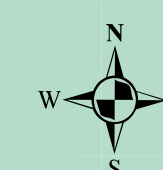


MAP 1: RURAL DISTRICT



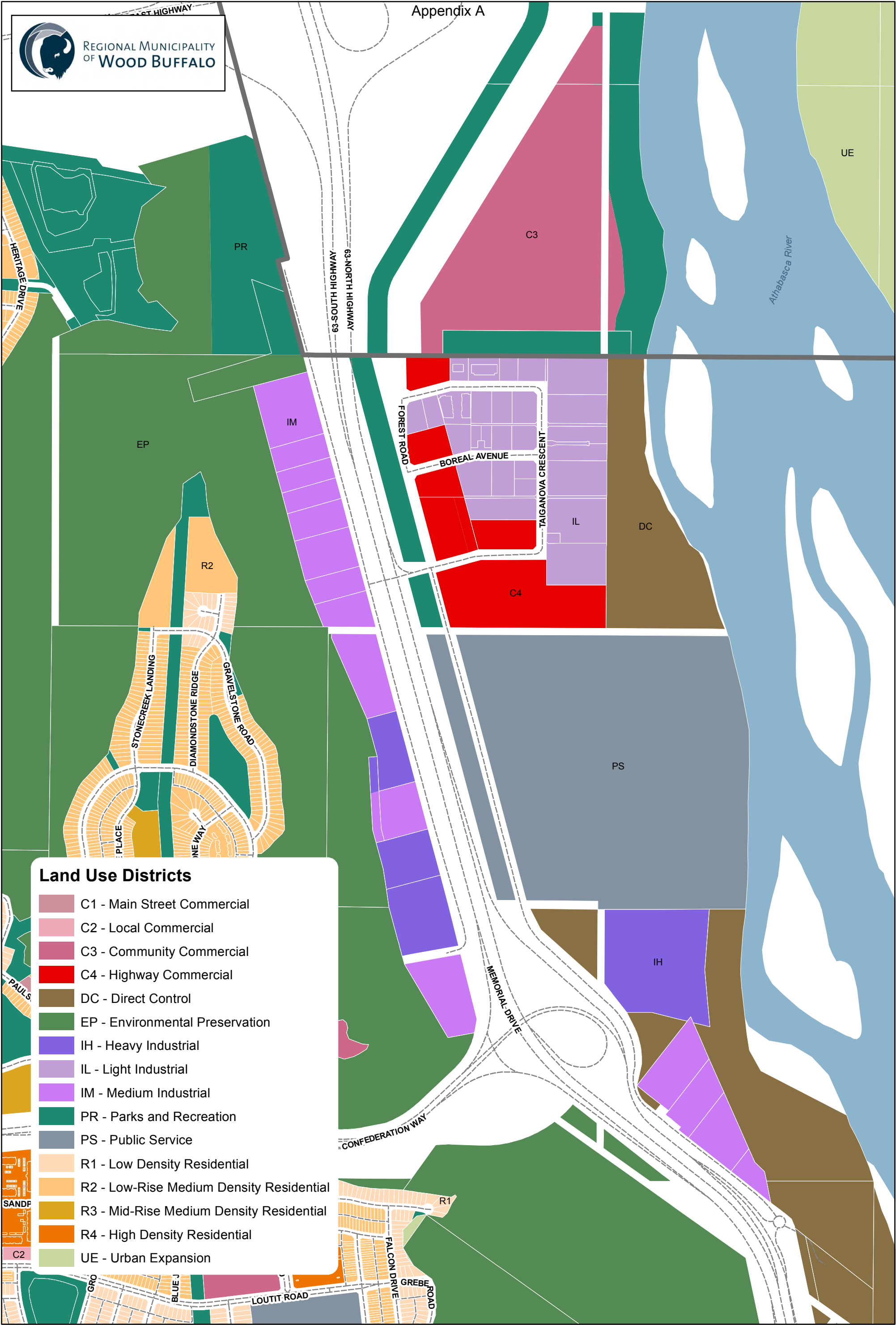
MAP 2: URBAN SERVICE AREA

(BL 25/013)



REGIONAL MUNICIPALITY
OF **WOOD BUFFALO**

Appendix A



Land Use Districts

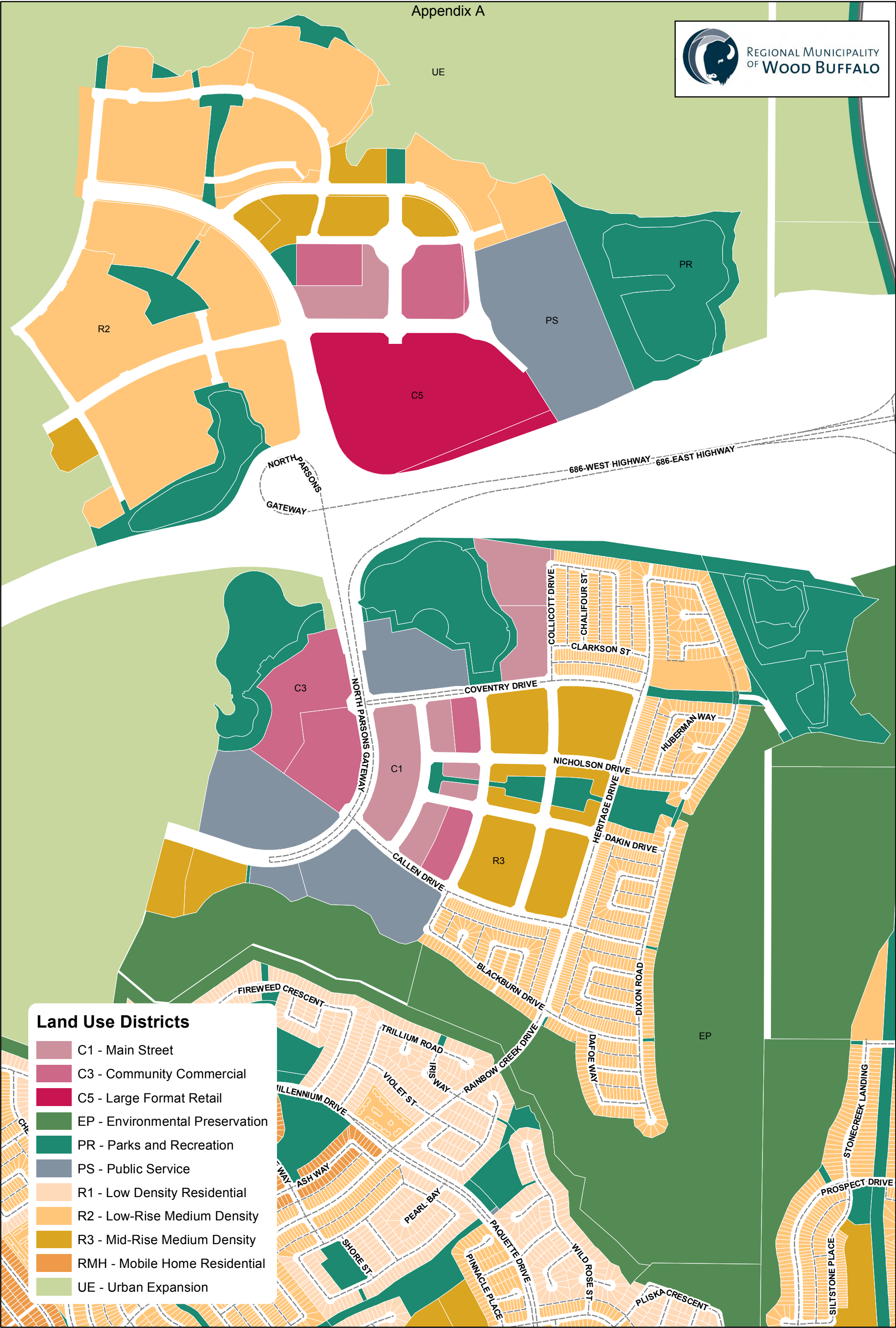
- C1 - Main Street Commercial
- C2 - Local Commercial
- C3 - Community Commercial
- C4 - Highway Commercial
- DC - Direct Control
- EP - Environmental Preservation
- IH - Heavy Industrial
- IL - Light Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density Residential
- R3 - Mid-Rise Medium Density Residential
- R4 - High Density Residential
- UE - Urban Expansion

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

MAP 3: TAIGANOVA - POWER CENTRE

0 250 500 m





Land Use Districts

- C1 - Main Street
- C3 - Community Commercial
- C5 - Large Format Retail
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- RMH - Mobile Home Residential
- UE - Urban Expansion

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.











MAP 4: PARSONS CREEK



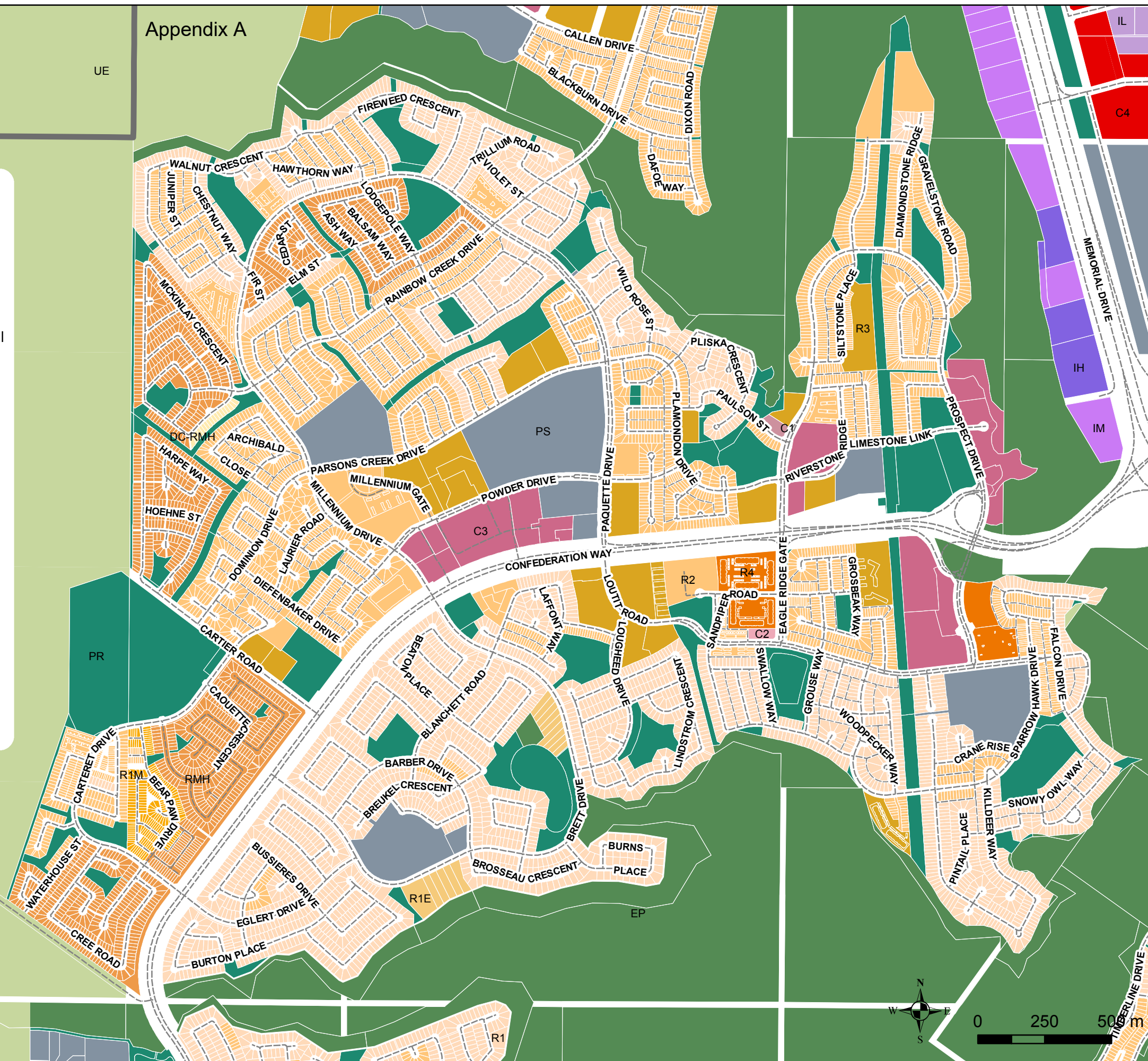
0 250 500 m



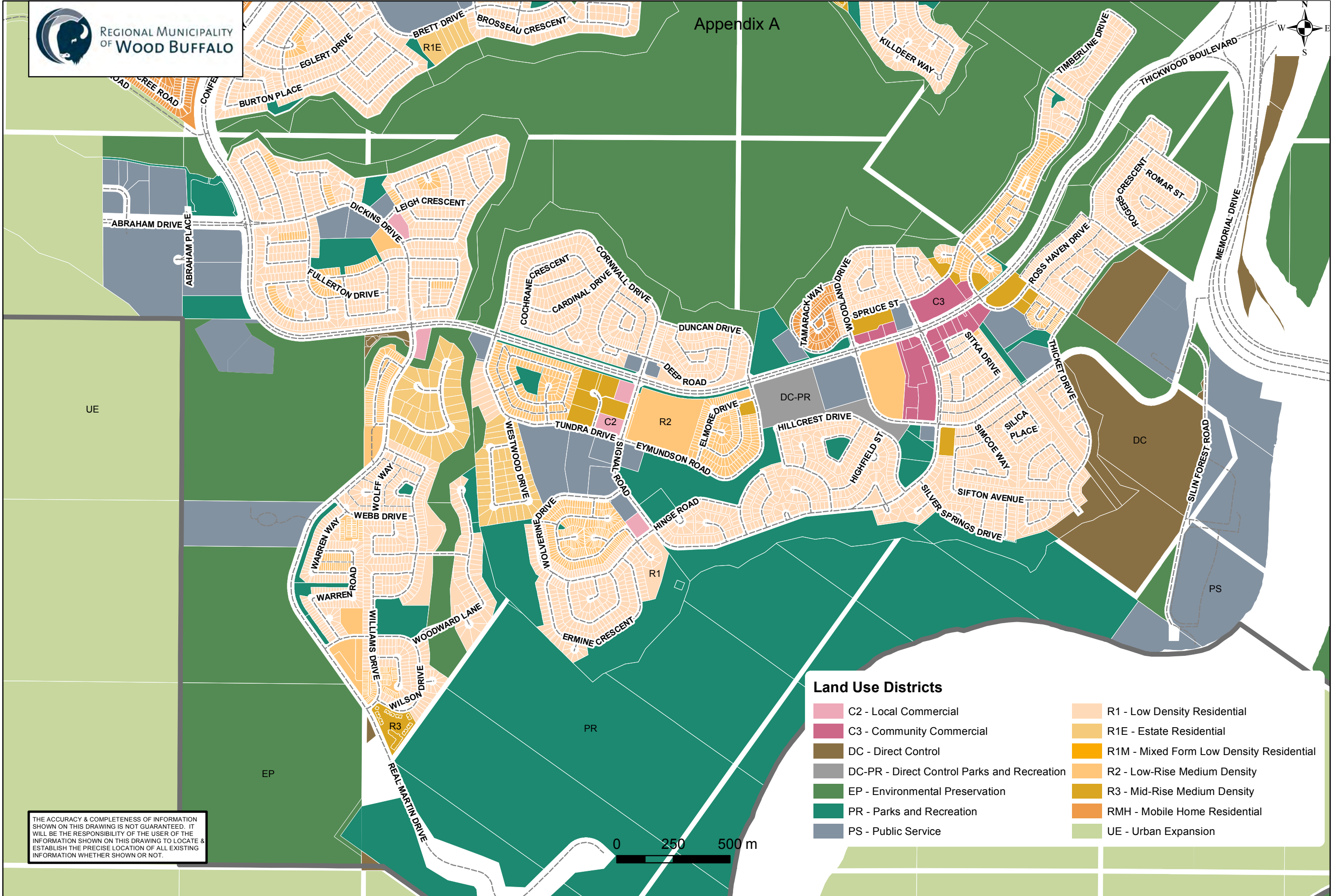
Land Use Districts

- | | |
|---|--|
|  | C1 - Main Street |
|  | C2 - Local Commercial |
|  | C3 - Community Commercial |
|  | C4 - Highway Commercial |
|  | DC-RMH -Direct Control Mobile Home Residential |
|  | EP - Environmental Preservation |
|  | IH - Heavy Industrial |
|  | IL - Light Industrial |
|  | IM - Medium Industrial |
|  | PR - Parks and Recreation |
|  | PS - Public Service |
|  | R1 - Low Density Residential |
|  | R1E - Estate Residential |
|  | R1M - Mixed Form Low Density Residential |
|  | R2 - Low-Rise Medium Density |
|  | R3 - Mid-Rise Medium Density |
|  | R4 - High Density Residential |
|  | RMH - Mobile Home Residential |
|  | UE - Urban Expansion |















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MAP 5: TIMBERLEA-STONECREEK-EAGLE RIDGE



Land Use Districts

- | | |
|---|--|
|  C2 - Local Commercial |  R1 - Low Density Residential |
|  C3 - Community Commercial |  R1E - Estate Residential |
|  DC - Direct Control |  R1M - Mixed Form Low Density Residential |
|  DC-PR - Direct Control Parks and Recreation |  R2 - Low-Rise Medium Density |
|  EP - Environmental Preservation |  R3 - Mid-Rise Medium Density |
|  PR - Parks and Recreation |  RMH - Mobile Home Residential |
|  PS - Public Service |  UE - Urban Expansion |

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MAP 6: THICKWOOD-DICKINSFIELD



