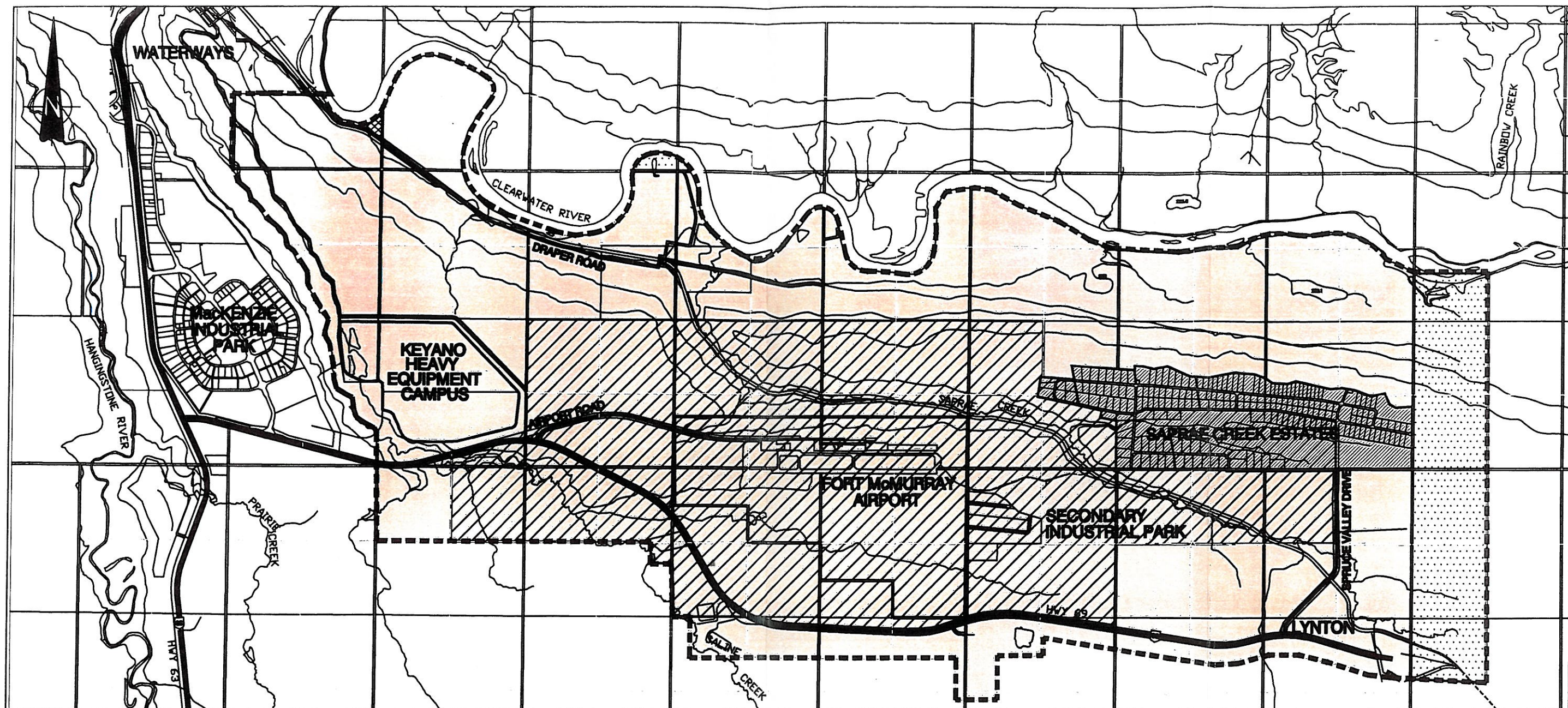
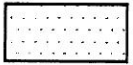
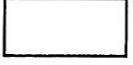
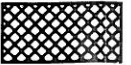
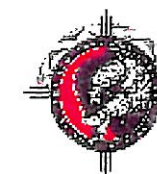




Legend

- ASP Boundary
-  Airport Vicinity Protection Area Overlay
-  RD Rural District
-  UE Urban Expansion District
-  SE Suburban Estate Residential District
-  CR Country Residential District

NOTE:
Areas have been generalized and are only approximate.
All information should be verified.



