

**BYLAW 14-2025  
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 0.10 hectares (0.25 acres) of land within a portion of Lot 13, Block 1, Plan 2521084 to HR1 – Hillshire Low Density Residential zone;

Council enacts:

- Amendments                    1    Bylaw 24-2024 is amended as follows:
  - (a) approximately 0.10 hectares (0.25 acres) of land within Lot 13, Block 1, Plan 2521084 is rezoned from AD – Agriculture: Future Development zone to HR1 – Hillshire Low Density Residential zone as outlined on Schedule "A" attached to this bylaw;
  - (b) Schedule A: Zoning Maps, Urban Service Area Map U3 is deleted and replaced with the map attached as Schedule "B" to this bylaw; and
  - (c) Schedule A: Zoning Maps, Rural Area Map 52-23 R 13 is deleted and replaced with the map attached as Schedule "C" to this bylaw.

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

THIRD READING: \_\_\_\_\_

SIGNED THIS \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MANAGER, MUNICIPAL CLERK'S  
OFFICE



**Bylaw 14-2025  
Schedule "A"**

NEWCASTLE CR

NORMANDY DR

WYE RD

ESTATE DR

BIRKSHIRE CR

HILLSHIRE BLVD

DEVONSHIRE DR

RAVENSHIRE WYND

ROSESHIRE CL


RNG RD 231

STERLING  
INGSHIRE MNR

52313 RNG RD 232

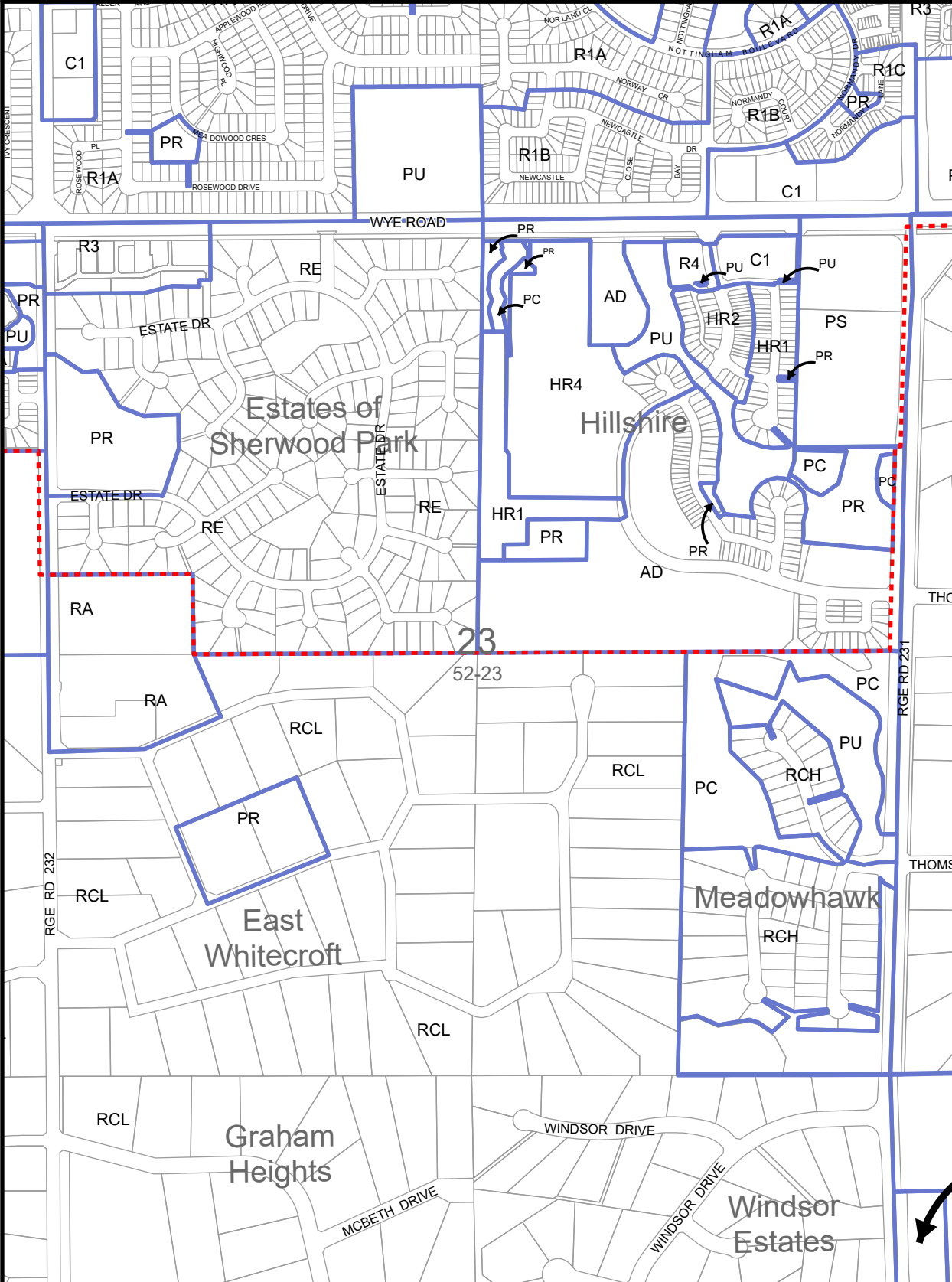
### AMENDMENT MAP

FROM : AD - Agriculture: Future Development  
TO: HR1 - Hillshire Low Density Residential

 AREA OF PROPOSED REZONING  
APPROX. 0.1 ha (0.25 ac)