Land Use Districts

EP - Environmental Preservation

PR - Parks and Recreation

PS - Public Service

R1 - Low Density Residential

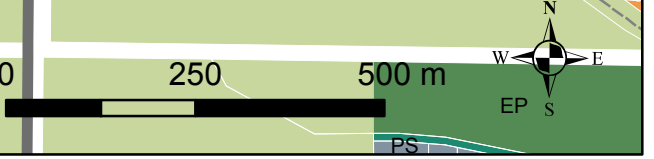
R2 - Low-Rise Medium Density

RD - Rural District

RMH - Mobile Home Residential

UE - Urban Expansion

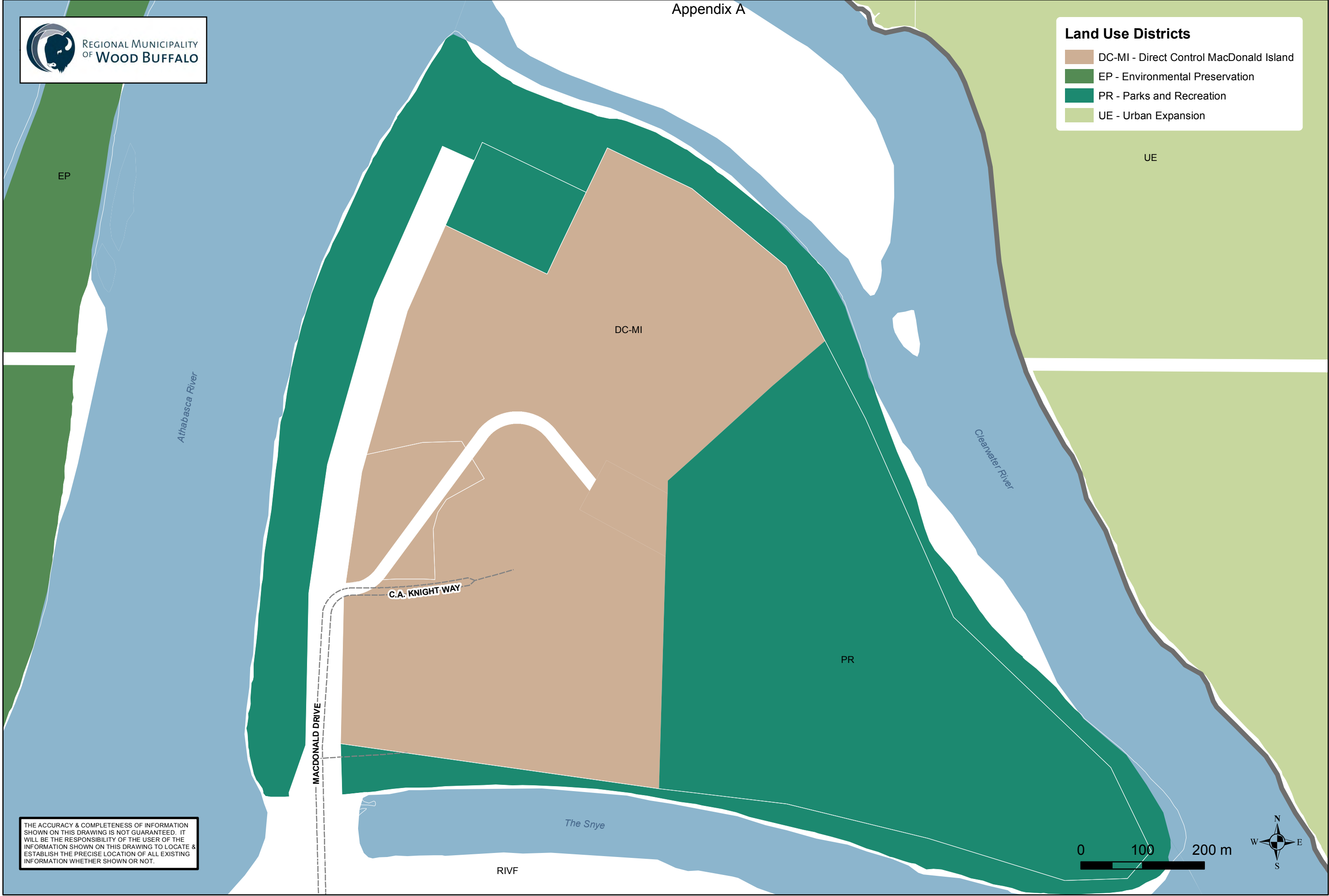
THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



MAP 7: TOWER ROAD

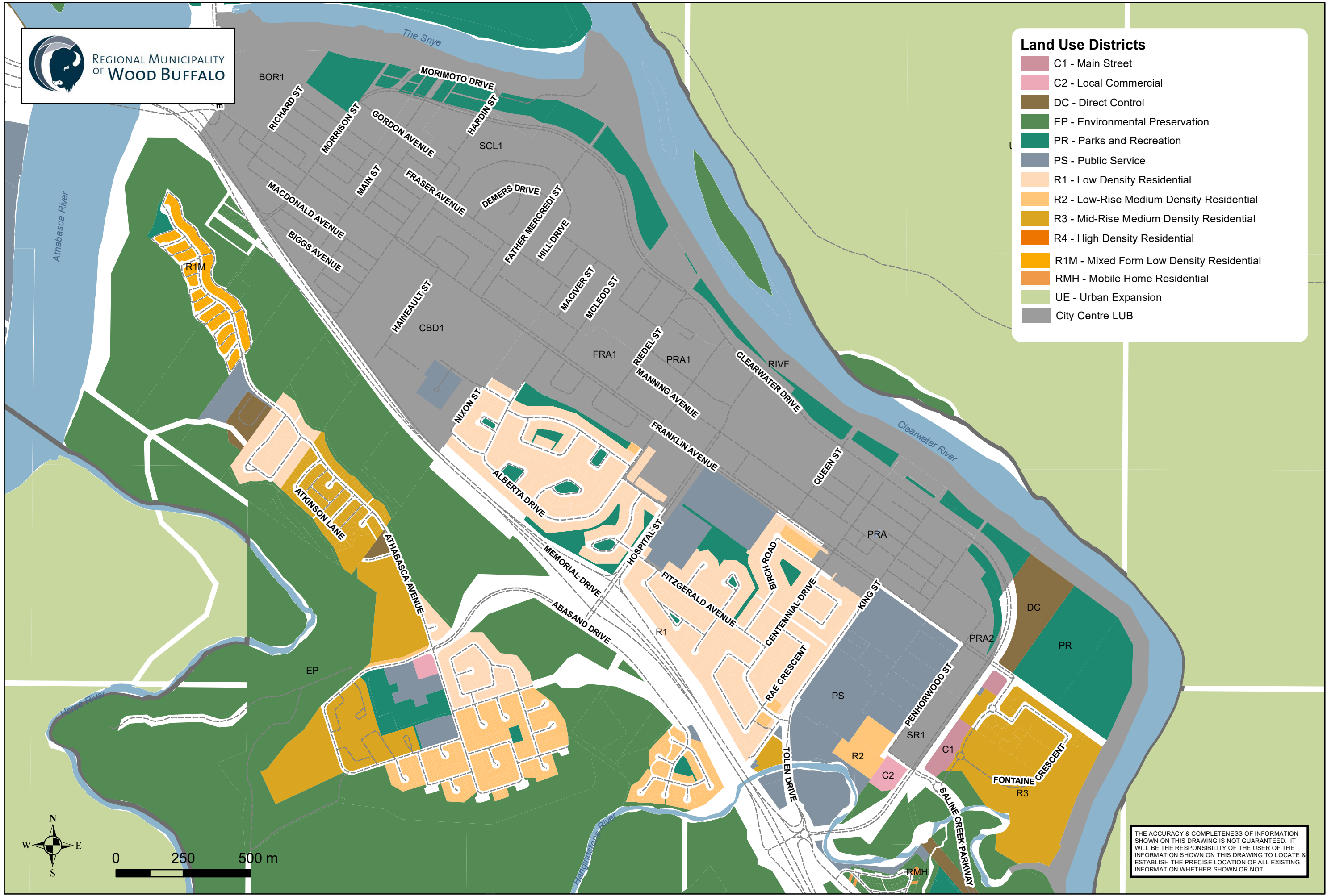
Land Use Districts

- DC-MI - Direct Control MacDonald Island
- EP - Environmental Preservation
- PR - Parks and Recreation
- UE - Urban Expansion



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MAP 8: MACDONALD ISLAND

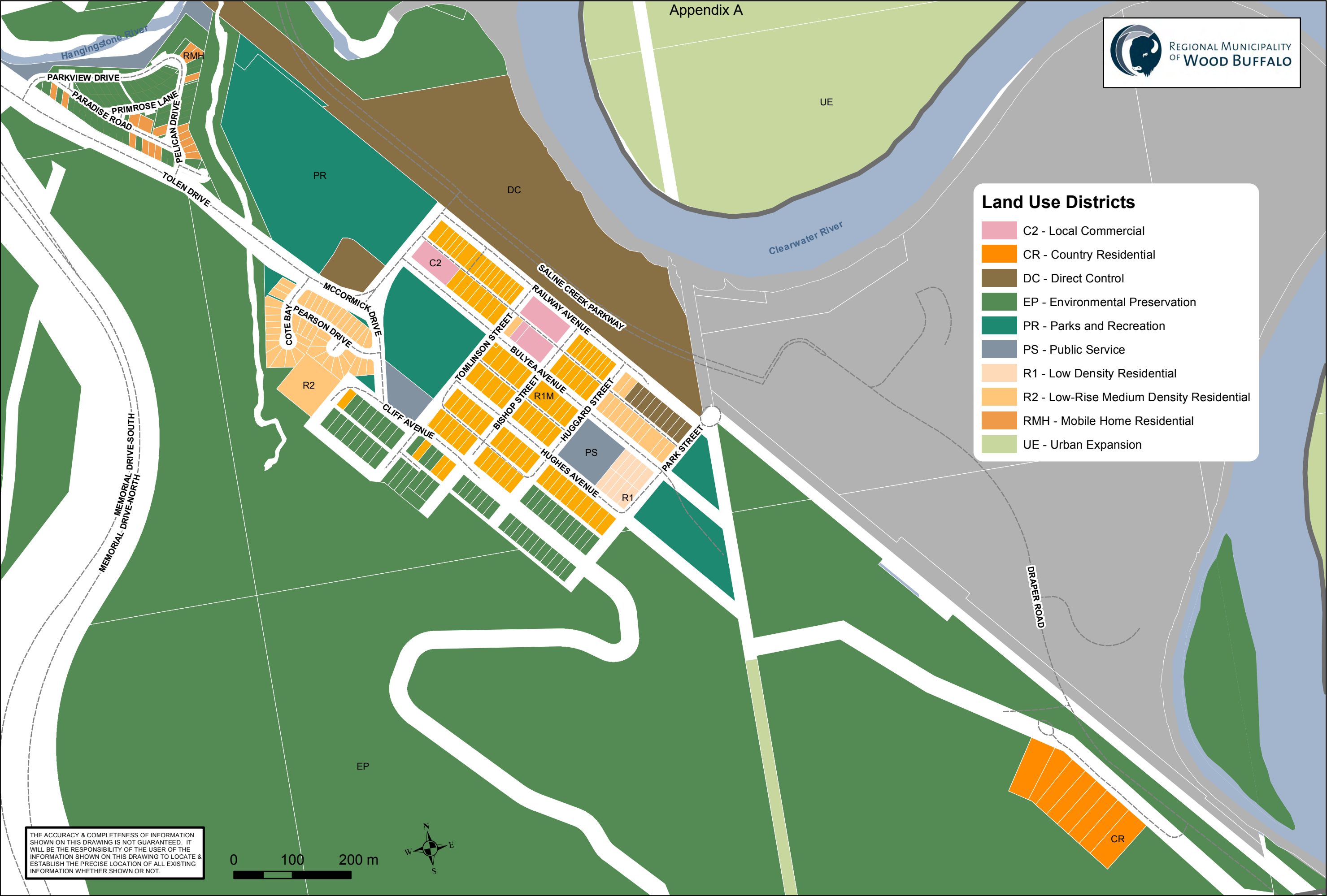


Land Use Districts

- C1 - Main Street
- C2 - Local Commercial
- DC - Direct Control
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density Residential
- R3 - Mid-Rise Medium Density Residential
- R4 - High Density Residential
- R1M - Mixed Form Low Density Residential
- RMH - Mobile Home Residential
- UE - Urban Expansion
- City Centre LUB

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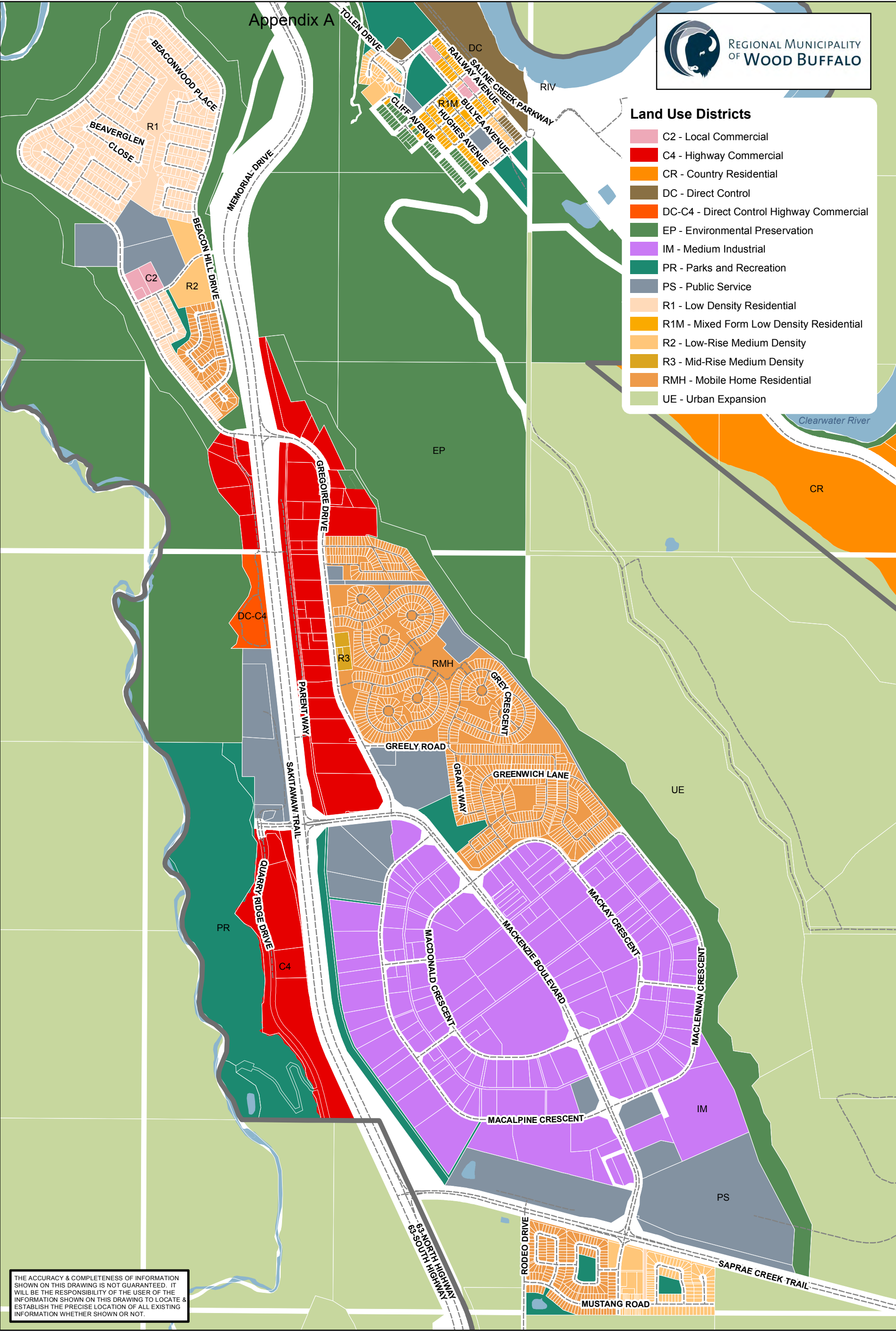
MAP 9: DOWNTOWN-ABASAND
(BL 25/013)



MAP 10: WATERWAYS

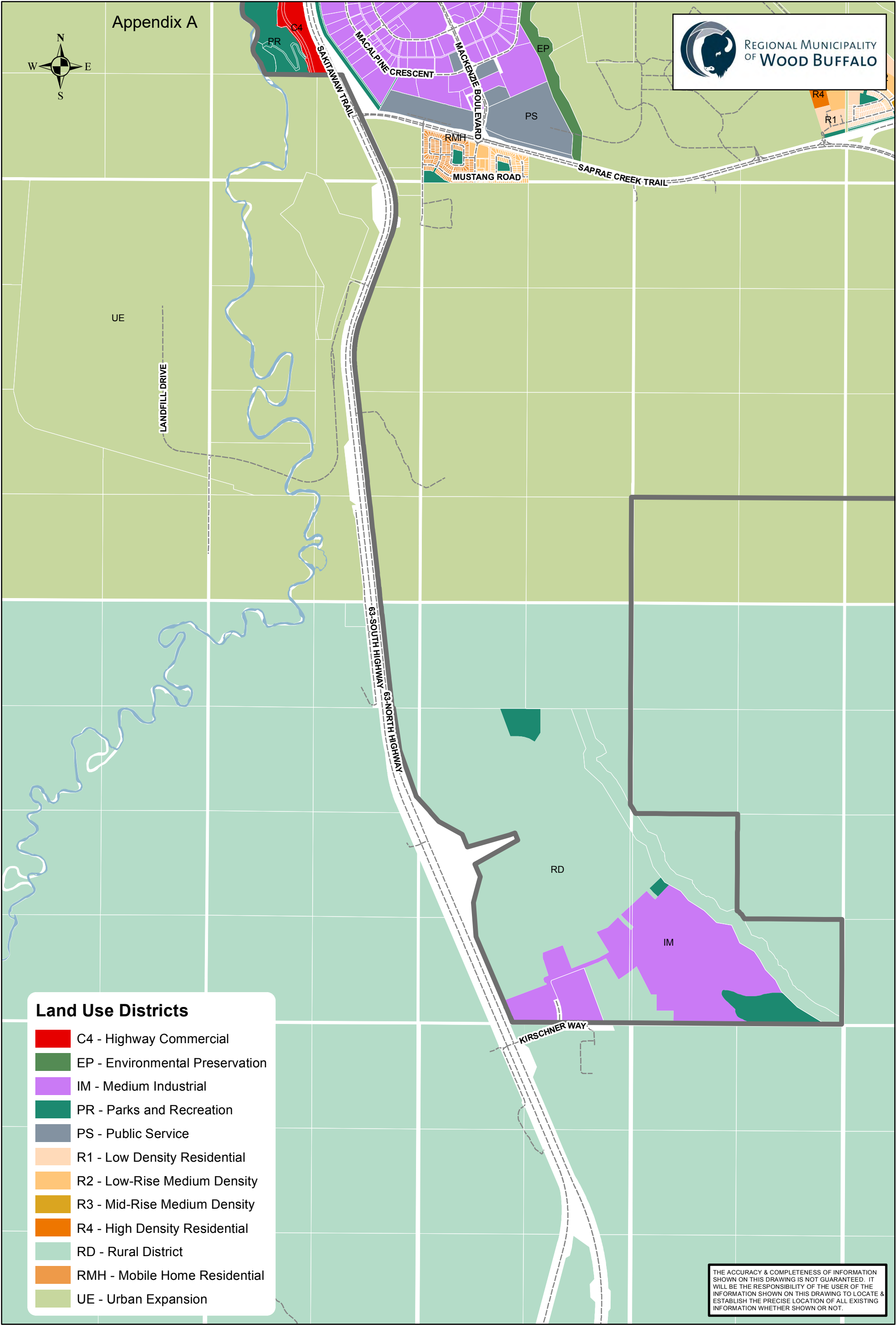


- Land Use Districts**
- C2 - Local Commercial
 - C4 - Highway Commercial
 - CR - Country Residential
 - DC - Direct Control
 - DC-C4 - Direct Control Highway Commercial
 - EP - Environmental Preservation
 - IM - Medium Industrial
 - PR - Parks and Recreation
 - PS - Public Service
 - R1 - Low Density Residential
 - R1M - Mixed Form Low Density Residential
 - R2 - Low-Rise Medium Density
 - R3 - Mid-Rise Medium Density
 - RMH - Mobile Home Residential
 - UE - Urban Expansion