**THE REGIONAL
MUNICIPALITY
OF WOOD BUFFALO**

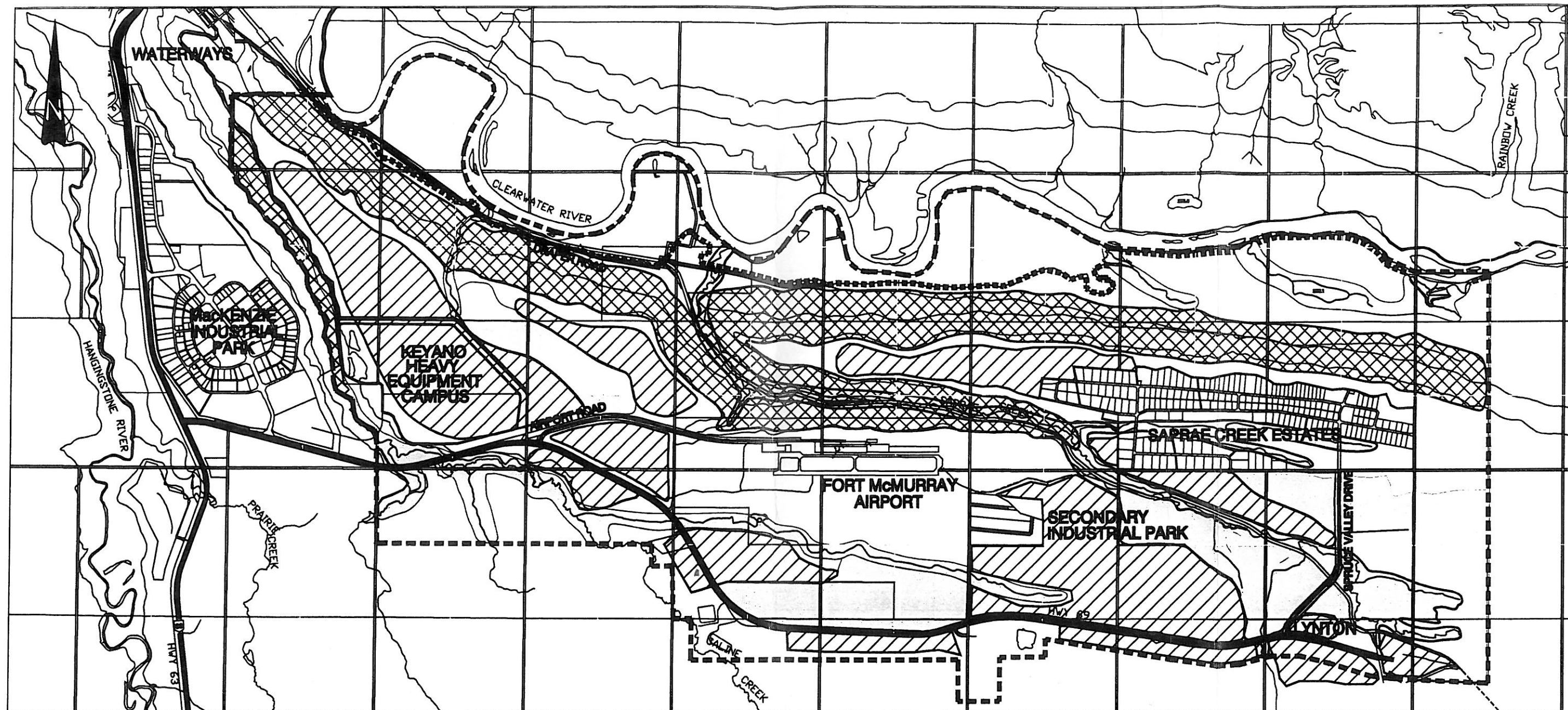
Map 2 Current Land Use Bylaw Districting

BYLAW 99/058

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& ASSOCIATES LTD.



Highway 69 / Clearwater River Valley Area Structure Plan



Legend

- ASP Boundary
- Approximate 250m Contour
- Riparian/Bog Areas
- ▨ Slope Areas



Upland Bluff Areas

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& ASSOCIATES LTD.



