

BYLAW 36-2025
A BYLAW TO AMEND BYLAW 24-2024 THE LAND USE BYLAW

The *Municipal Government Act*, RSA 2000, c M-26, as amended, provides that a land use bylaw must divide the municipality into districts of the number and area the council considers appropriate, and that a bylaw may be amended; and

The purpose of this bylaw is to amend Bylaw 24-2024 to rezone 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 to PC – Conservation, R1B – Single Detached Residential B, R1C – Single Detached Residential C, R3 – Low to Medium Density Residential and R4 – Medium Density Residential;

Council enacts:

Amendments

1 Bylaw 24-2024 is amended as follows:

- (a) 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 is rezoned 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 as outlined on Schedule "A" attached to this bylaw; and
- (b) Schedule A: Zoning Maps, Urban Service Area Map U23 is deleted and replaced with the map attached as Schedule "B" to this bylaw.
- (c) Schedule A: Zoning Maps, Rural Area Map W53-22 R17 is deleted and replaced with the map attached as Schedule "C" to this bylaw.

(d) Schedule A: Zoning Maps, Rural Area Map E53-23
R18 is deleted and replaced with the map attached
as Schedule "D" to this bylaw.

FIRST READING: _____

SECOND READING: _____

THIRD READING: _____

SIGNED THIS ____ day of _____, 20____.

MAYOR

DIRECTOR, LEGISLATIVE AND LEGAL
SERVICES

**Bylaw 36-2025
Schedule "A"**

53371 RNG RD 231

Canadian Pacific Railway

CLOVER BAR RD

**PU
TO R1C**

**AD
TO
R1B**

**AD TO
PC**

**HIGHWAY AV
STONESIDE RD**

AD TO R4

**AD
TO
R3**

**AD TO
R1C**

CRESTVIEW TERR

OLD MAN CREEK BLVD

CAMBRIAN BLVD

CORRAL CIR

AMENDMENT MAP

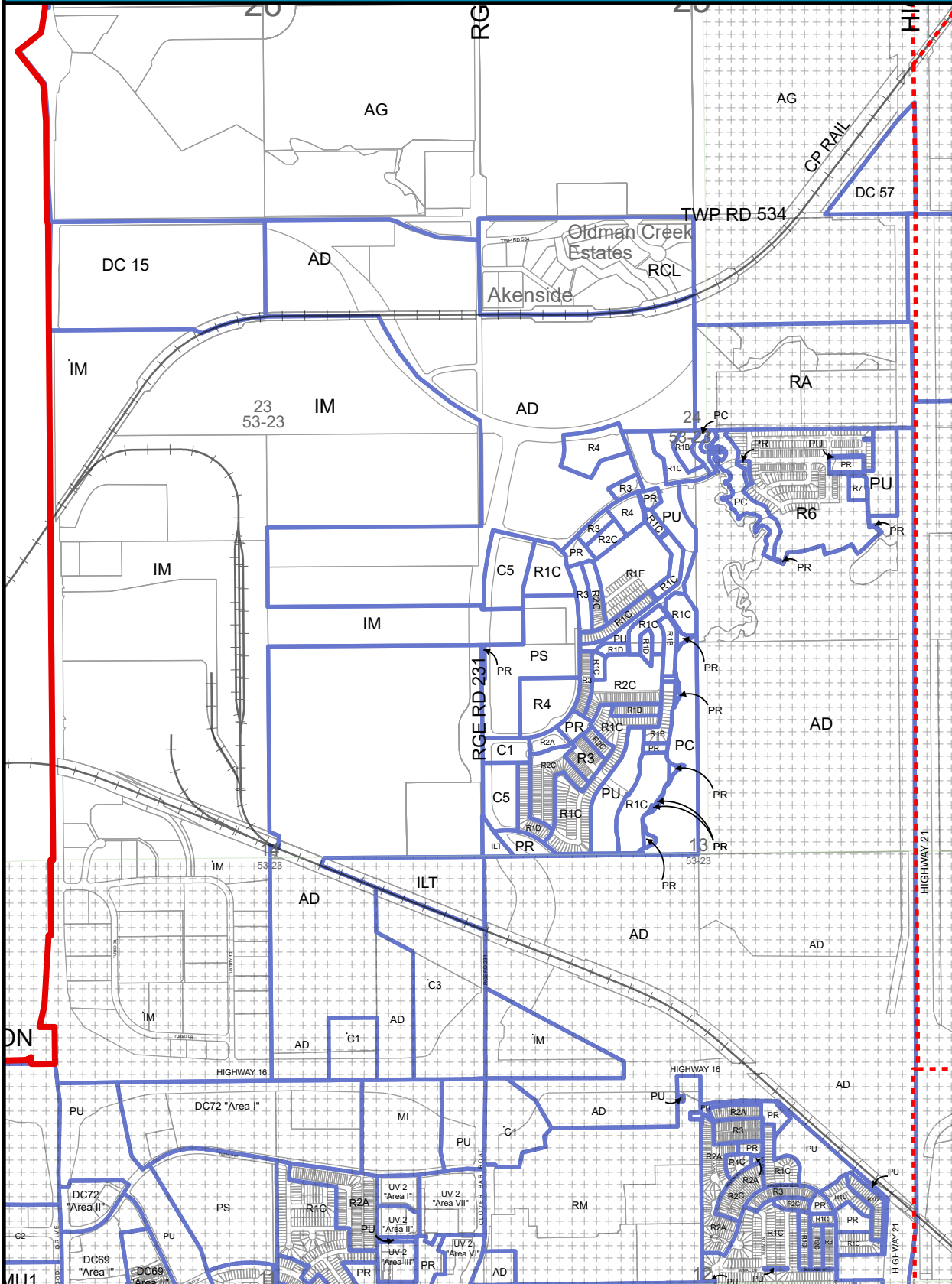
**PT. LOT 1, BLOCK 1, PLAN 1922344,
PT. LOT 1PUL, BLOCK 1, PLAN 2322650
& PT. SW 24-53-23-W4**

