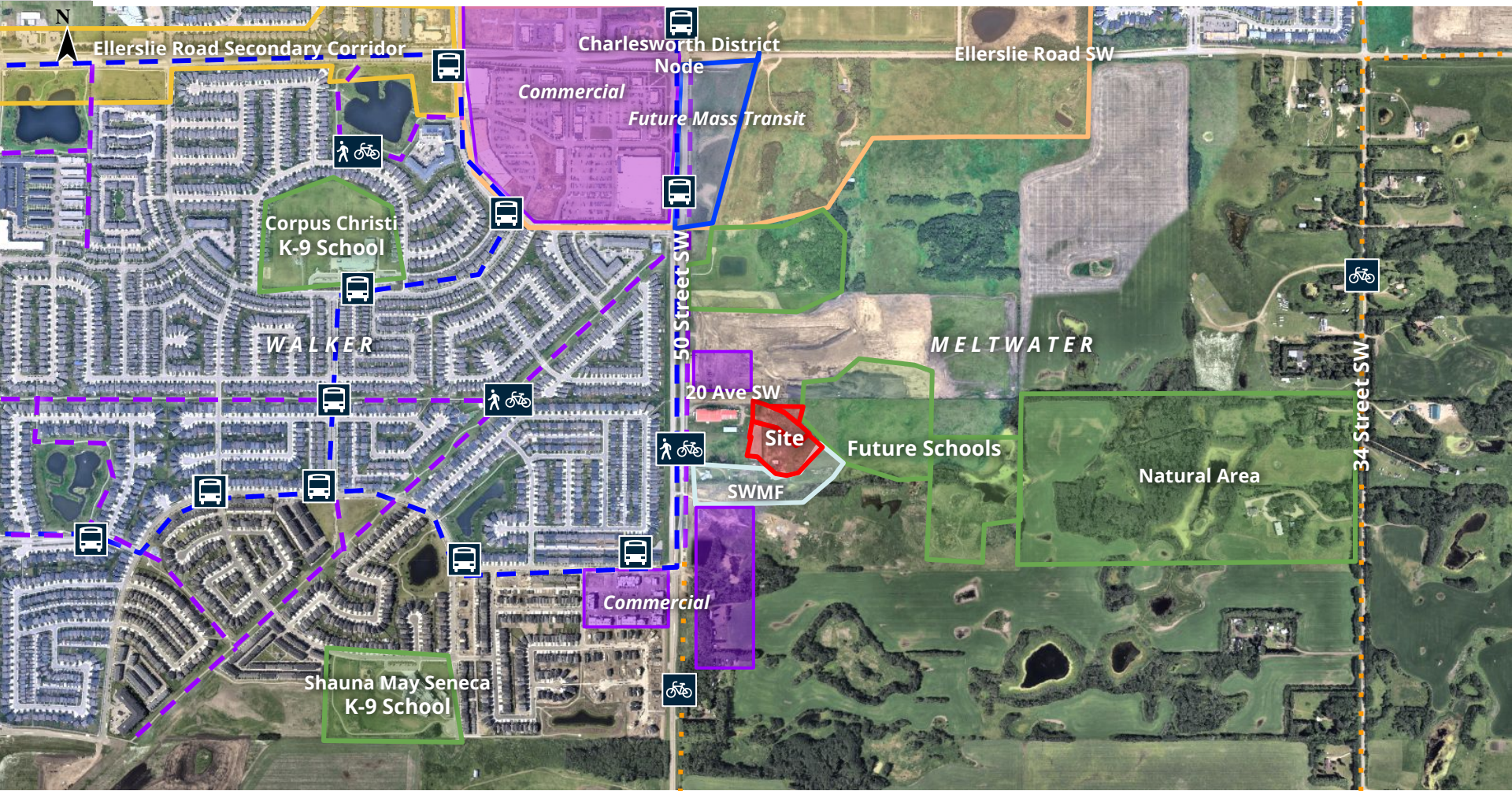


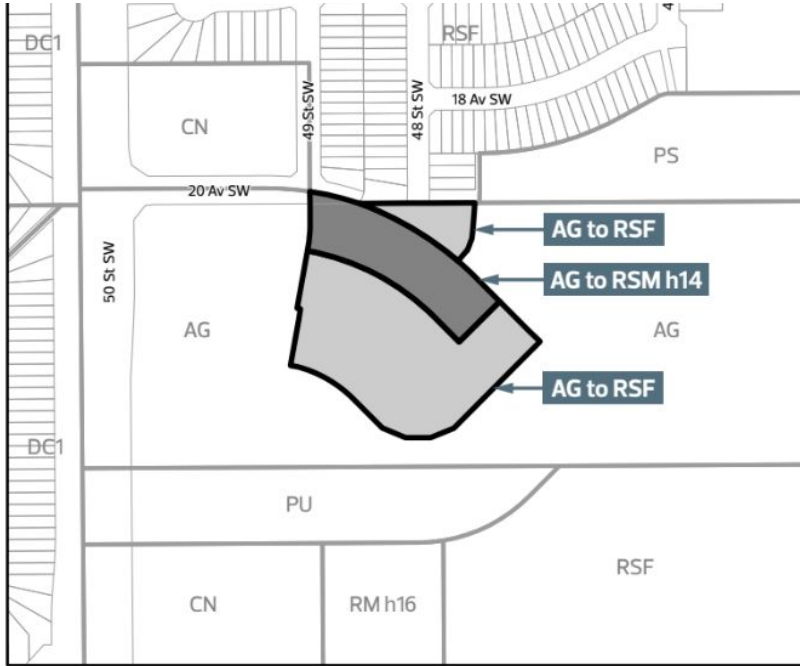
ITEM 3.5
BYLAW 21420
MELTWATER

DEVELOPMENT
SERVICES
FEB 24, 2026



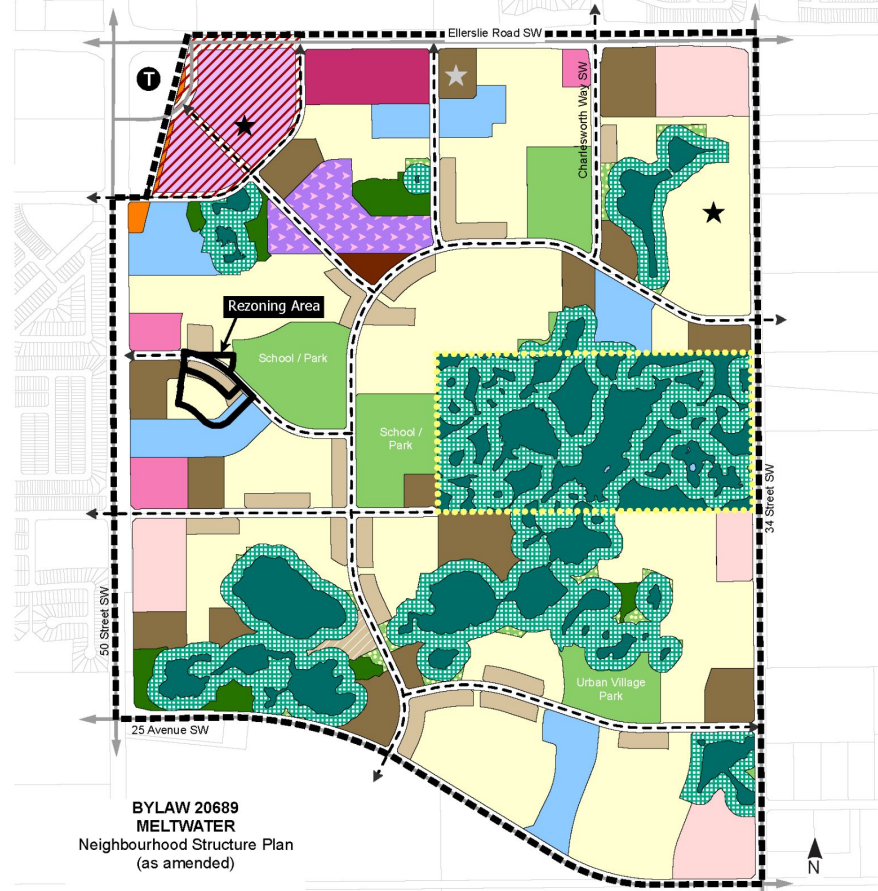
SITE CONTEXT





PROPOSED REZONING - Meltwater

- From: Agriculture Zone (AG)
To: Small Scale Flex Residential Zone (RSF)
- From: Agriculture Zone (AG)
To: Small-Medium Scale Transition Residential Zone (RSM h14)



- | | | | |
|---|--|--|--|
| Low Density Residential | Community Commercial | Natural Area (MR) | Arterial Roadway |
| Street-Oriented Residential | Neighbourhood Commercial | Natural Area (ER) | Collector Roadway |
| Medium Density Residential | Institutional / Residential Mixed Use | Natural Area (ER) to be determined | NSP Boundary |
| High Density Residential | Stormwater Management Facility | Pipeline R/W | ★ Pocket Park (MR) |
| Potential Development Area (MDR) | Parkland (non-MR) | Non ER on City Owned Parcels | ★ Civic Use |
| Town Centre Mixed Use | School / Park (MR) | Special Study Area | ● Future Transit Centre/Park & Ride |
| Mixed Use | City Owned Lands | | |