NOTE:
Areas have been generalized and are only approximate.
All information should be verified.

Adapted from geotechnical
mapping prepared by Terracon
Geotechnique Ltd.

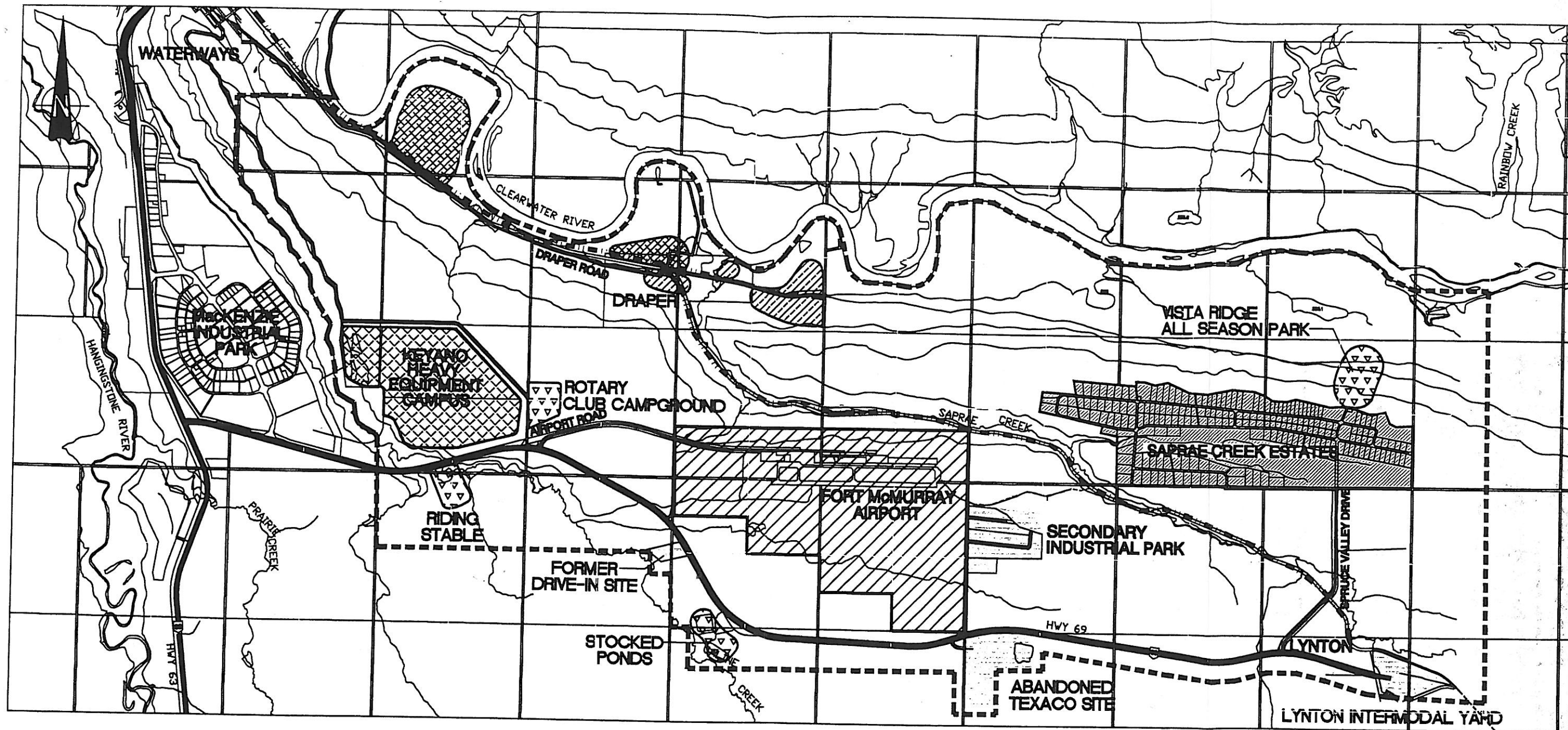


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Map 3 Natural Features

BYLAW 99/058

Highway 69 / Clearwater River Valley Area Structure Plan



Legend

-----	ASP Boundary		Existing Trails
	Airport		Country Residential
	Business Industrial		Agriculture
	Public Service		Parks and Recreation
	Suburban Estate Residential		Open Space

NOTE:
Areas have been generalized and are only approximate.
All information should be verified.