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Date Saved: 1/29/2025



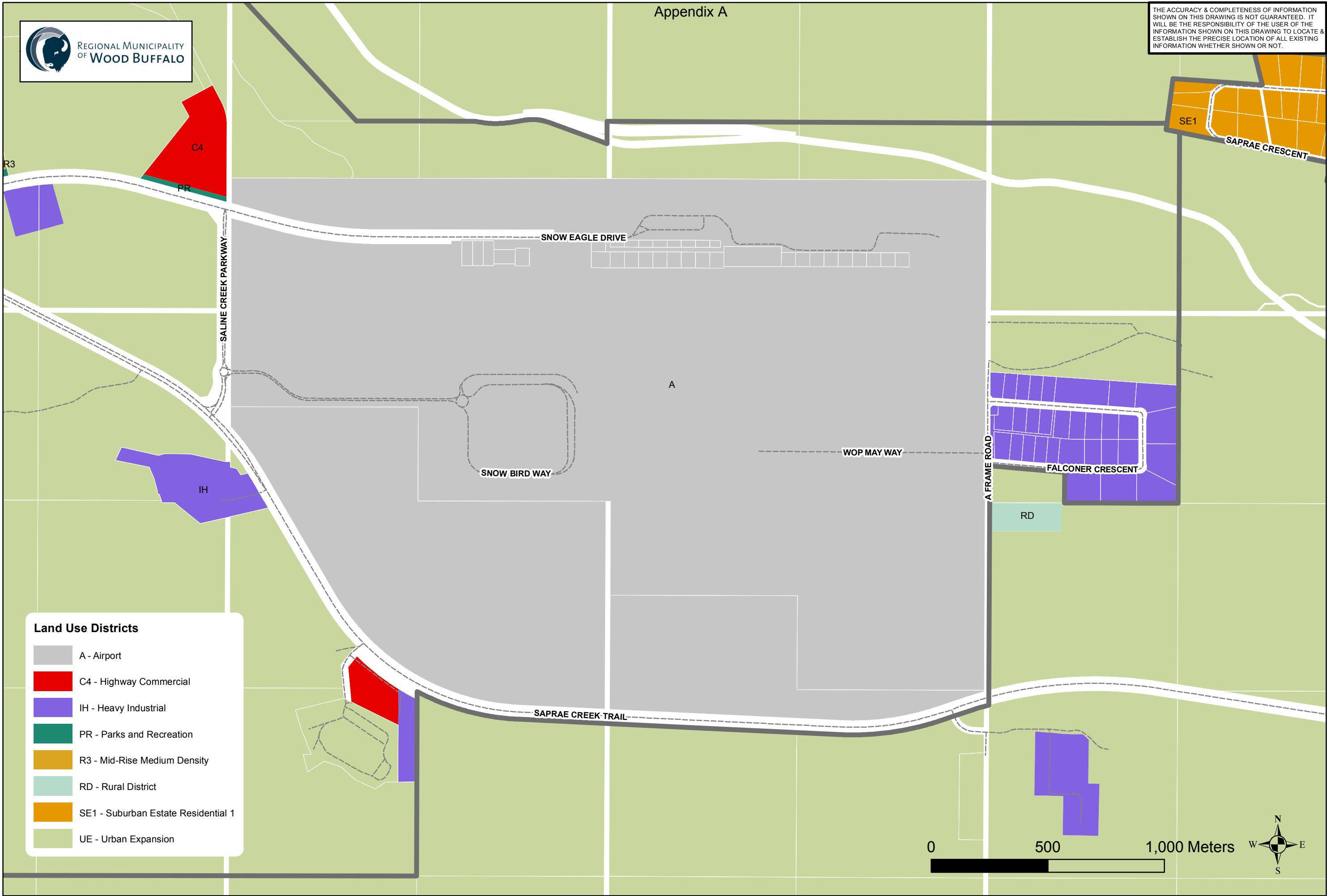
Date Saved: 11/29/2024

MAP 12: LANDFILL-PRAIRIE CREEK INDUSTRIAL PARK

0 500 1,000 m



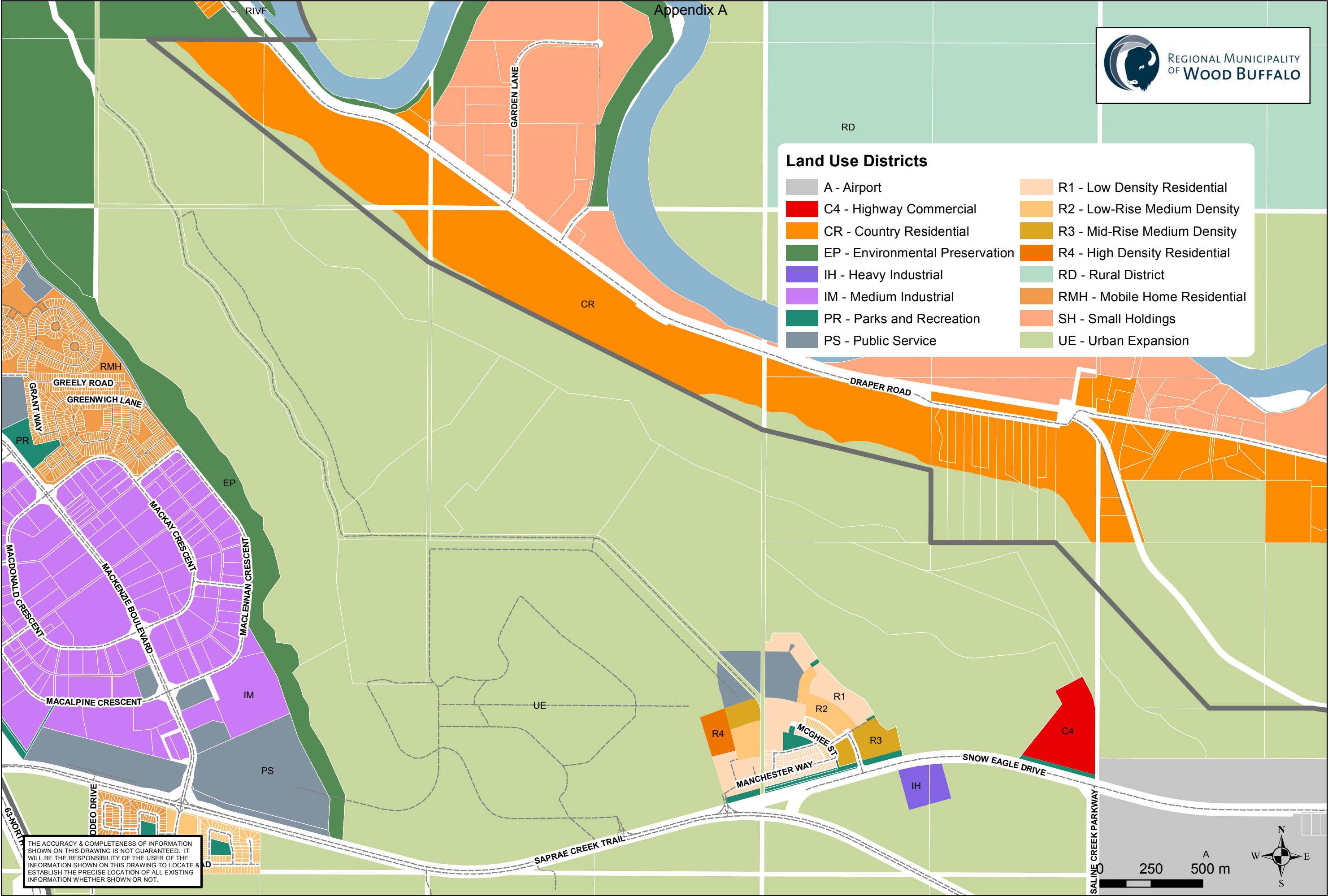
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Land Use Districts

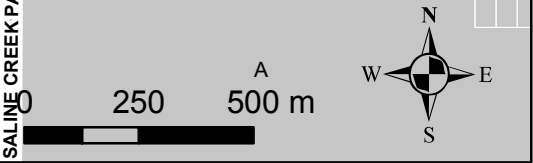
- A - Airport
- C4 - Highway Commercial
- IH - Heavy Industrial
- PR - Parks and Recreation
- R3 - Mid-Rise Medium Density
- RD - Rural District
- SE1 - Suburban Estate Residential 1
- UE - Urban Expansion

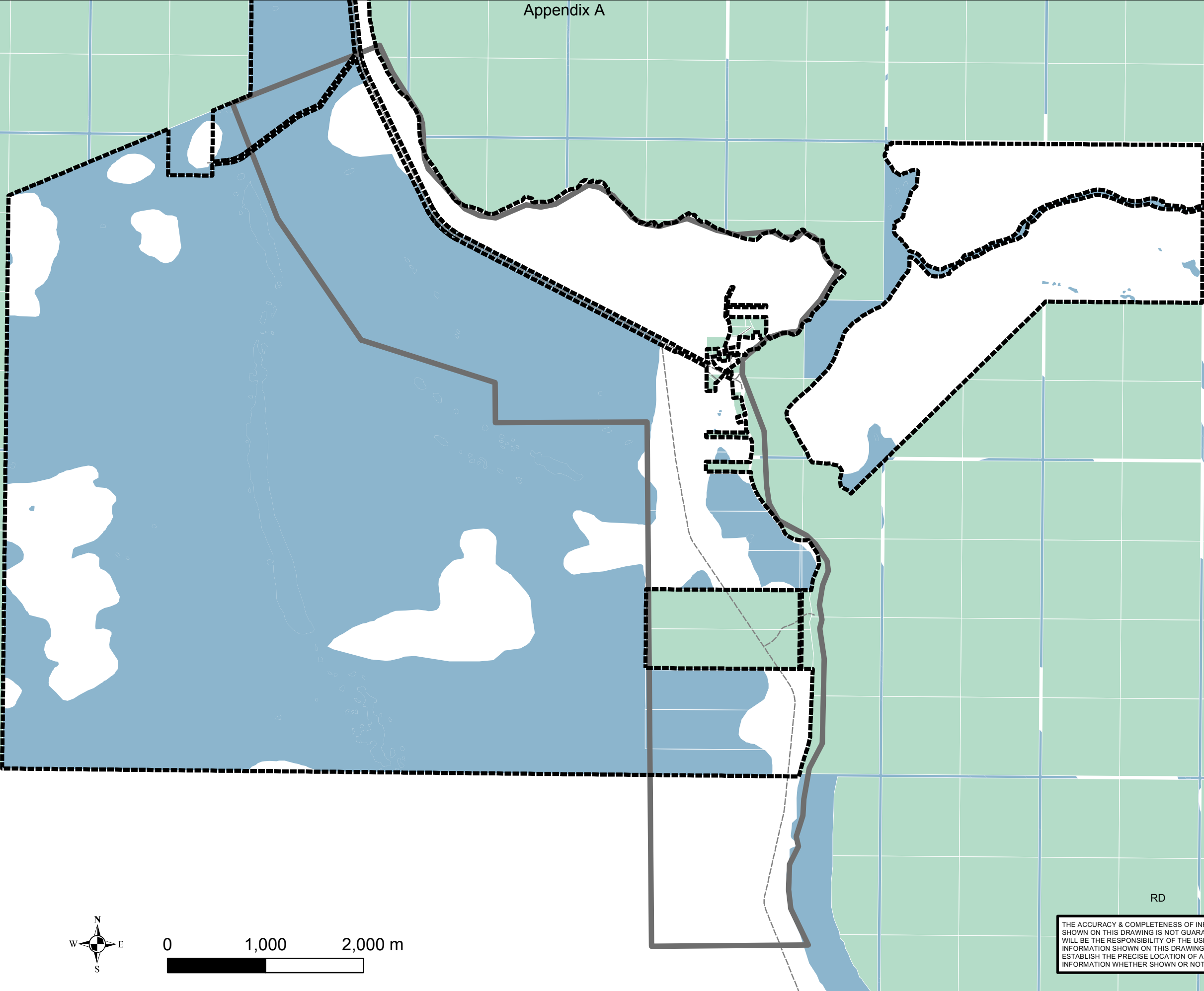
MAP 13: AIRPORT



MAP 14: SALINE CREEK

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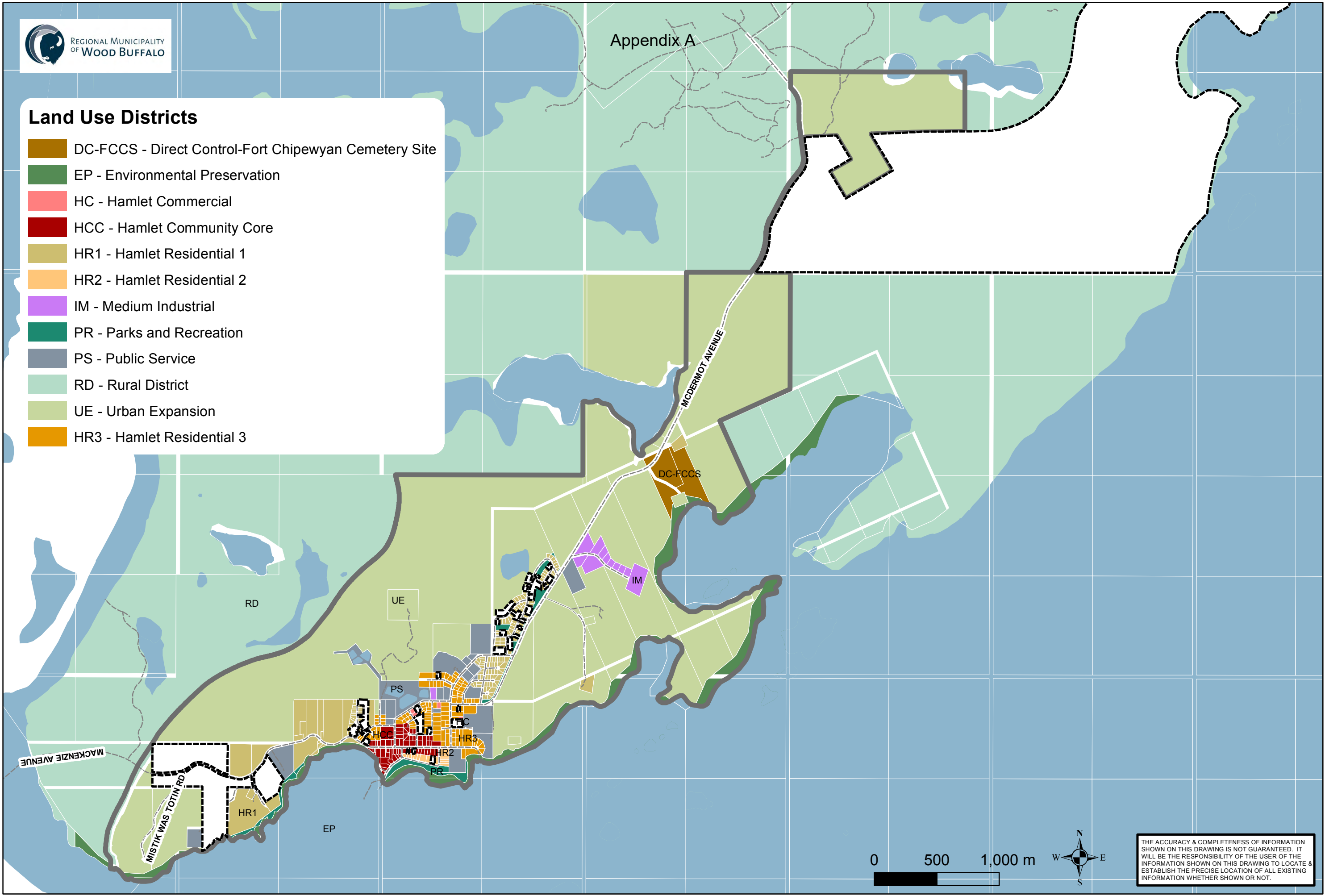




