#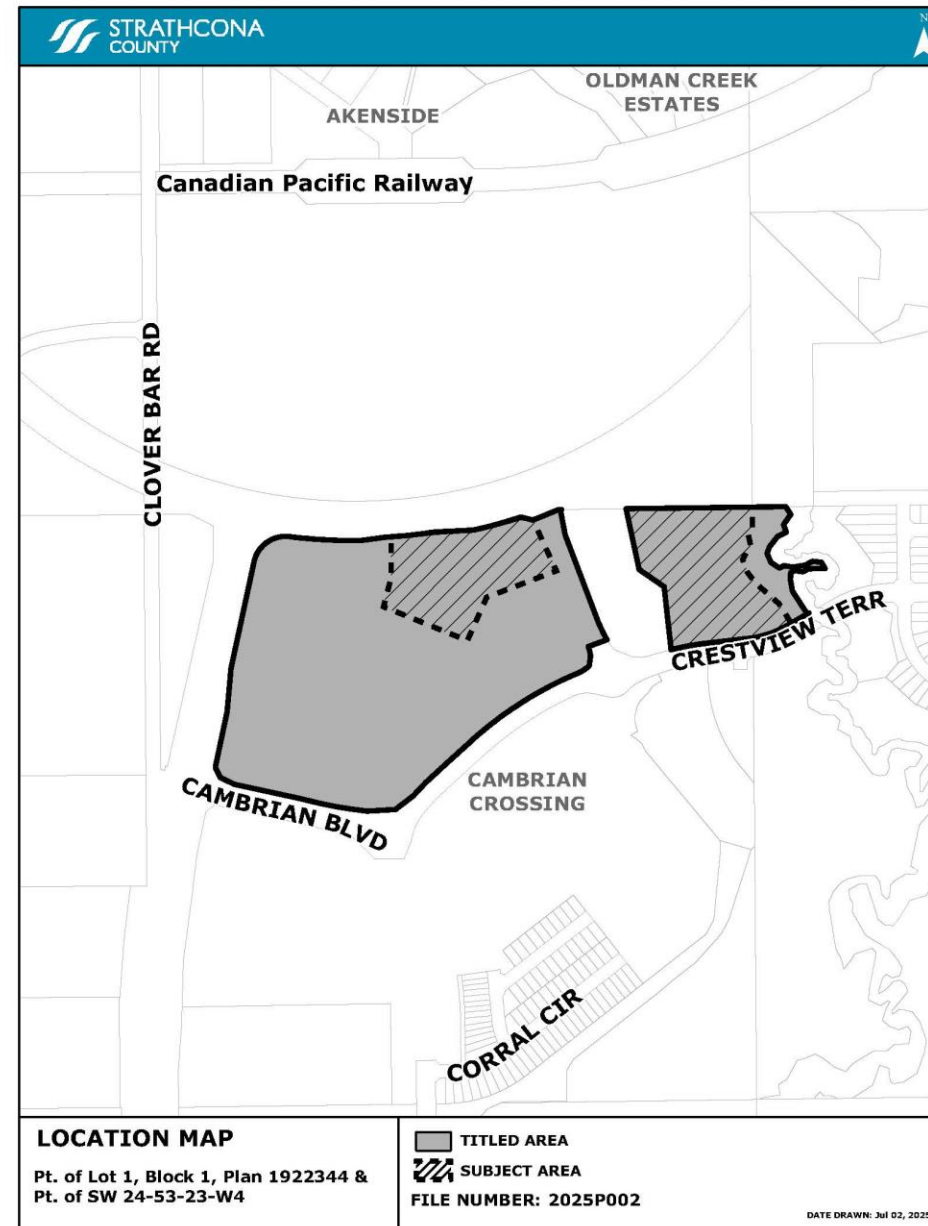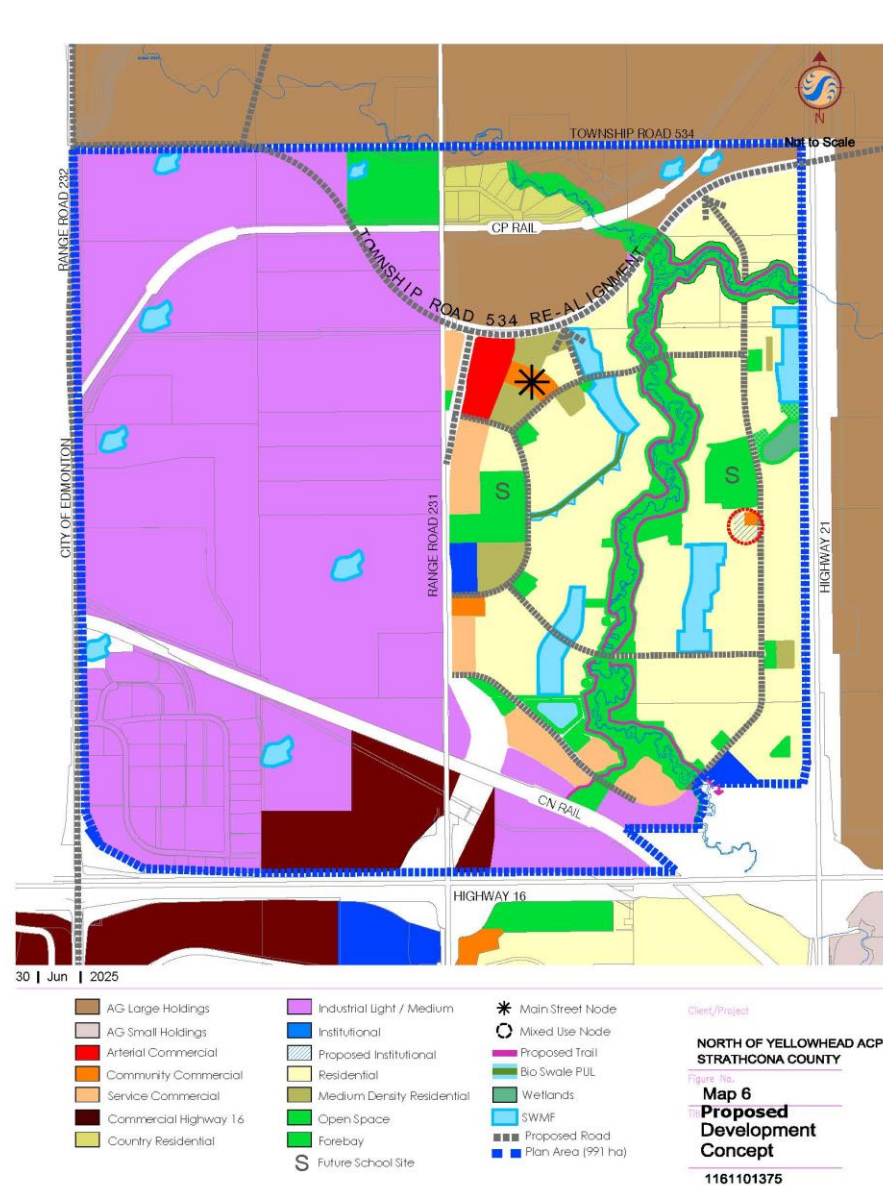 Bylaw 34-2025, Bylaw 35-2025 & Bylaw 36-2025 Amendments to the Cambrian Crossing ASP, North of Yellowhead ACP and the Land Use Bylaw (Ward 4)