FROM: AD - Agriculture: Future Development & PU - Public Utilities
TO: PC - Conservation, R1B - Single Detached Residential B, R1C - Single Detached Residential C, R3 - Low to Medium Density Residential & R4 - Medium Density Residential

 **AREA OF PROPOSED REZONING**
APPROX. 8.10 ha (20.02 ac)

FILE NUMBER: 2025A009

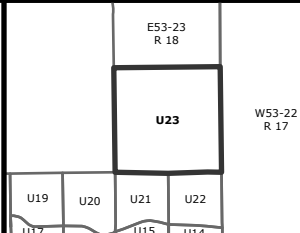
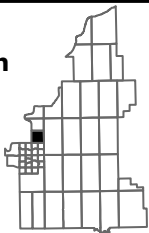
DATE DRAWN: Jul 02, 2025



Key

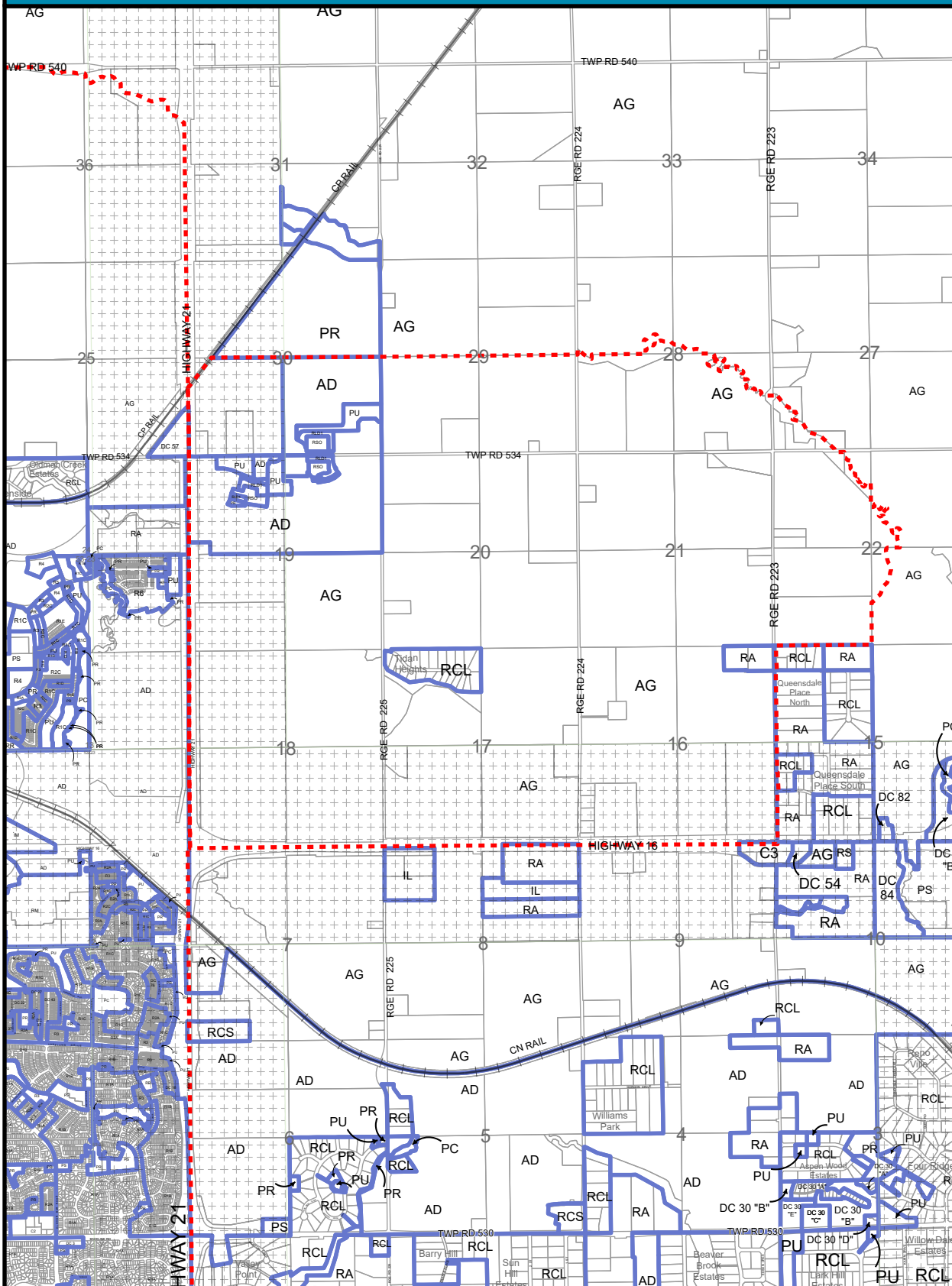
- AD Agriculture: Future Development
- AG Agriculture: General
- C1 Community Commercial
- C2 Arterial Commercial
- C3 Highway Commercial
- C5 Service Commercial
- DC Direct Control
- ILT Light Industrial
- IM Medium Industrial
- MI Major Institutional
- MU1 Centennial Mixed Use 1
- PC Conservation
- PR Recreation
- PS Public Services
- PU Public Utilities
- R1B Single Detached Residential B
- R1C Single Detached Residential C
- R1D Semi-detached Residential D
- R1E Cambrian Single Detached Residential E
- R2A Semi-detached Residential
- R2C Lane Access Residential
- R3 Low to Medium Density Residential
- R4 Medium Density Residential
- R6 Cambrian East Mixed Dwelling Residential
- RA Rural Residential/ Agriculture
- RCL Low Density Country Residential
- RM Manufactured Home Residential
- UV Sustainable Urban Village
- Municipal Boundary
- Urban Service Area
- Railway
- 800m Offset from Highway
- A009_2025_LUB

Key Plan



Land Use Bylaw 24-2024
Zoning Maps

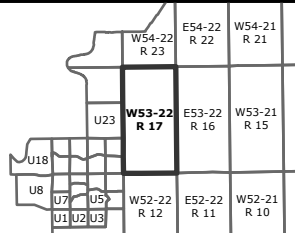
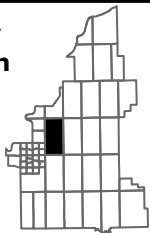
Urban Service Area
U23