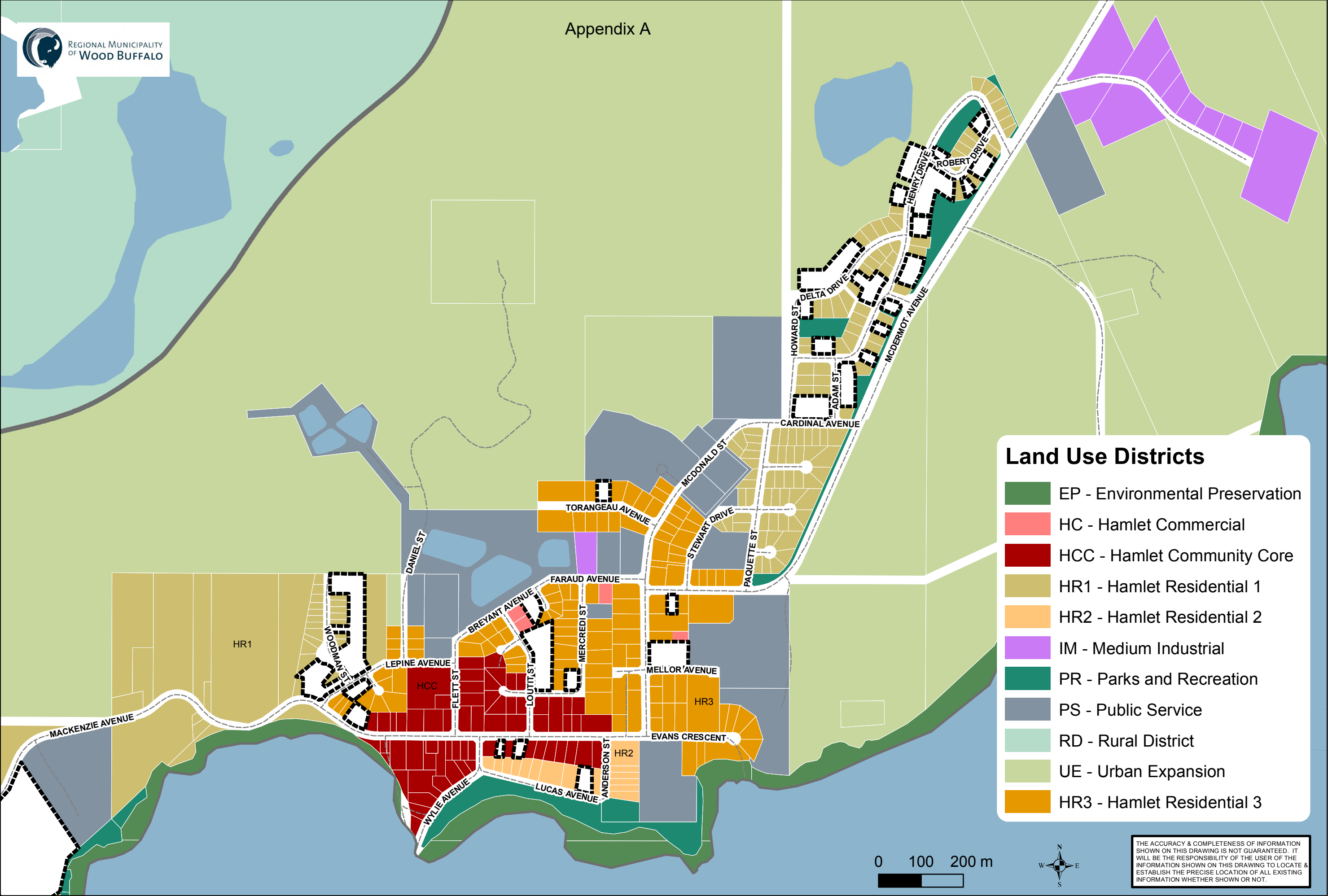
MAP 15: FORT FITZGERALD

Land Use Districts

- DC-FCCS - Direct Control-Fort Chipewyan Cemetery Site
- EP - Environmental Preservation
- HC - Hamlet Commercial
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion
- HR3 - Hamlet Residential 3

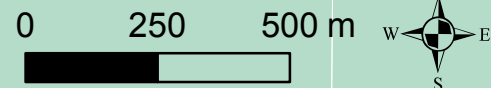


MAP 16: FORT CHIPEWYAN

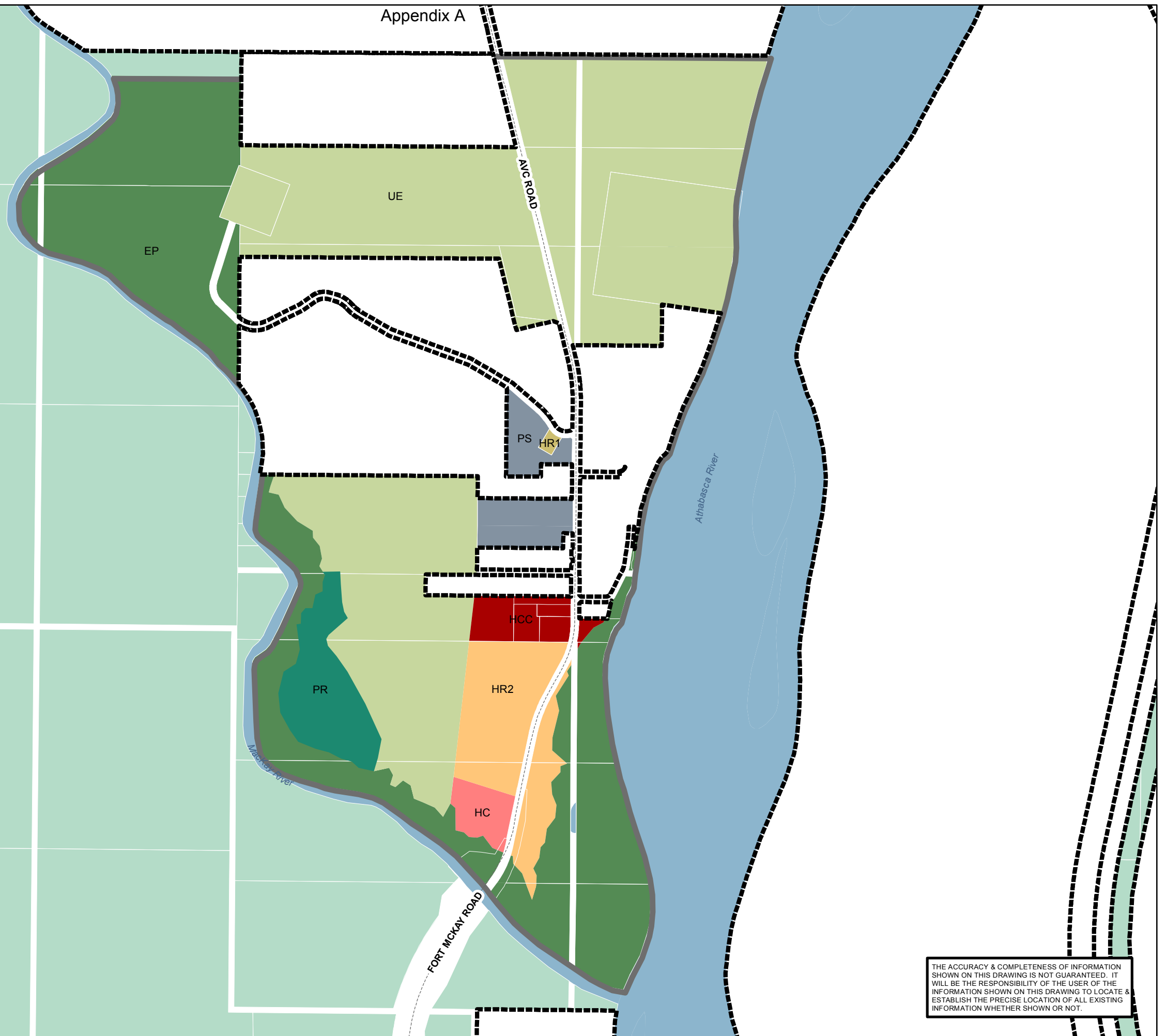


MAP 17: FORT CHIPEWYAN DETAIL

- PR - Parks and Recreation
- EP - Environmental Preservation
- HC - Hamlet Commercial
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- HR2 - Hamlet Residential 2
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion
- First Nations Reserves



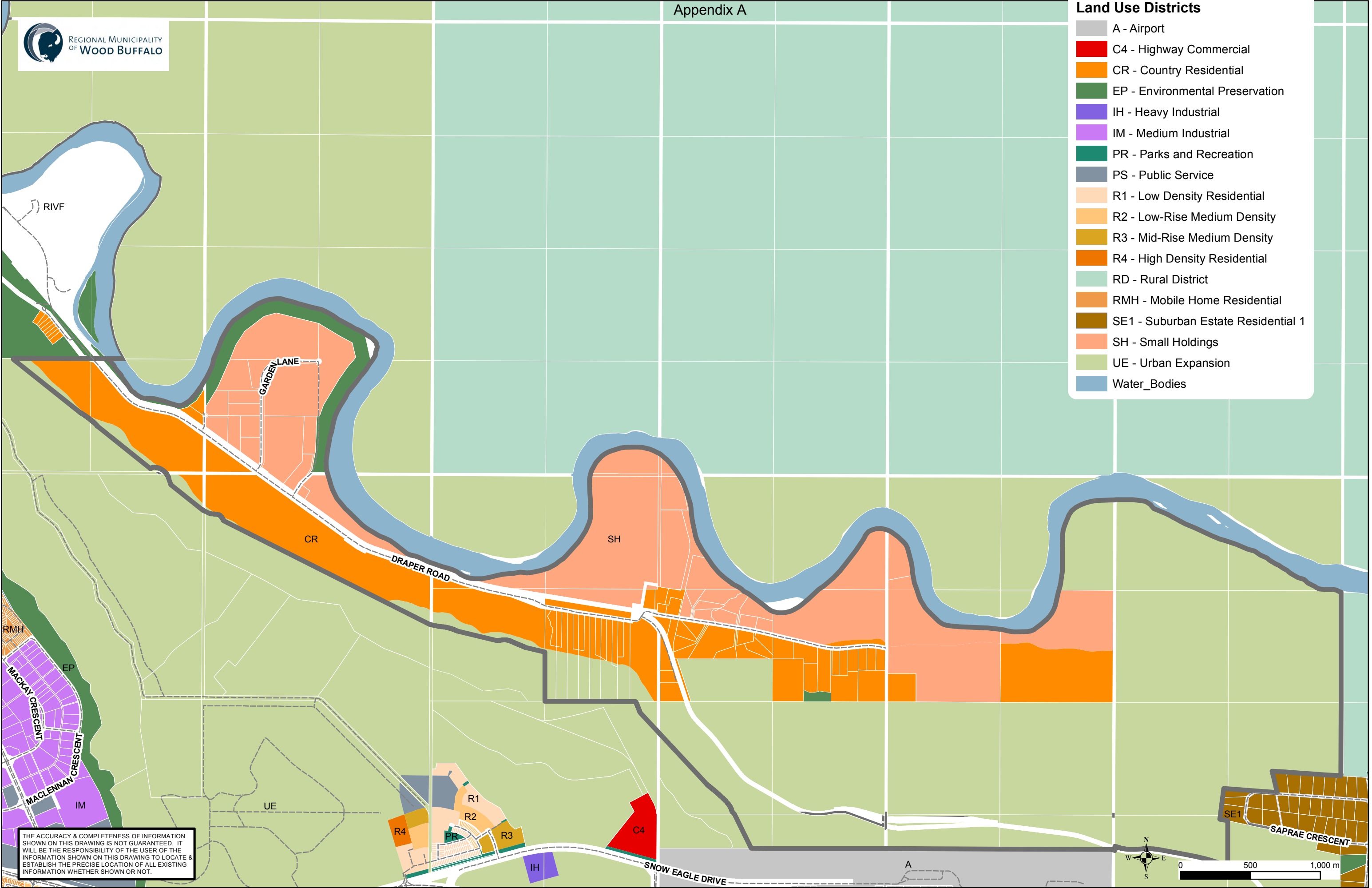
Appendix A



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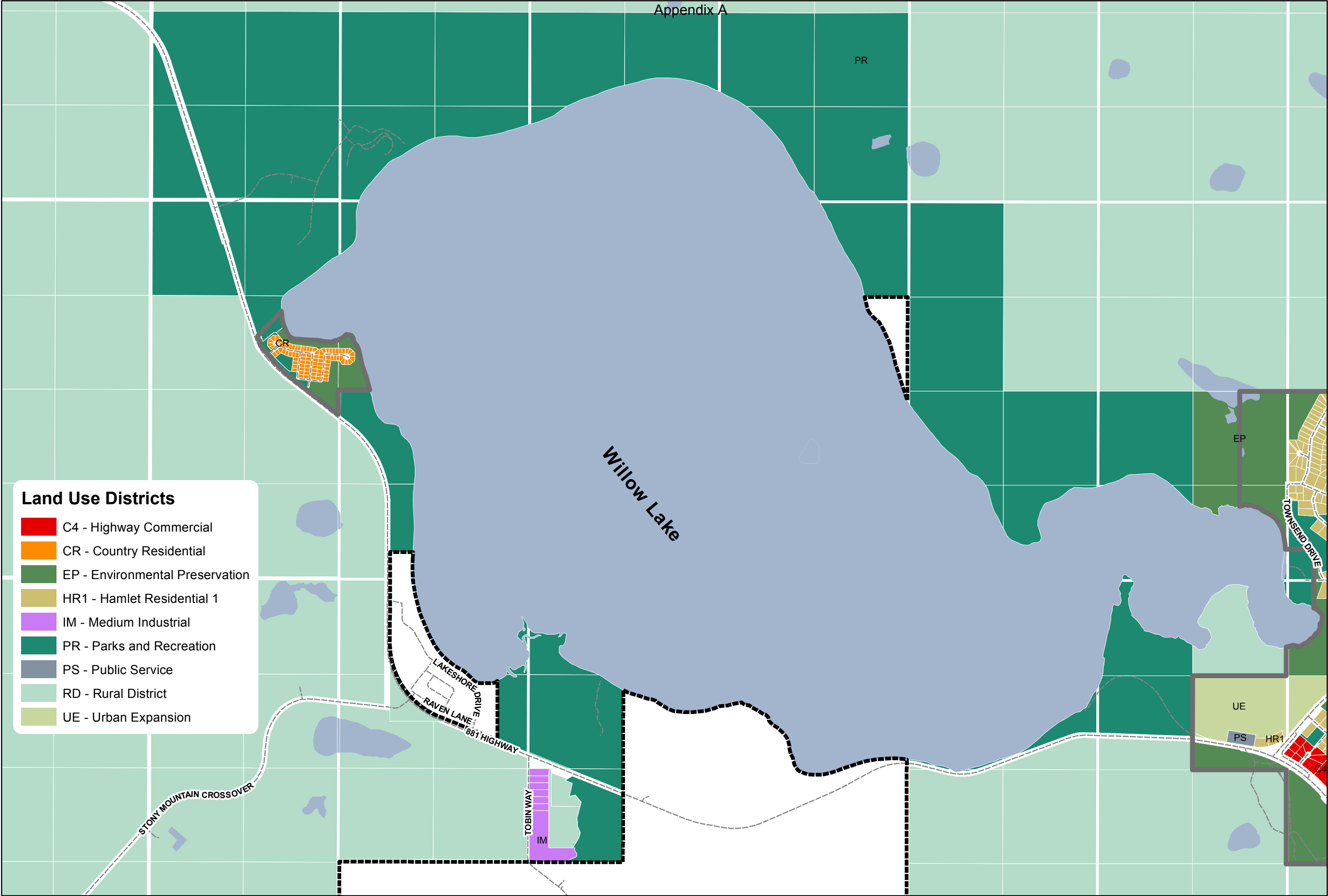
Land Use Districts

- A - Airport
- C4 - Highway Commercial
- CR - Country Residential
- EP - Environmental Preservation
- IH - Heavy Industrial
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density
- R3 - Mid-Rise Medium Density
- R4 - High Density Residential
- RD - Rural District
- RMH - Mobile Home Residential
- SE1 - Suburban Estate Residential 1
- SH - Small Holdings
- UE - Urban Expansion
- Water_Bodies



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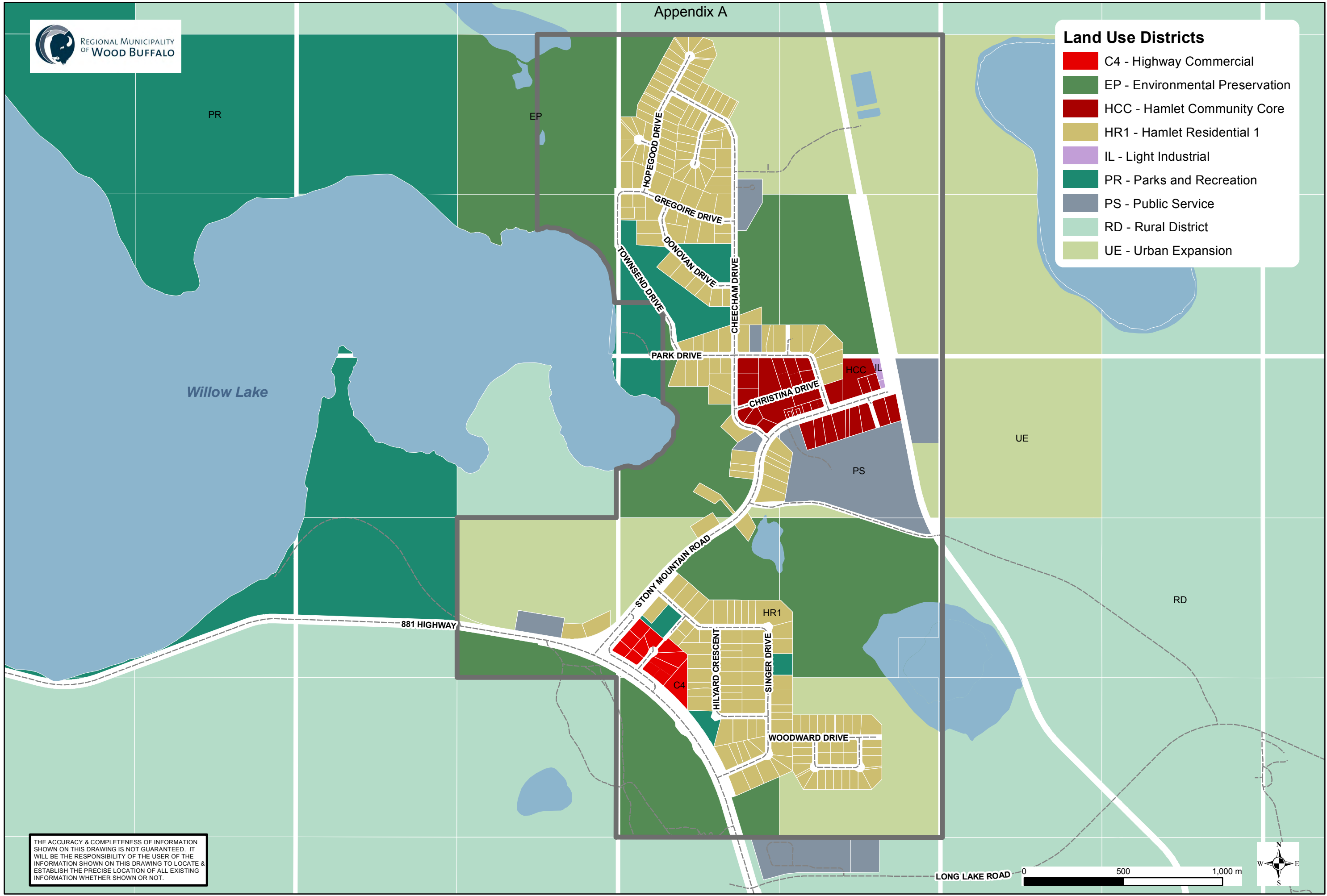