Council meeting

July 22, 2025
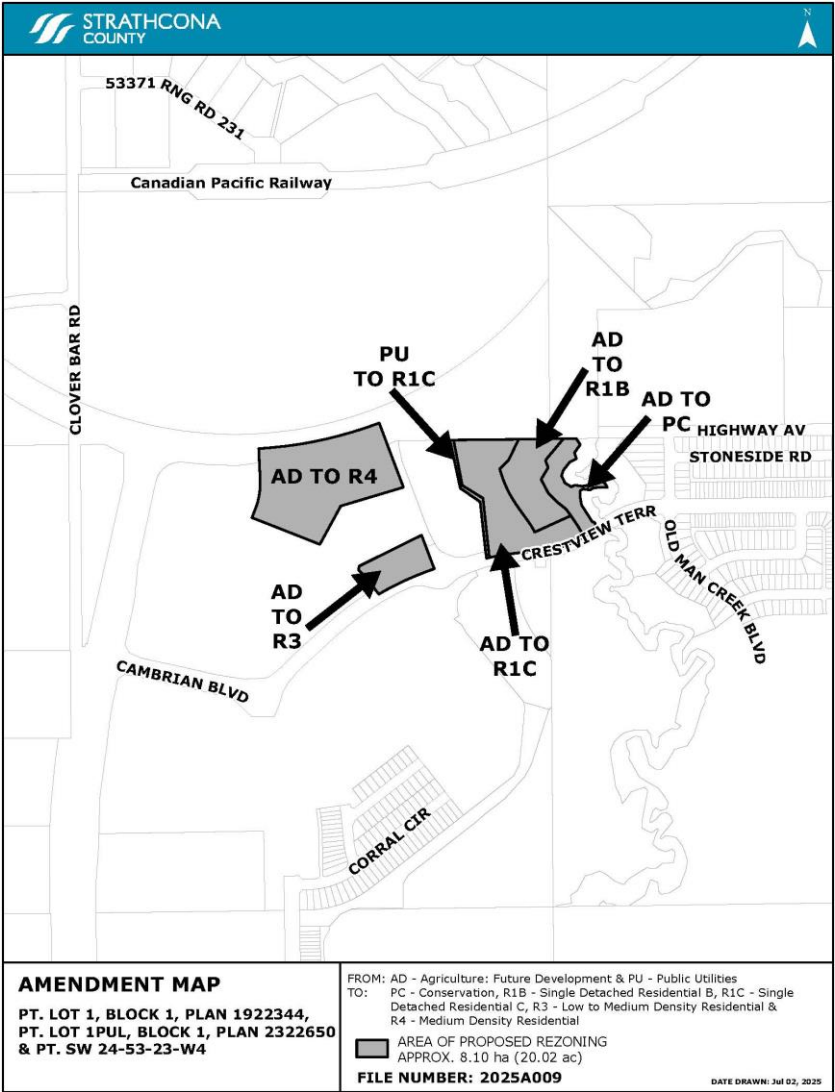
STRATHCONA COUNTY

Location map

Proposed amended ACP & ASP development concept

Proposed map amendments to the Land Use Bylaw

Bylaw 34-2025 recommendations

1 THAT Bylaw 34-2025, a bylaw that deletes and replaces the figure titled "Figure No.3.0 Development Concept Plan" to support a switch of a Medium Density Residential site and a Residential (Single, Semi & Townhouse) site as well as update related policies and statistics tables within the Cambrian Crossing ASP, be given first reading.

2 THAT Bylaw 34-2025 be given second reading.

3 THAT Bylaw 34-2025 be considered for third reading.

4 THAT Bylaw 34-2025 be given third reading.

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Bylaw 35-2025 recommendations

1 THAT Bylaw 35-2025, a bylaw that deletes and replaces the figure titled "Map 6 Development Concept" to support a switch of a Medium Density Residential site and a Residential site and updating the statistics table within the North of Yellowhead ACP, be given first reading.

2 THAT Bylaw 35-2025 be given second reading.

3 THAT Bylaw 35-2025 be considered for third reading.

4 THAT Bylaw 35-2025 be given third reading.

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Bylaw 36-2025 recommendations

1 THAT Bylaw 36-2025, a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 8.10 hectares (20.02 acres) of land within Pt. Lot 1, Block 1, Plan 1922344; Pt. Lot 1PUL, Block 1, Plan 2322650; and Pt. SW 24-53-23-W4 from AD – Agriculture: Future Development and PU – Public Utilities to PC – Conservation, R1B – Single Detached Residential B, R1C – Single Detached Residential C, R3 – Low to Medium Density Residential and R4 – Medium Density Residential zones, be given first reading.

2 THAT Bylaw 36-2025 be given second reading.

3 THAT Bylaw 36-2025 be considered for third reading.

4 THAT Bylaw 36-2025 be given third reading.

STRATHCONA COUNTY