Key

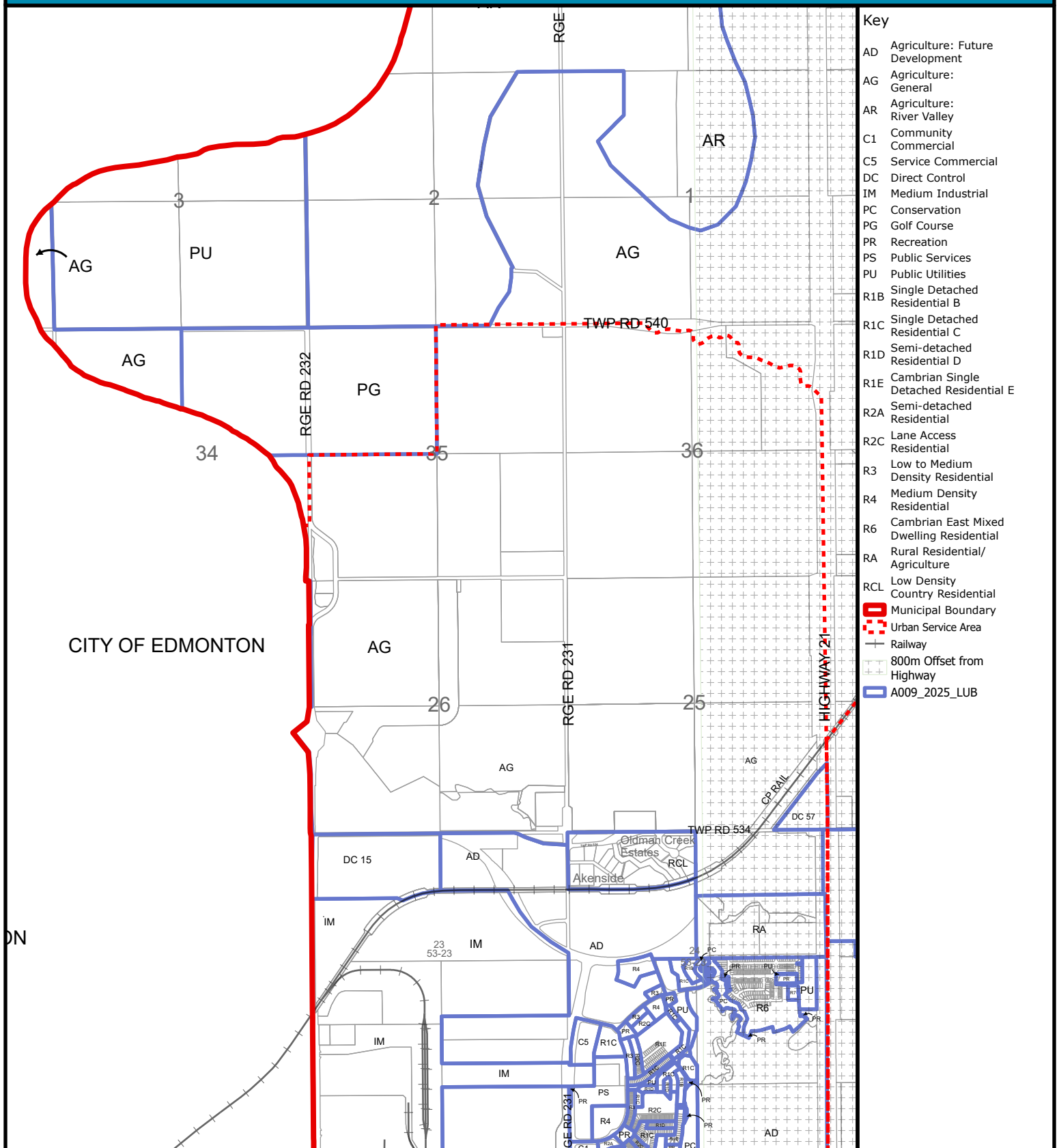
- AD Agriculture: Future Development
- AG Agriculture: General
- C1 Community Commercial
- C2 Arterial Commercial
- C3 Highway Commercial
- C5 Service Commercial
- DC Direct Control
- IL Local Industrial
- ILT Light Industrial
- IM Medium Industrial
- PC Conservation
- PR Recreation
- PRM Public Recreation Major
- PS Public Services
- PU Public Utilities
- R1A Single Detached Residential A
- R1B Single Detached Residential B
- R1C Single Detached Residential C
- R1D Semi-detached Residential D
- R1E Cambrian Single Detached Residential E
- R2A Semi-detached Residential
- R2C Lane Access Residential
- R3 Low to Medium Density Residential
- R4 Medium Density Residential
- R6 Cambrian East Mixed Dwelling Residential
- RA Rural Residential/ Agriculture
- RCL Low Density Country Residential
- RCS Country Residential Community Services
- RDL1 Small Lot Low Density Residential
- RM Manufactured Home Residential
- RS Small Holdings
- RSO Street Oriented Residential