MAP 21: GREGOIRE LAKE ESTATES - SURMONT CREEK

Land Use Districts

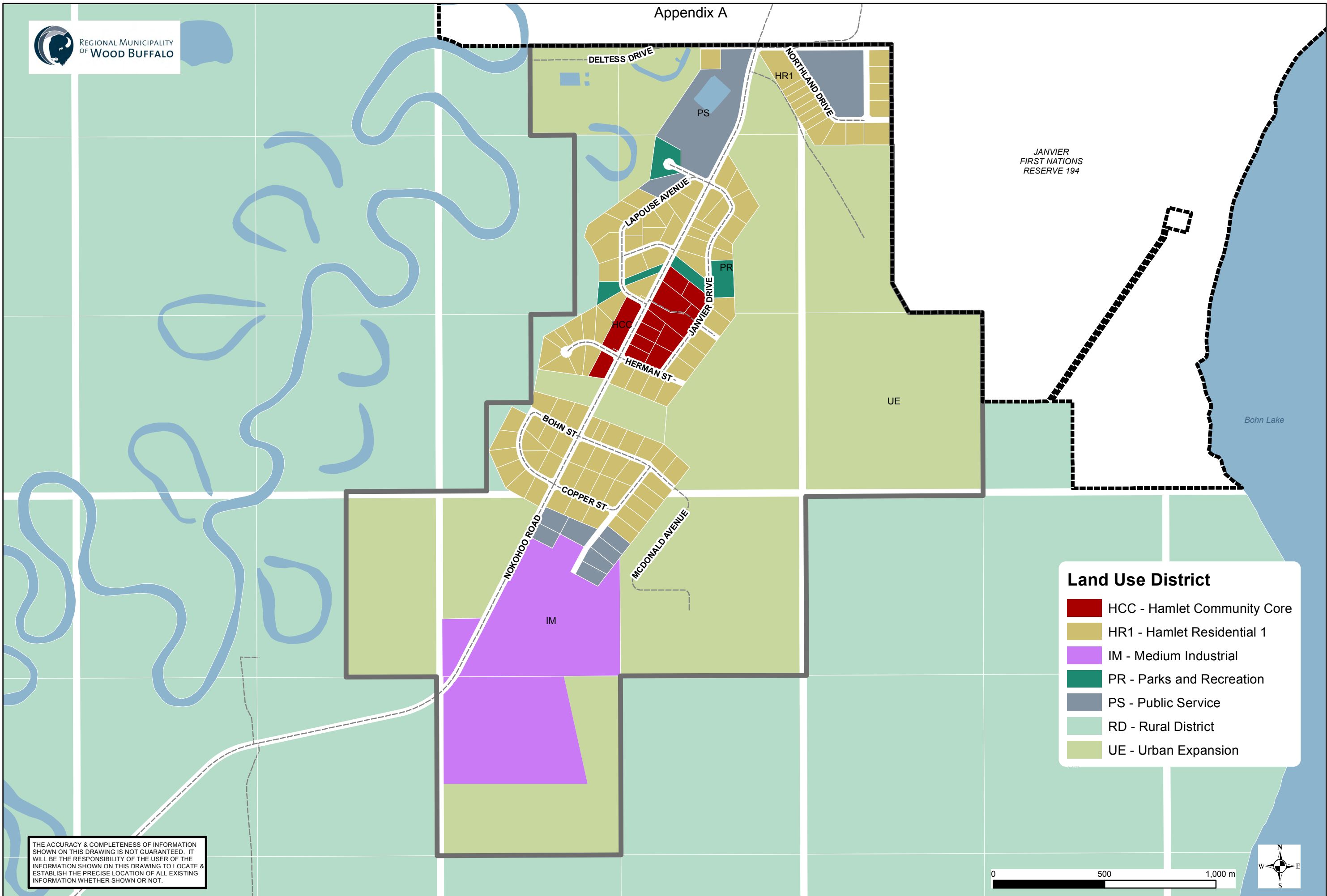
- C4 - Highway Commercial
- EP - Environmental Preservation
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- IL - Light Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion



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LONG LAKE ROAD 0 500 1,000 m

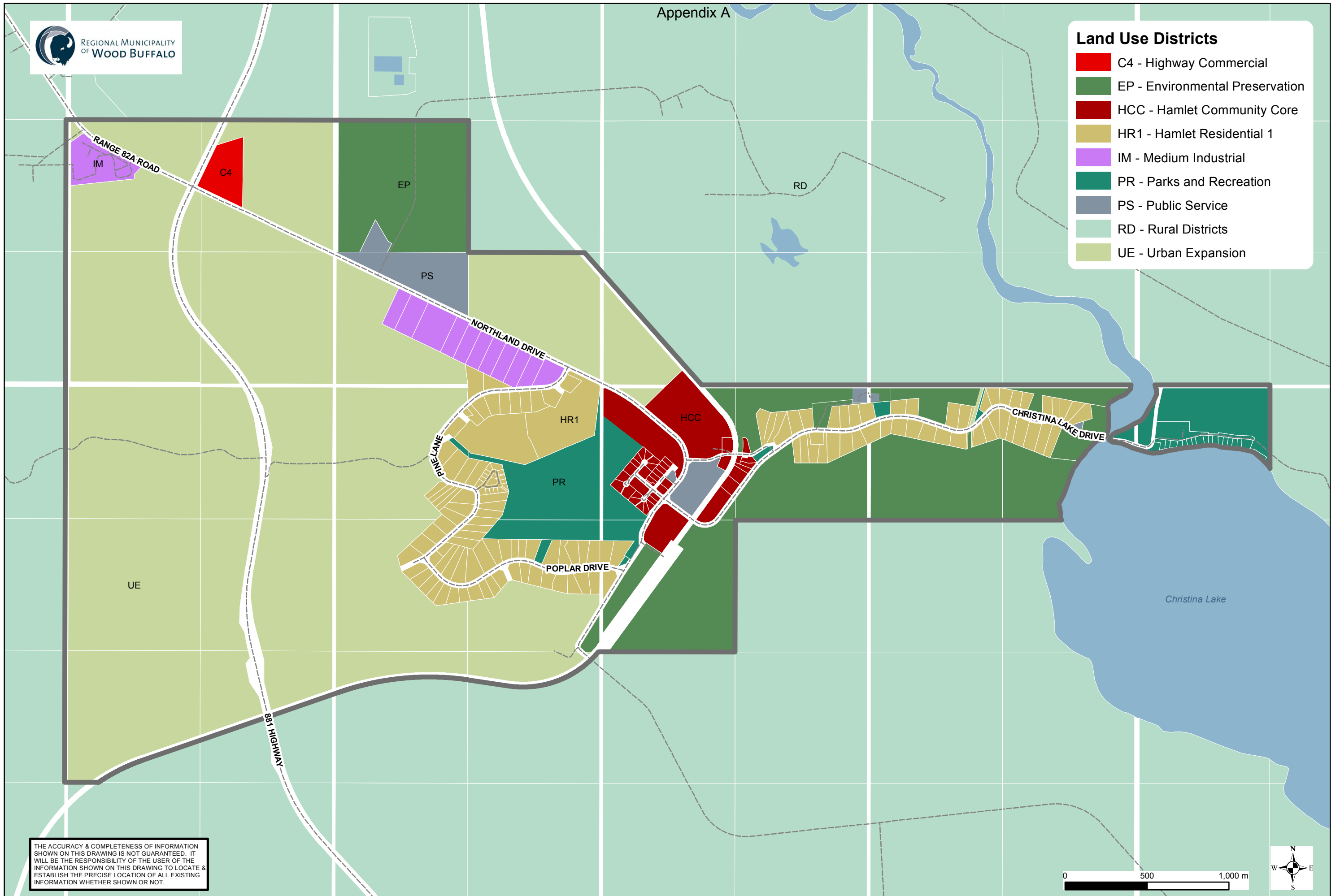




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Land Use Districts

- C4 - Highway Commercial
- EP - Environmental Preservation
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- IM - Medium Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural Districts
- UE - Urban Expansion

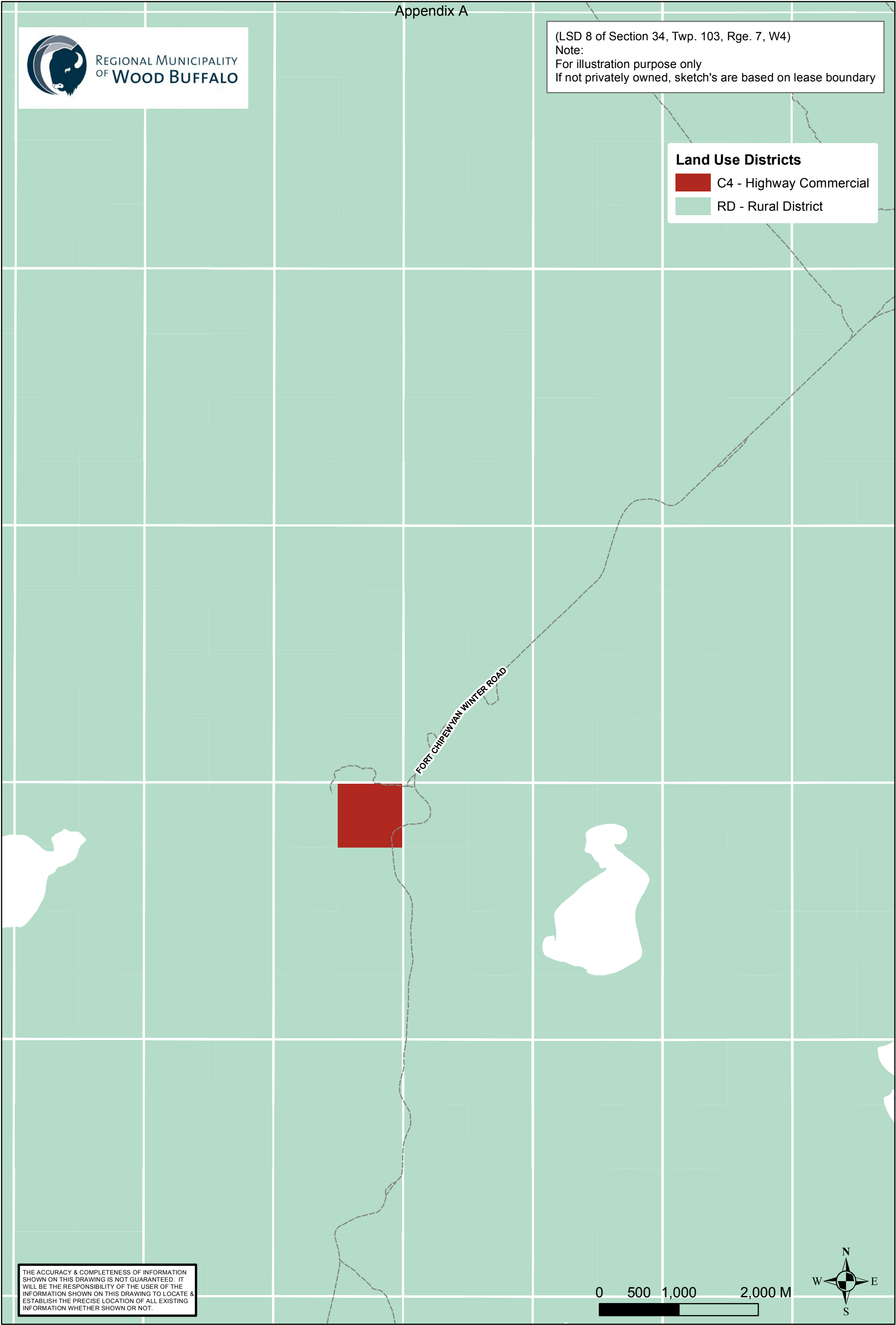


THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

0 500 1,000 m



Date Saved: 11/29/2024



MAP 25: HIGHWAY COMMERCIAL (WINTER ROAD)