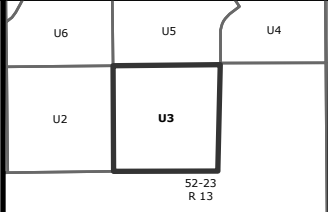
**FILE NUMBER: 2025A003**

**LOT 13, BLOCK 1 PLAN 2521084  
(Pt. NE 23-52-23-W4)**



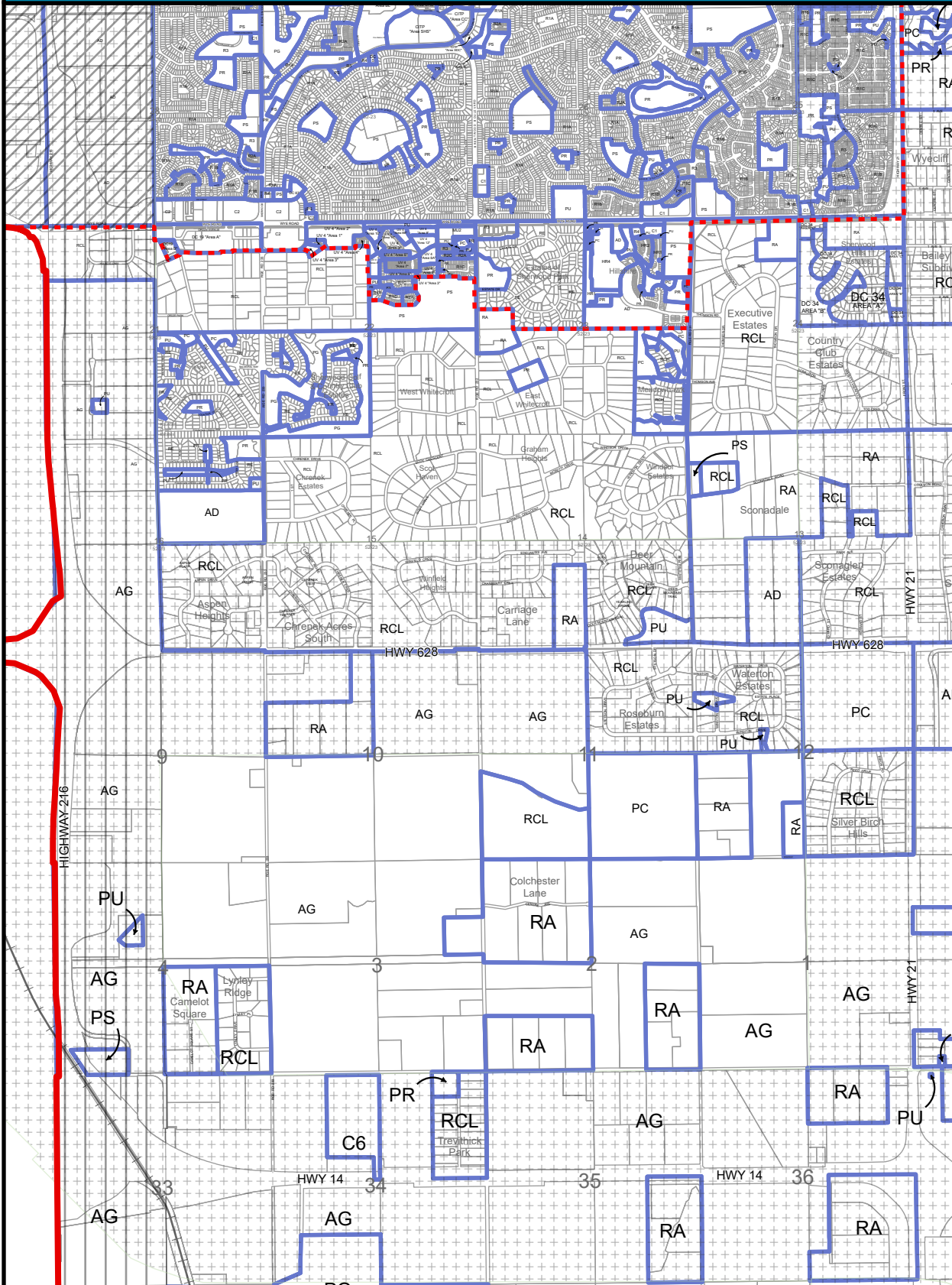
**Key**

- AD Agriculture: Future Development
- C1 Community Commercial
- HR1 Hillshire Low Density Residential
- HR2 Hillshire Low to Medium Density Residential
- HR4 Hillshire Low to Medium Density Flex Residential
- MU2 Salisbury Village Mixed Use 2
- PC Conservation
- PR Recreation
- PS Public Services
- PU Public Utilities
- R1A Single Detached Residential A
- R1B Single Detached Residential B
- R1C Single Detached Residential C
- R2A Semi-detached Residential
- R3 Low to Medium Density Residential
- R4 Medium Density Residential
- RA Rural Residential/ Agriculture
- RCH High Density Country Residential
- RCL Low Density Country Residential
- RE Estate Residential
- Municipal Boundary
- Urban Service Area
- Railway
- Land Use Bylaw



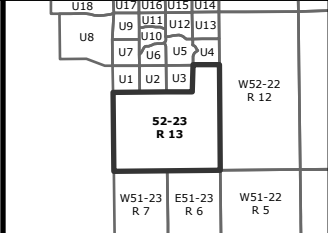
Land Use Bylaw 24-2024  
Zoning Maps  
**Urban Service Area U3**

Strathcona County does not guarantee the currency, completeness or accuracy of the maps and it is provided without warranty or condition of any kind. Please contact Strathcona County for original plans.