- Municipal Boundary
- Urban Service Area
- Railway
- 800m Offset from Highway
- A009_2025_LUB

Key Plan



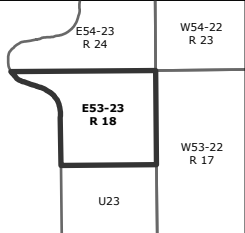
Land Use Bylaw 24-2024
Zoning Maps

Rural Area
W53-22
R 17



Key

AD	Agriculture: Future Development
AG	Agriculture: General
AR	Agriculture: River Valley
C1	Community Commercial
C5	Service Commercial
DC	Direct Control
IM	Medium Industrial
PC	Conservation
PG	Golf Course
PR	Recreation
PS	Public Services
PU	Public Utilities
R1B	Single Detached Residential B
R1C	Single Detached Residential C
R1D	Semi-detached Residential D
R1E	Cambrian Single Detached Residential E
R2A	Semi-detached Residential
R2C	Lane Access Residential
R3	Low to Medium Density Residential
R4	Medium Density Residential
R6	Cambrian East Mixed Dwelling Residential
RA	Rural Residential/ Agriculture
RCL	Low Density Country Residential
	Municipal Boundary
	Urban Service Area
	Railway
	800m Offset from Highway
	A009_2025_LUB



Land Use Bylaw 24-2024
Zoning Maps

Rural Area
E53-23
R 18