Land Use Districts

C1 - Main Street

C3 - Community Commercial

C4 - Highway Commercial

C5 - Large Format Retail

DC - Direct Control

EP - Environmental Preservation

IL - Light Industrial

IM - Medium Industrial

PR - Parks and Recreation

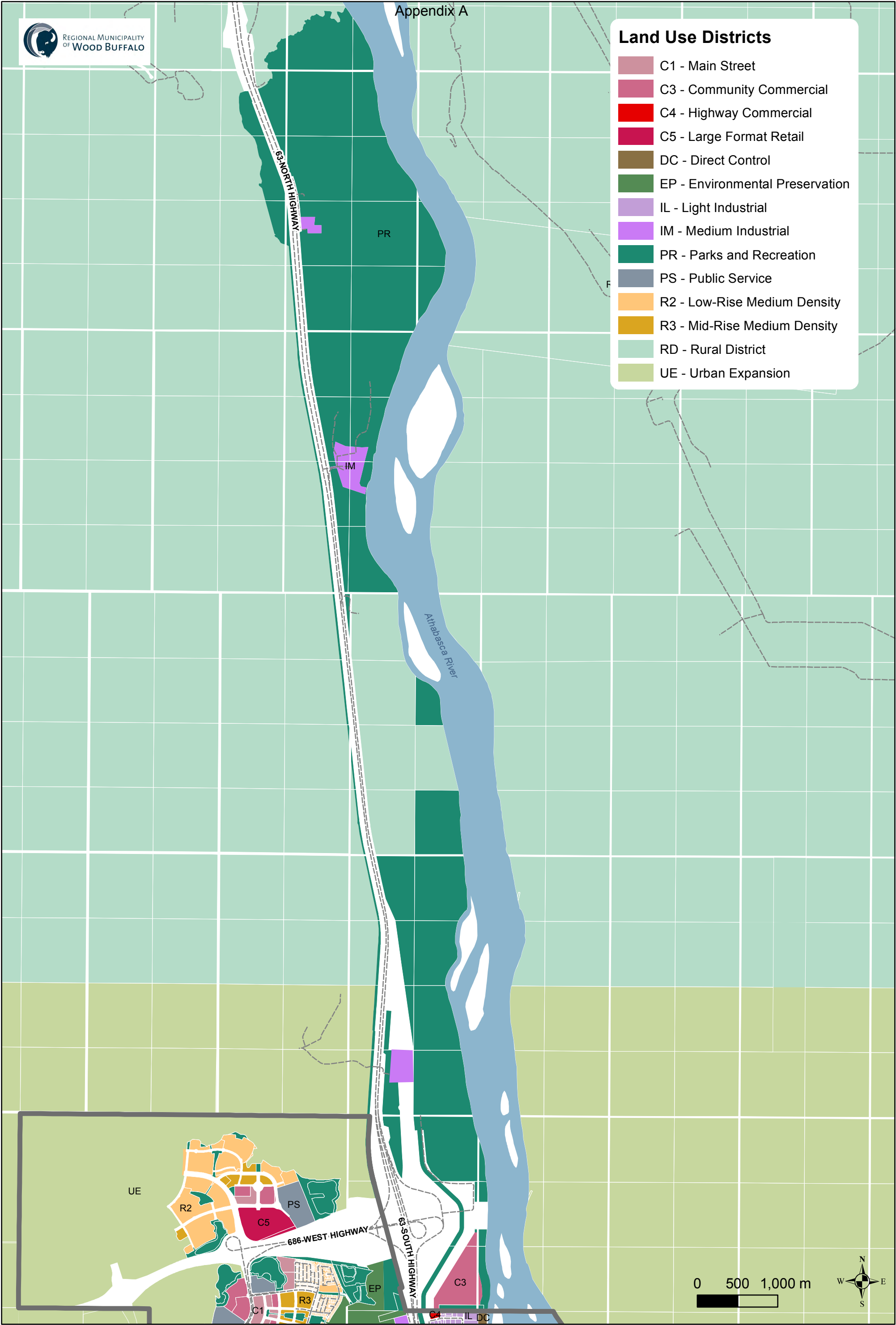
PS - Public Service

R2 - Low-Rise Medium Density

R3 - Mid-Rise Medium Density

RD - Rural District

UE - Urban Expansion



Date Saved: 11/29/2024

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MAP 26: HIGHWAY 63 NORTH

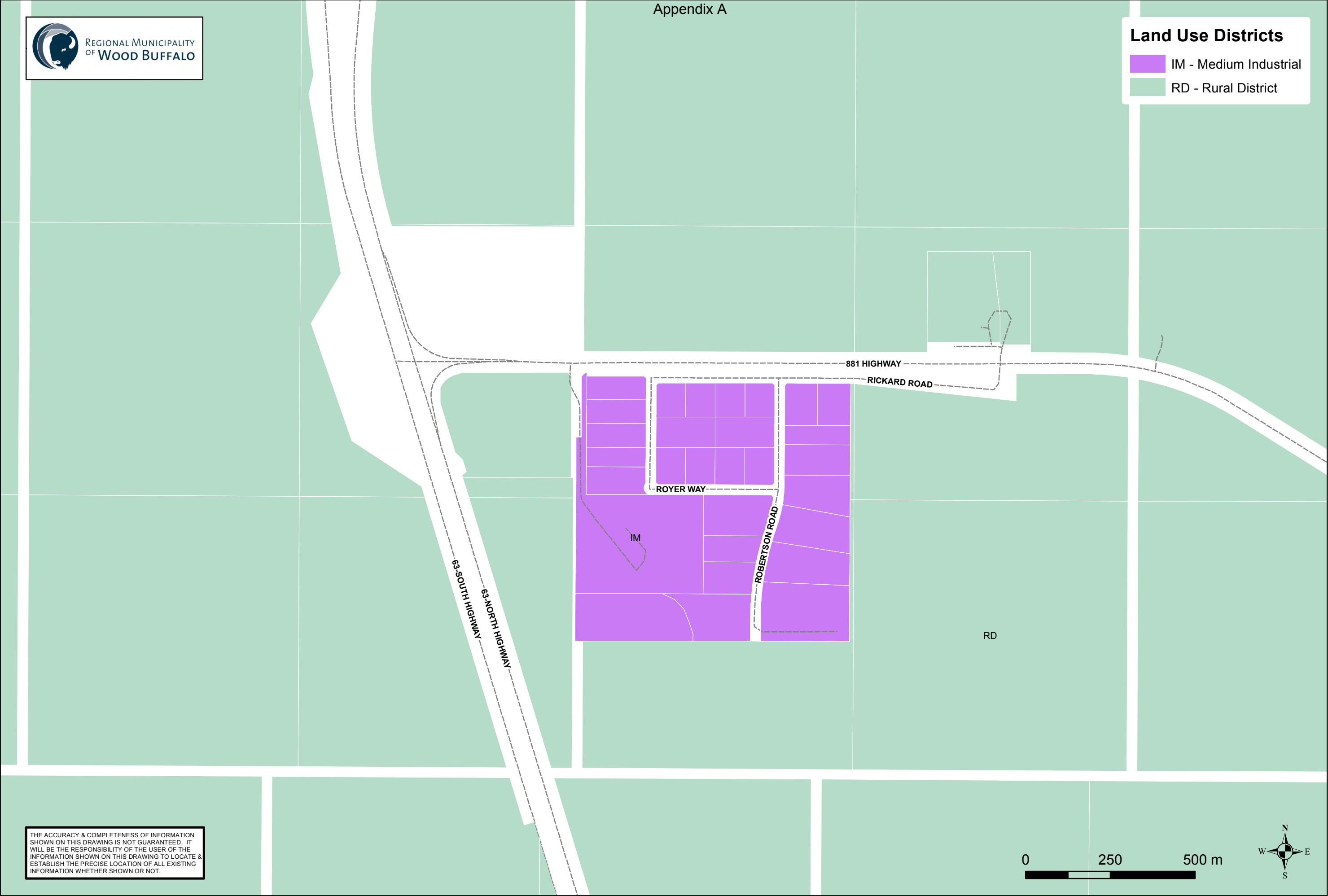


Appendix A

Land Use Districts

IM - Medium Industrial

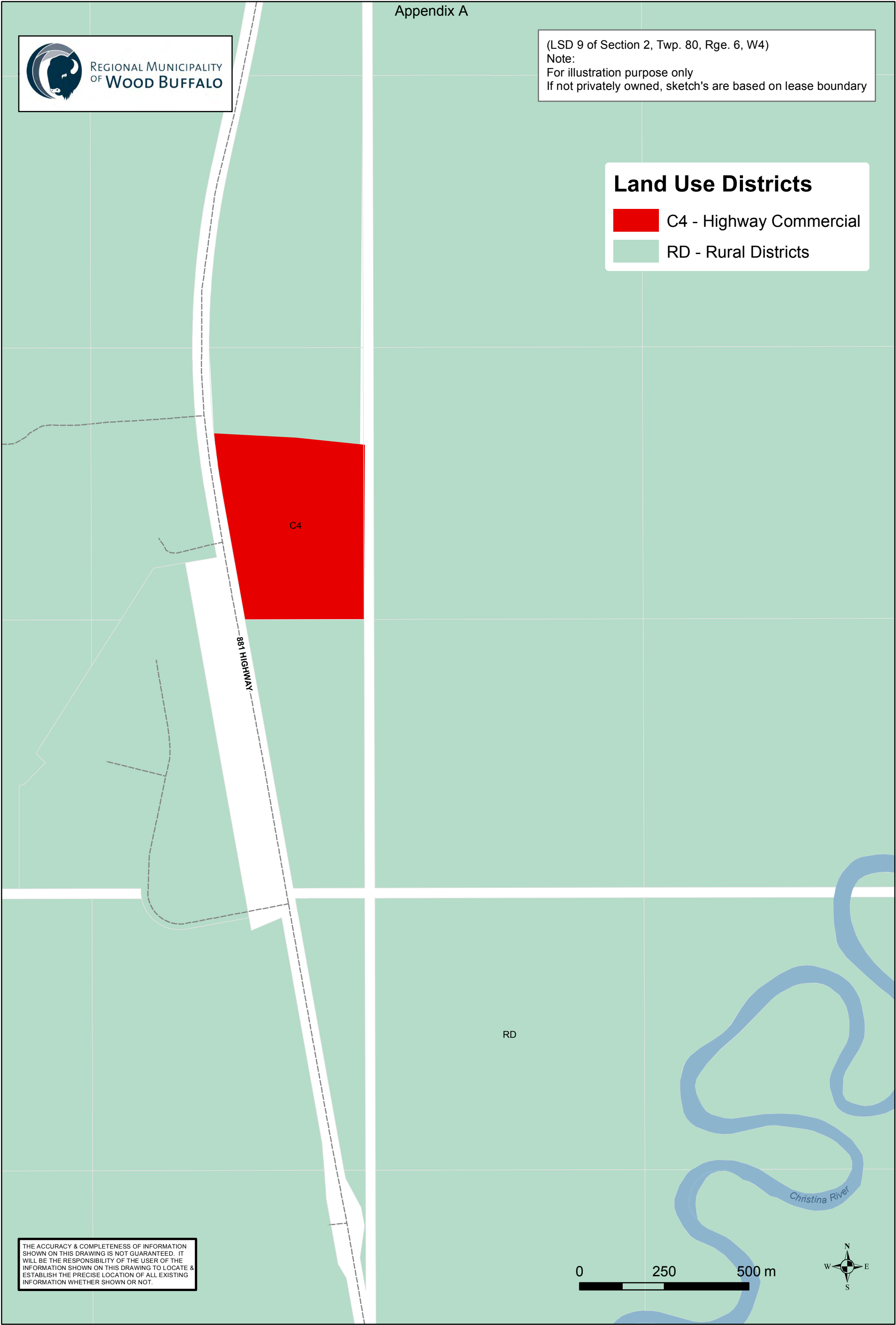
RD - Rural District



THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

MAP 27: RICKARDS LANDING

Date Saved: 11/29/2024



MAP 28: HIGHWAY COMMERCIAL



Land Use Districts

- IH - Heavy Industrial
- RD - Rural District

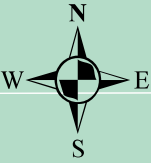
Appendix A

IH

881 HIGHWAY

RD

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MAP 29: CN RAILWAY FACILITY

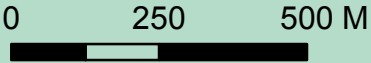


Land Use Districts

C4 - Highway Commercial



RD - Rural District

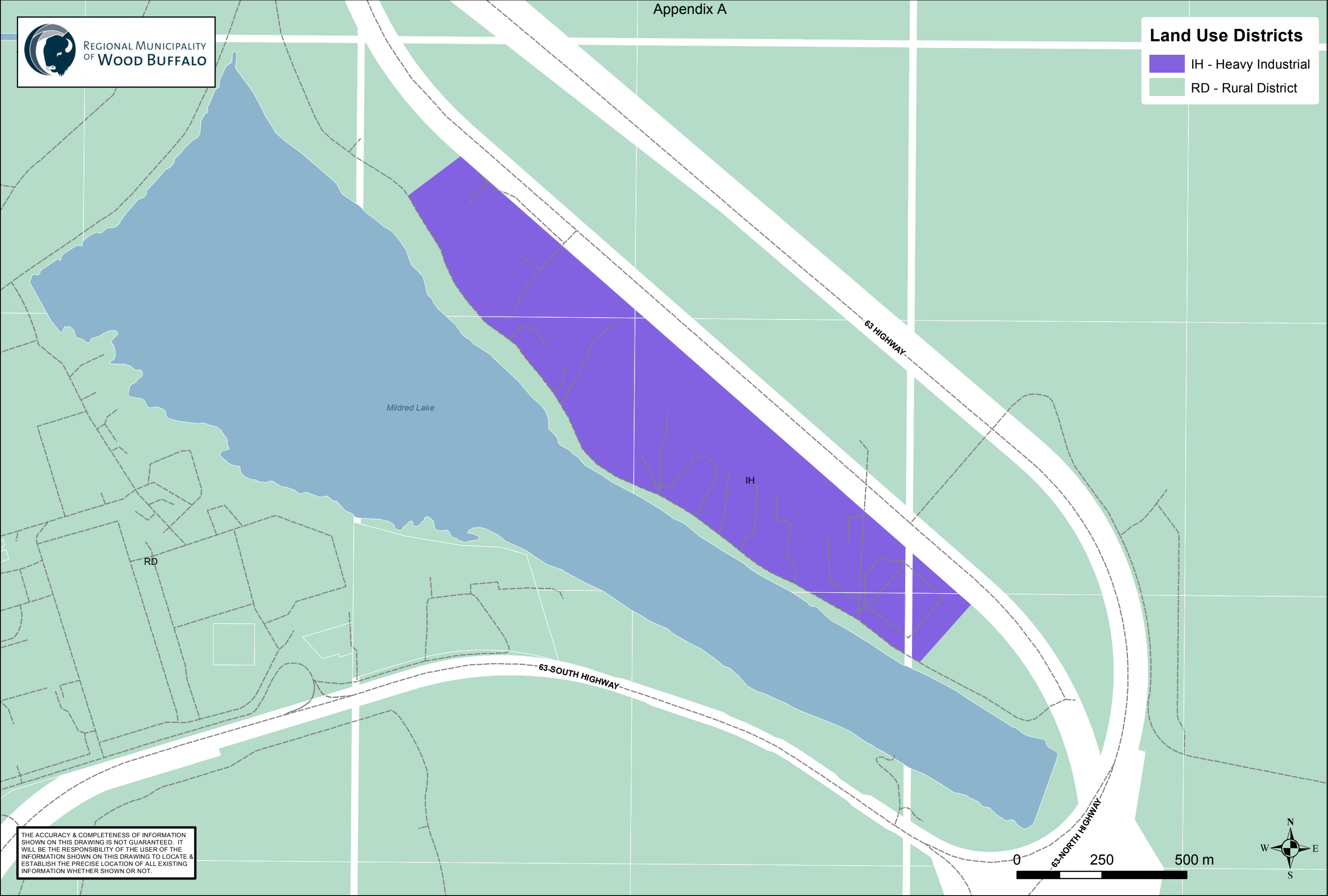
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MAP 30: MARIANA LAKE

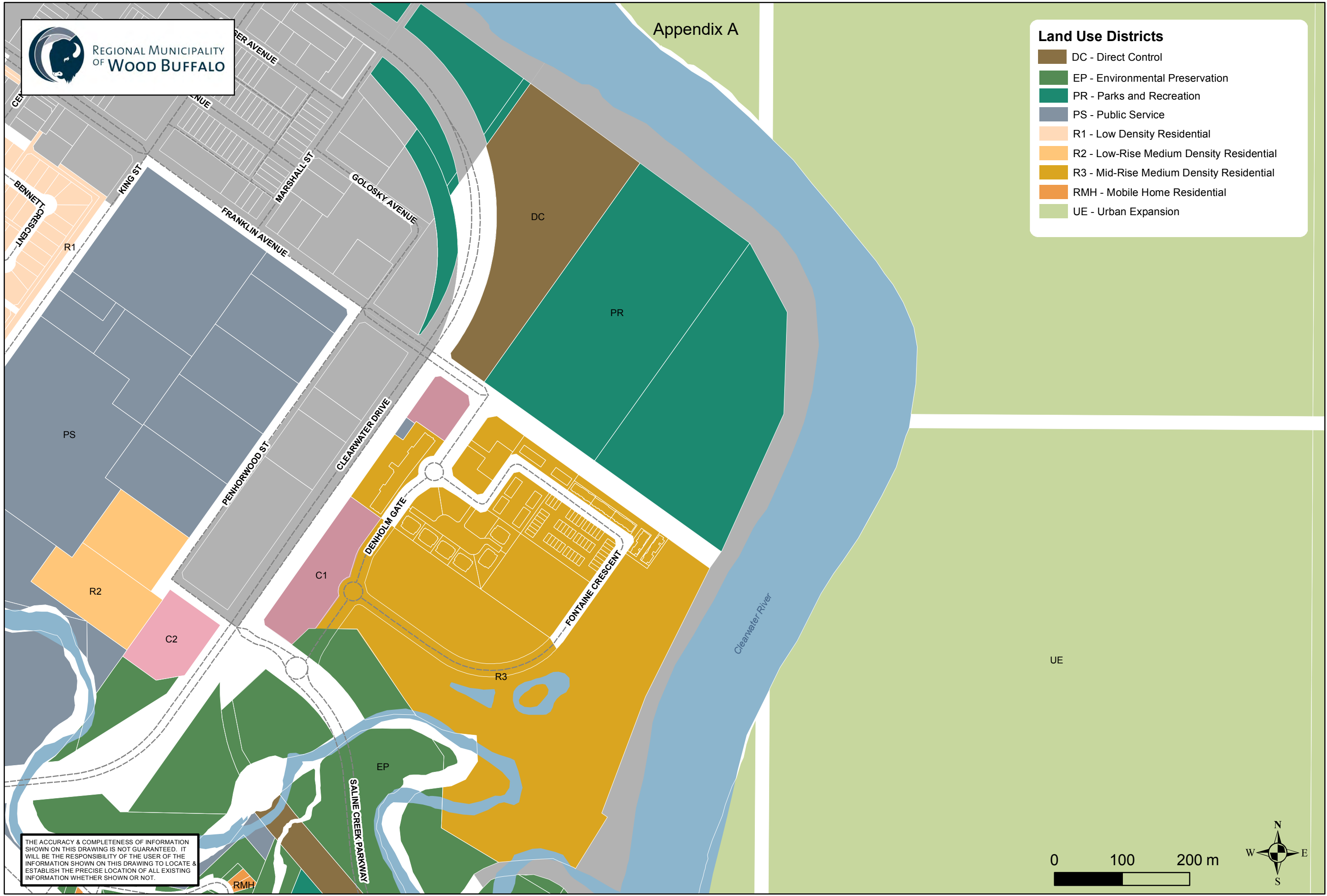
Land Use Districts

-  IH - Heavy Industrial
-  RD - Rural District



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MAP 31: MILDRED LAKE



Land Use Districts

- DC - Direct Control
- EP - Environmental Preservation
- PR - Parks and Recreation
- PS - Public Service
- R1 - Low Density Residential
- R2 - Low-Rise Medium Density Residential
- R3 - Mid-Rise Medium Density Residential
- RMH - Mobile Home Residential
- UE - Urban Expansion

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

0100200 m

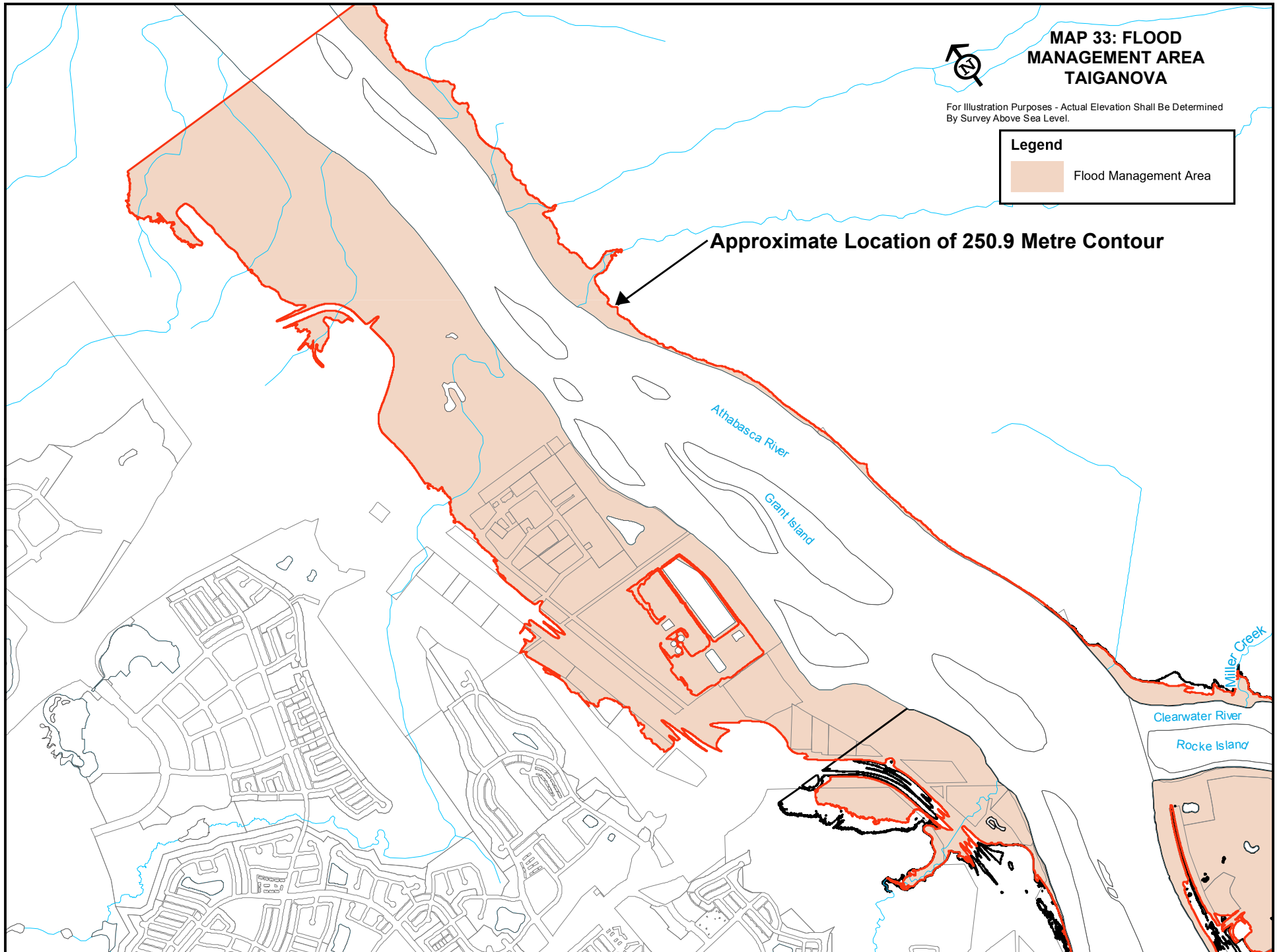
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W