**Key**

- AD Agriculture: Future Development
- AG Agriculture: General
- C1 Community Commercial
- C2 Arterial Commercial
- C6 Recreation Commercial
- CITP Centre in the Park
- DC Direct Control
- HR1 Hillshire Low Density Residential
- HR2 Hillshire Low to Medium Density Residential
- HR4 Hillshire Low to Medium Density Flex Residential
- IM Medium Industrial
- MU2 Salisbury Village Mixed Use 2
- PC Conservation
- PG Golf Course
- PR Recreation
- PS Public Services
- PU Public Utilities
- R1A Single Detached Residential A
- R1B Single Detached Residential B
- R1C Single Detached Residential C
- R2A Semi-detached Residential
- R2C Lane Access Residential
- R3 Low to Medium Density Residential
- R4 Medium Density Residential
- RA Rural Residential/ Agriculture
- RCH High Density Country Residential
- RCL Low Density Country Residential
- RE Estate Residential
- UV Sustainable Urban Village
- Municipal Boundary
- Urban Service Area
- Railway
- Heavy Industrial Transition Overlay 1.5km
- Restricted Development Area
- 800m Offset from Highway
- Land Use Bylaw



**Land Use Bylaw 24-2024  
Zoning Maps**

**Rural Area  
52-23  
R 13**

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