., 2022

SIGNED this 25 Day of October A.D., 2022



Mayor, Wade Williams



Chief Administrative Officer, Luc Mercier