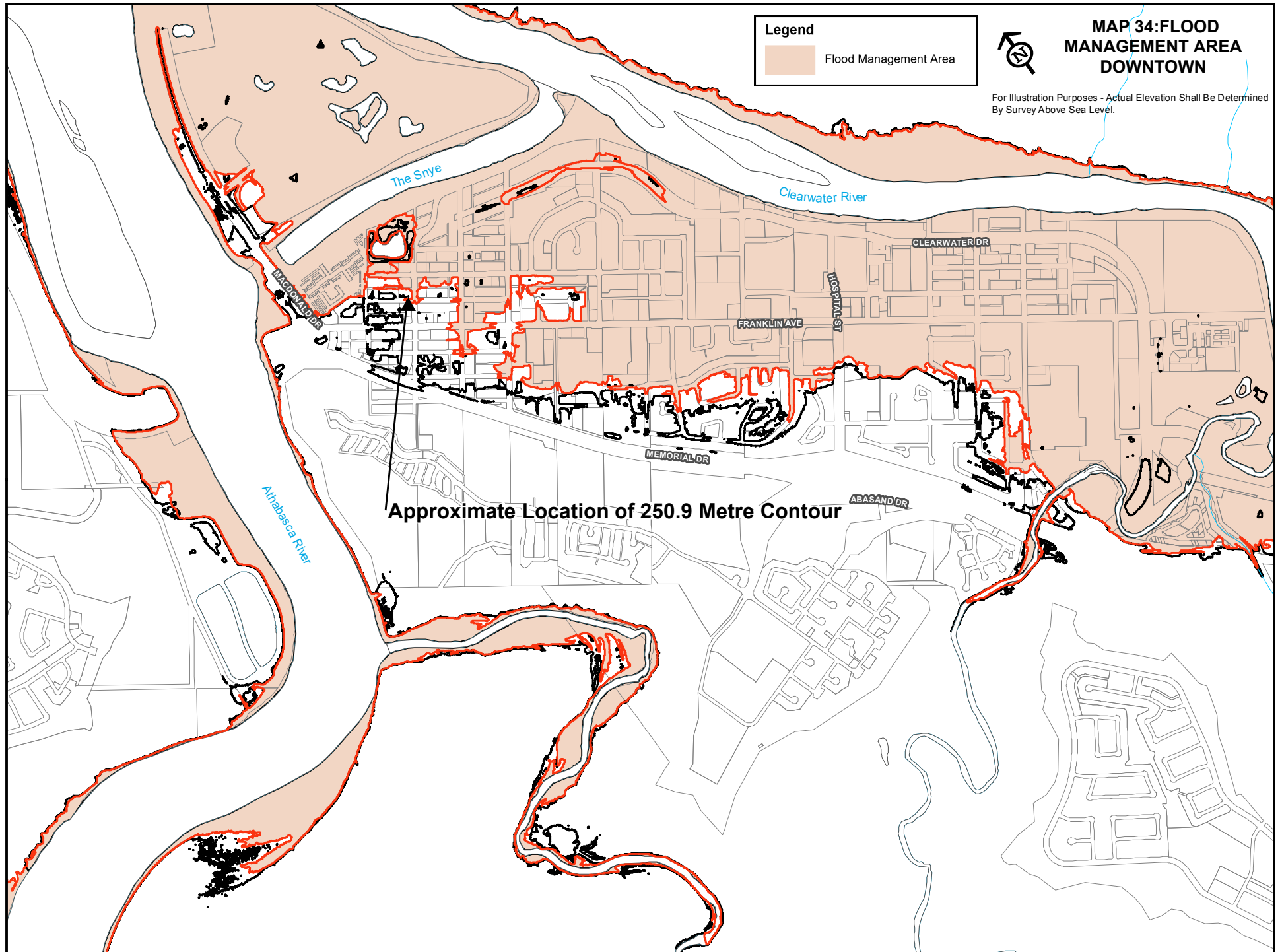
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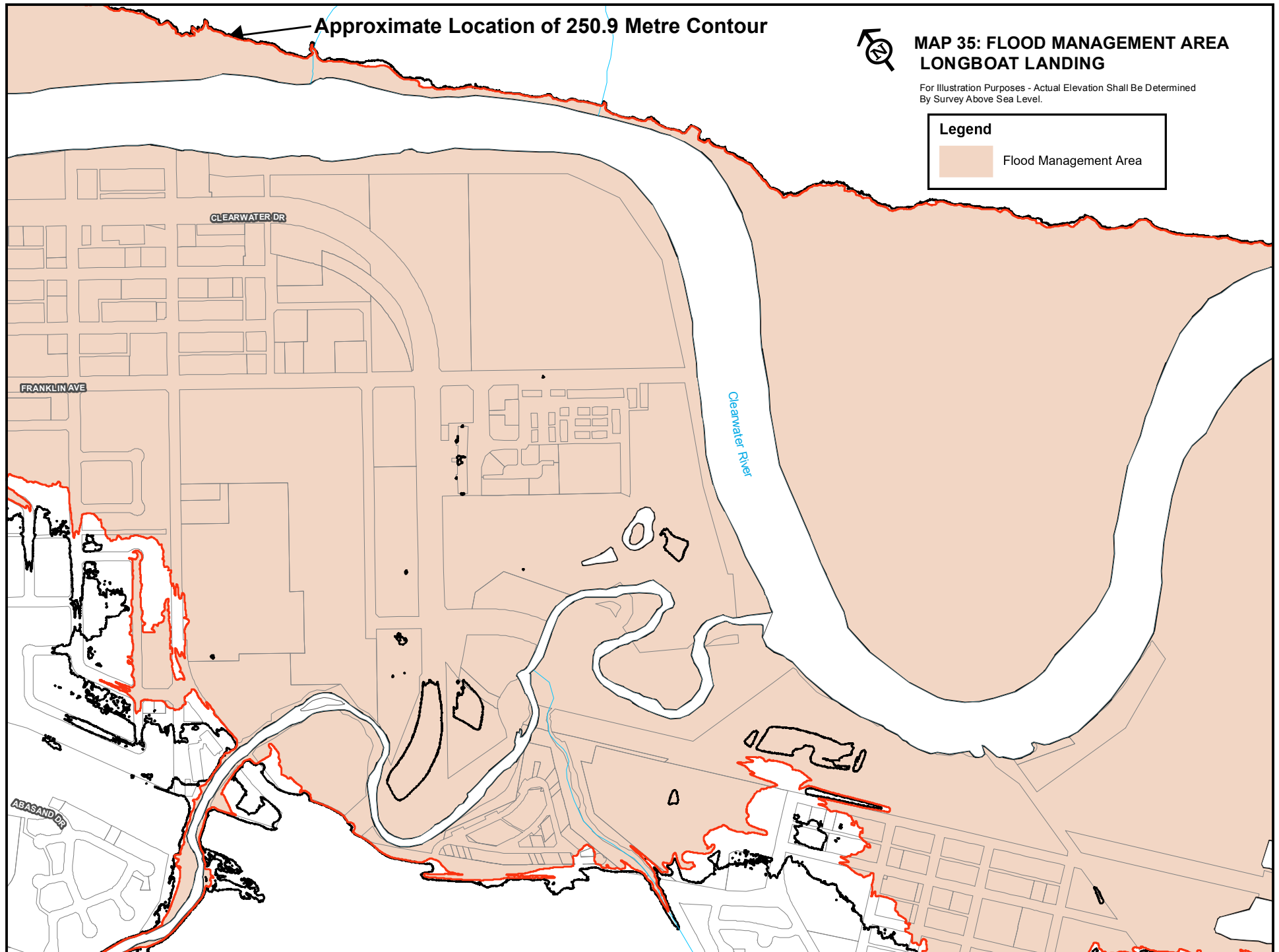
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MAP 32: LONGBOAT LANDING

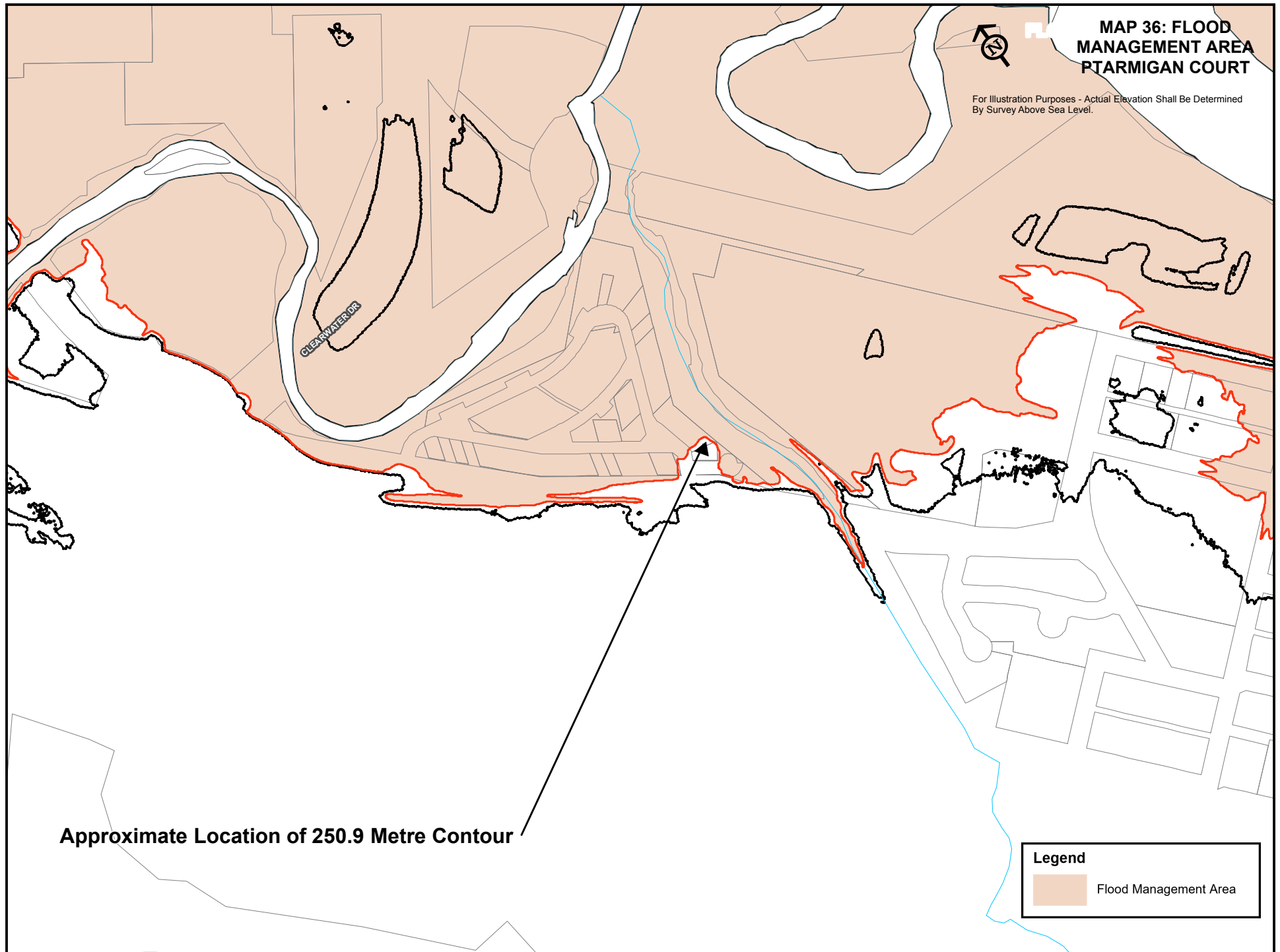


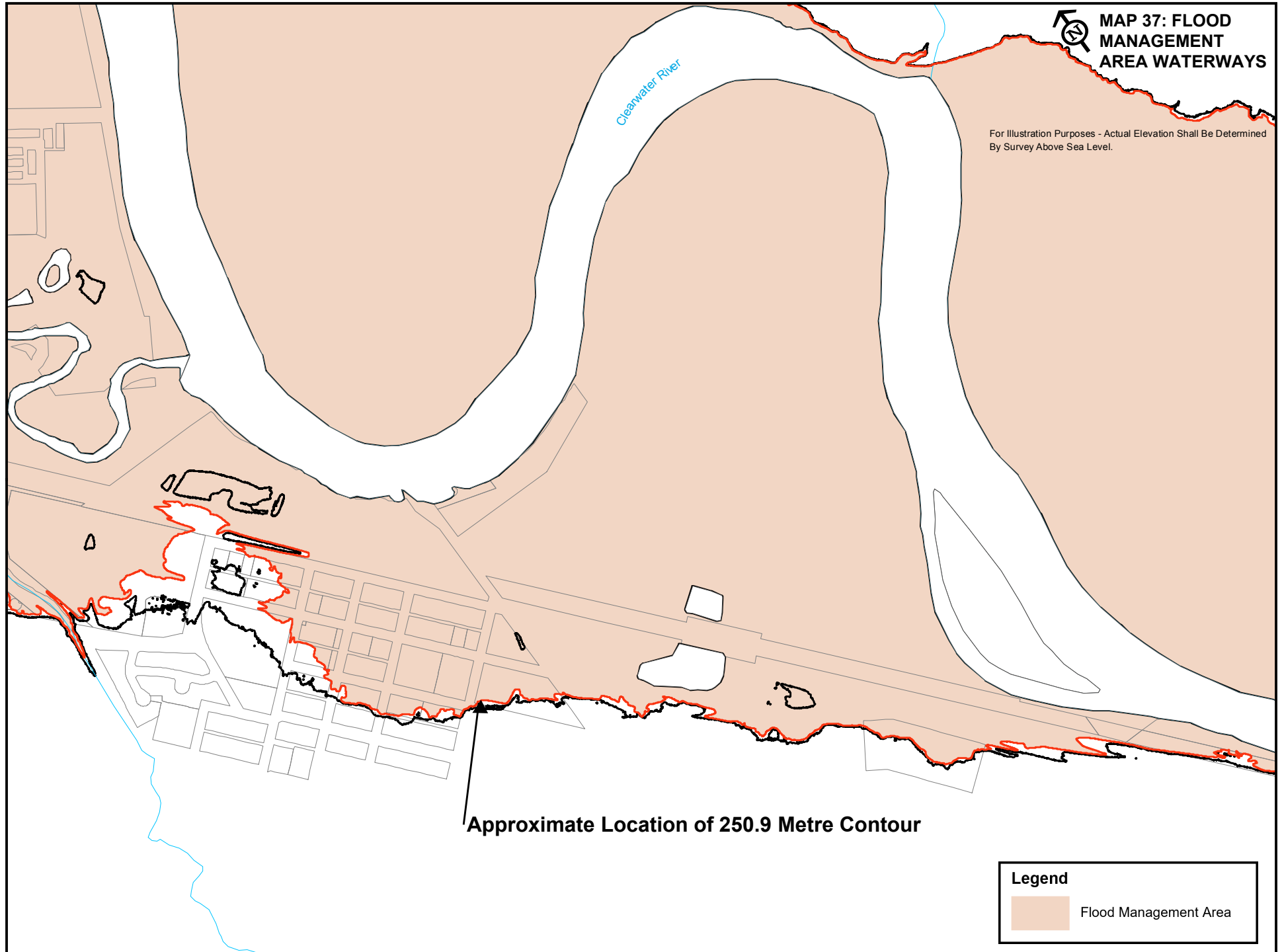
Appendix A

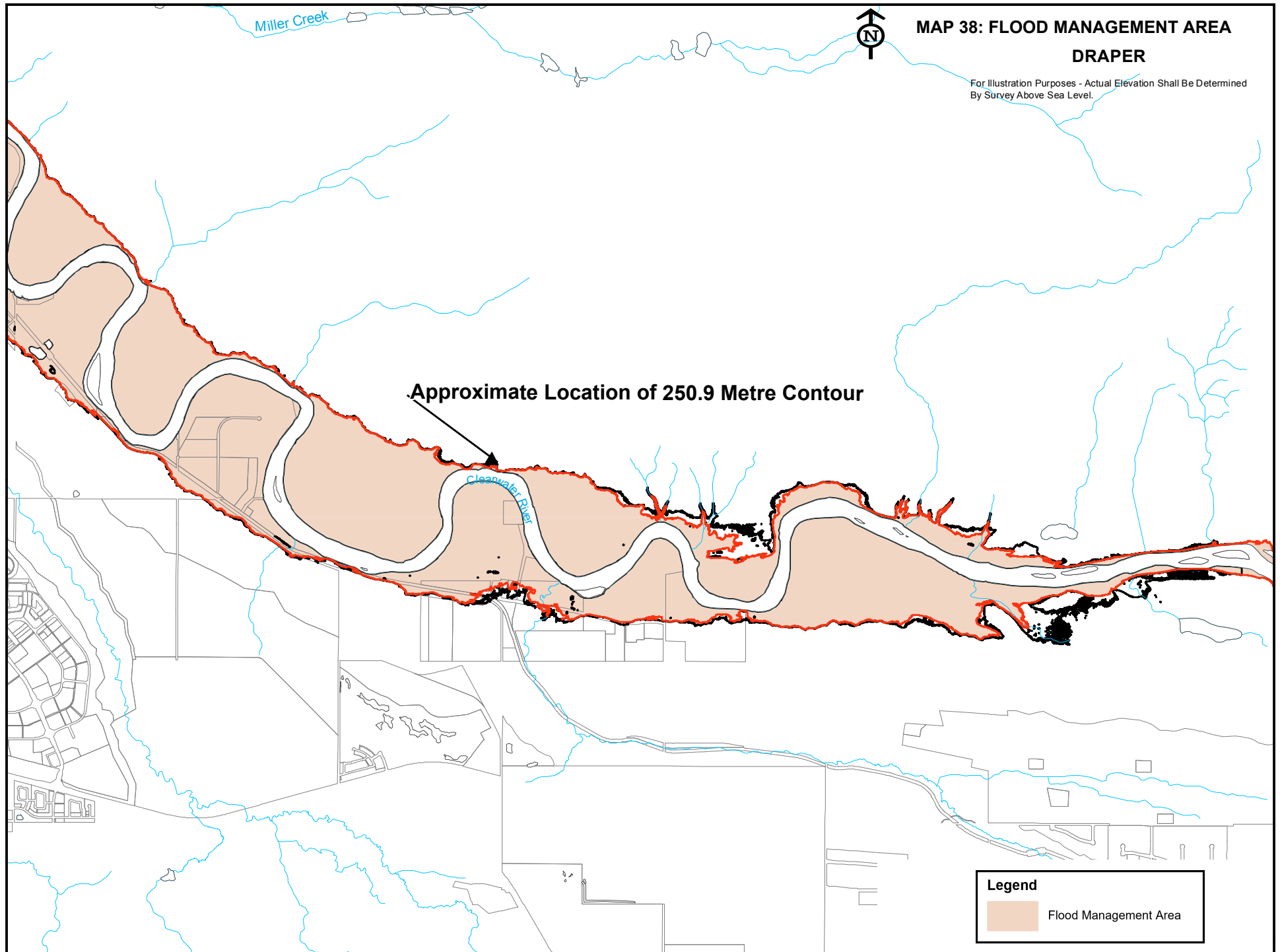


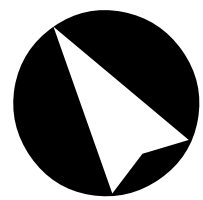


Appendix A

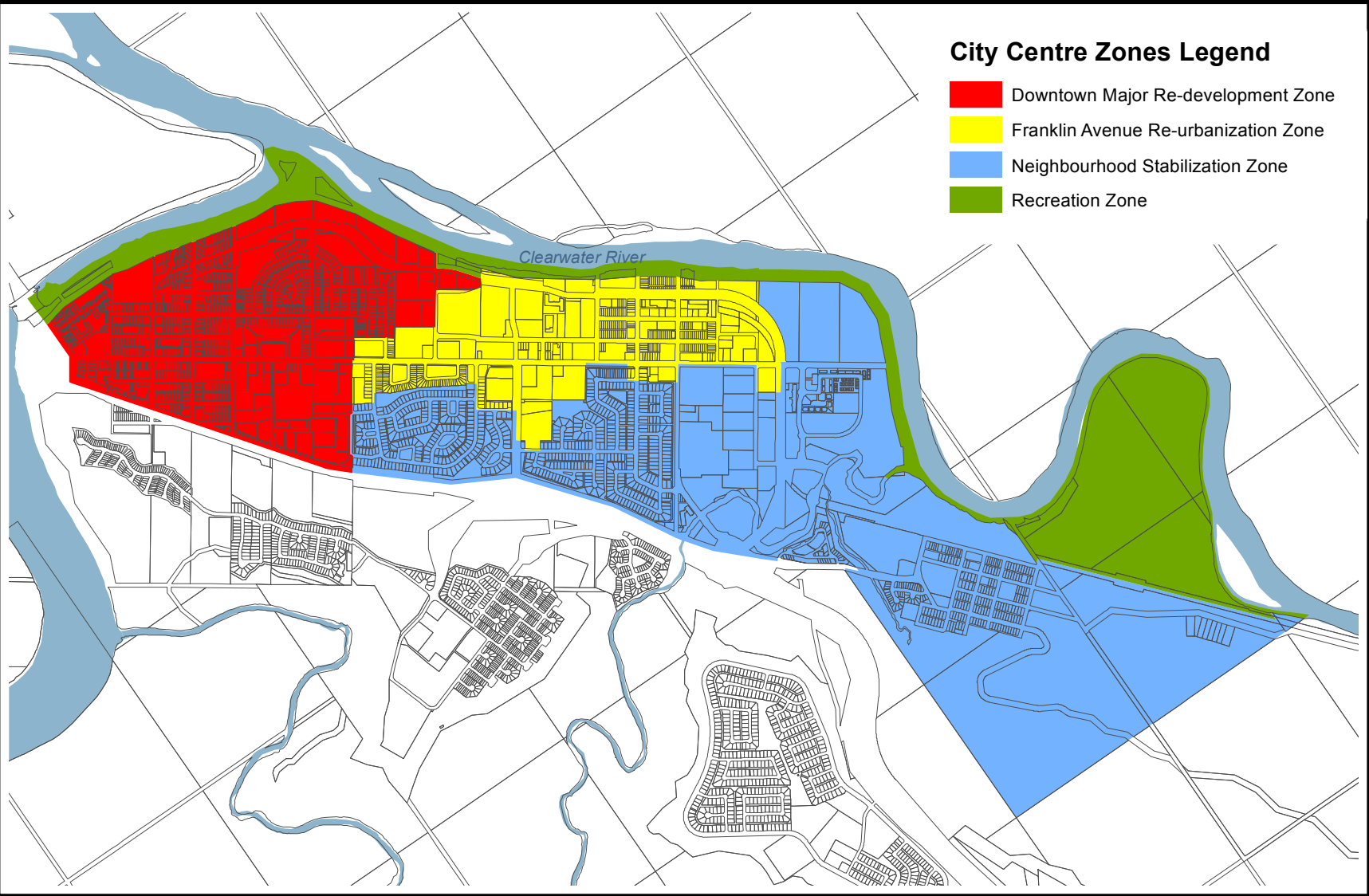
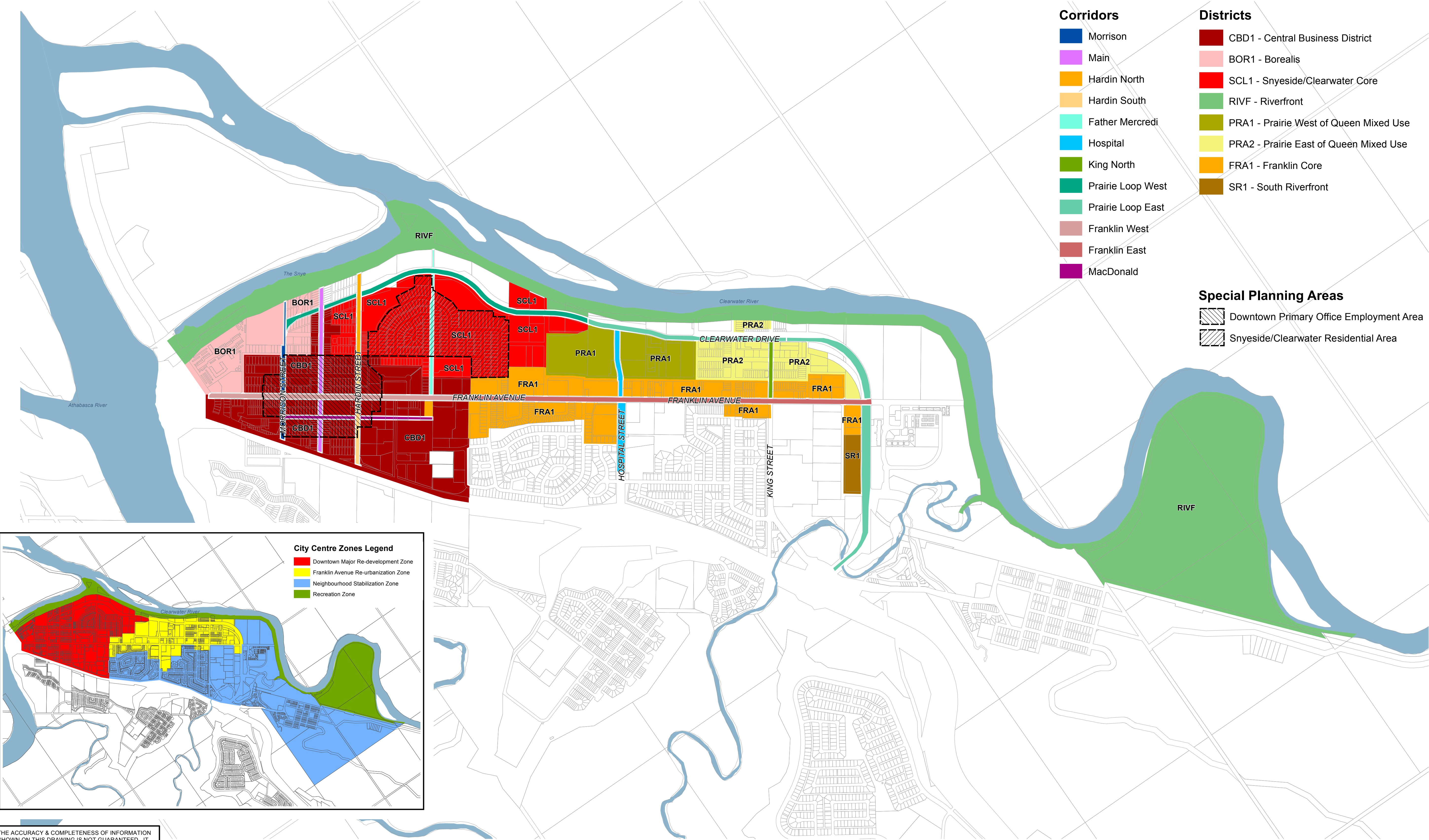




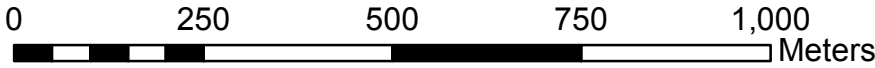


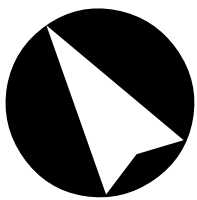


CITY CENTRE DISTRICTS AND CORRIDORS MAP



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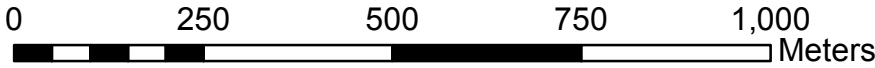




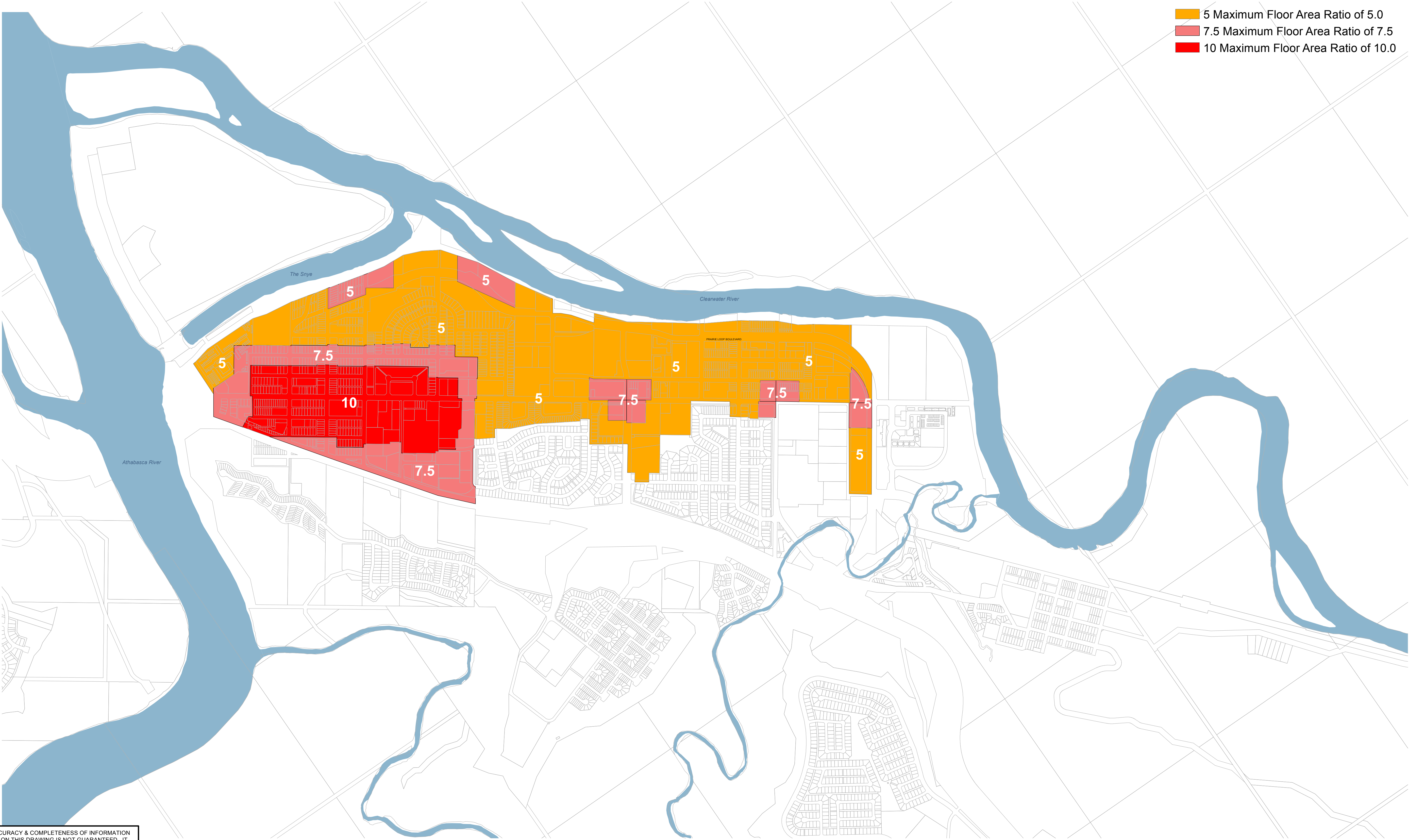
CITY CENTRE FLOOR AREA RATIO MAP

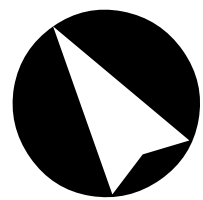
H:\P40_DEVELOPMENT\Land Use Bylaw Review\3 Document Creation\Map\Map40\Appendix A\Floor Area Ratio Map.mxd Last updated by azada on Friday, November 29, 2024 at 3:32:05 PM

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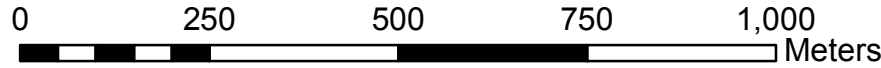
- 5 Maximum Floor Area Ratio of 5.0
- 7.5 Maximum Floor Area Ratio of 7.5
- 10 Maximum Floor Area Ratio of 10.0



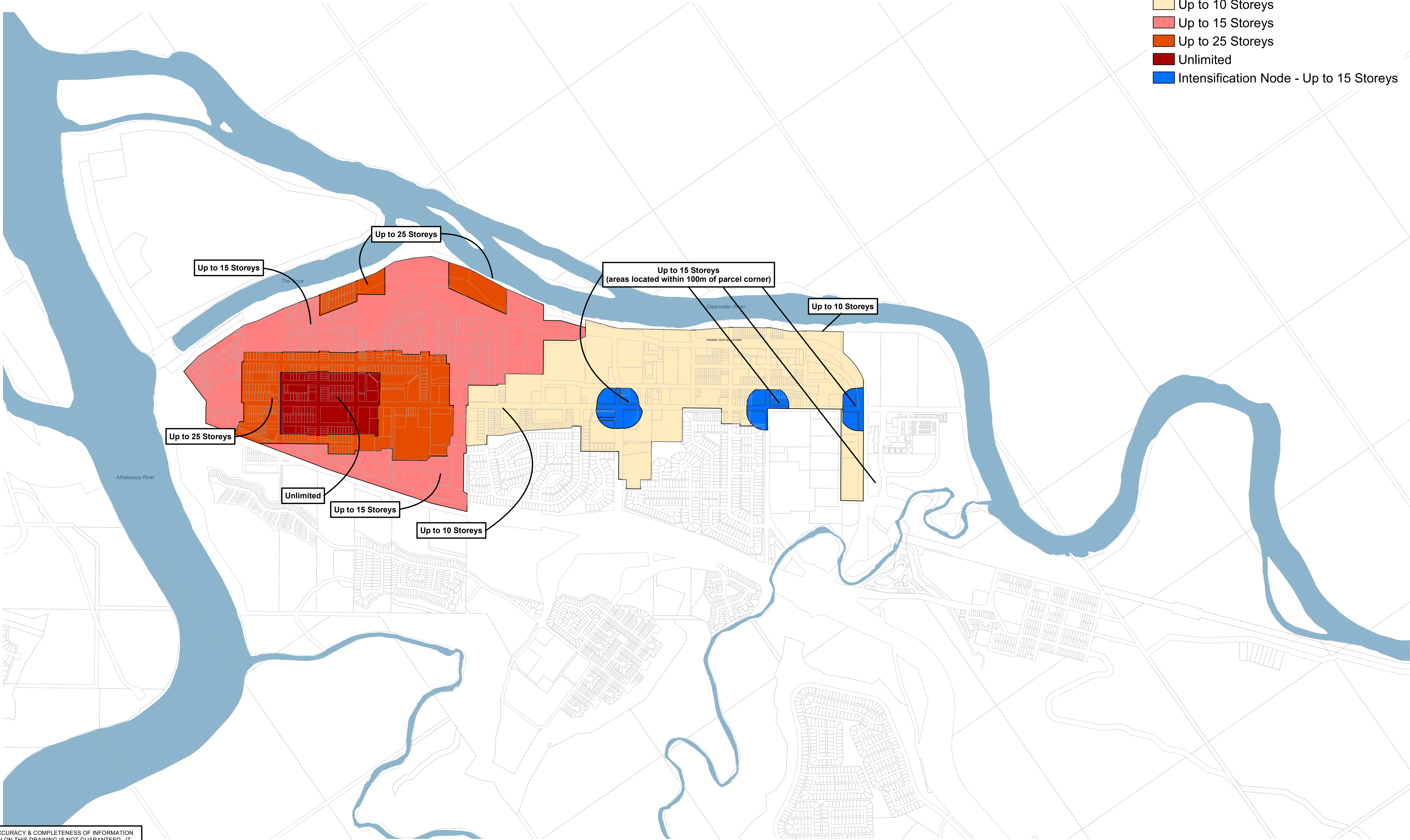


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- Up to 10 Storeys
- Up to 15 Storeys
- Up to 25 Storeys
- Unlimited
- Intensification Node - Up to 15 Storeys



CITY CENTRE HEIGHT MAP