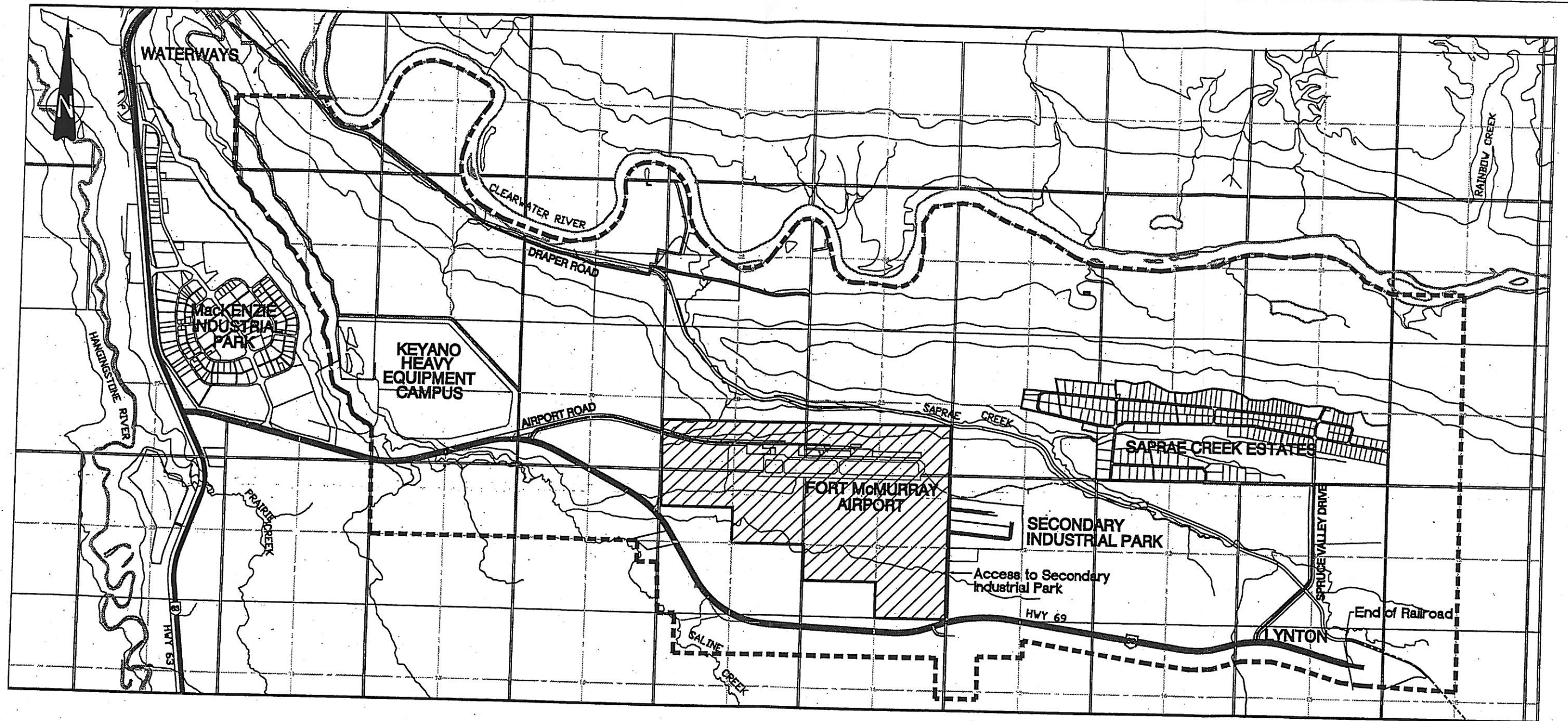
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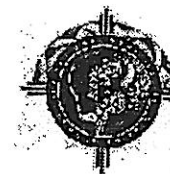
Map 4 Existing Land Use

BYLAW 99/058



Legend

----- ASP Boundary



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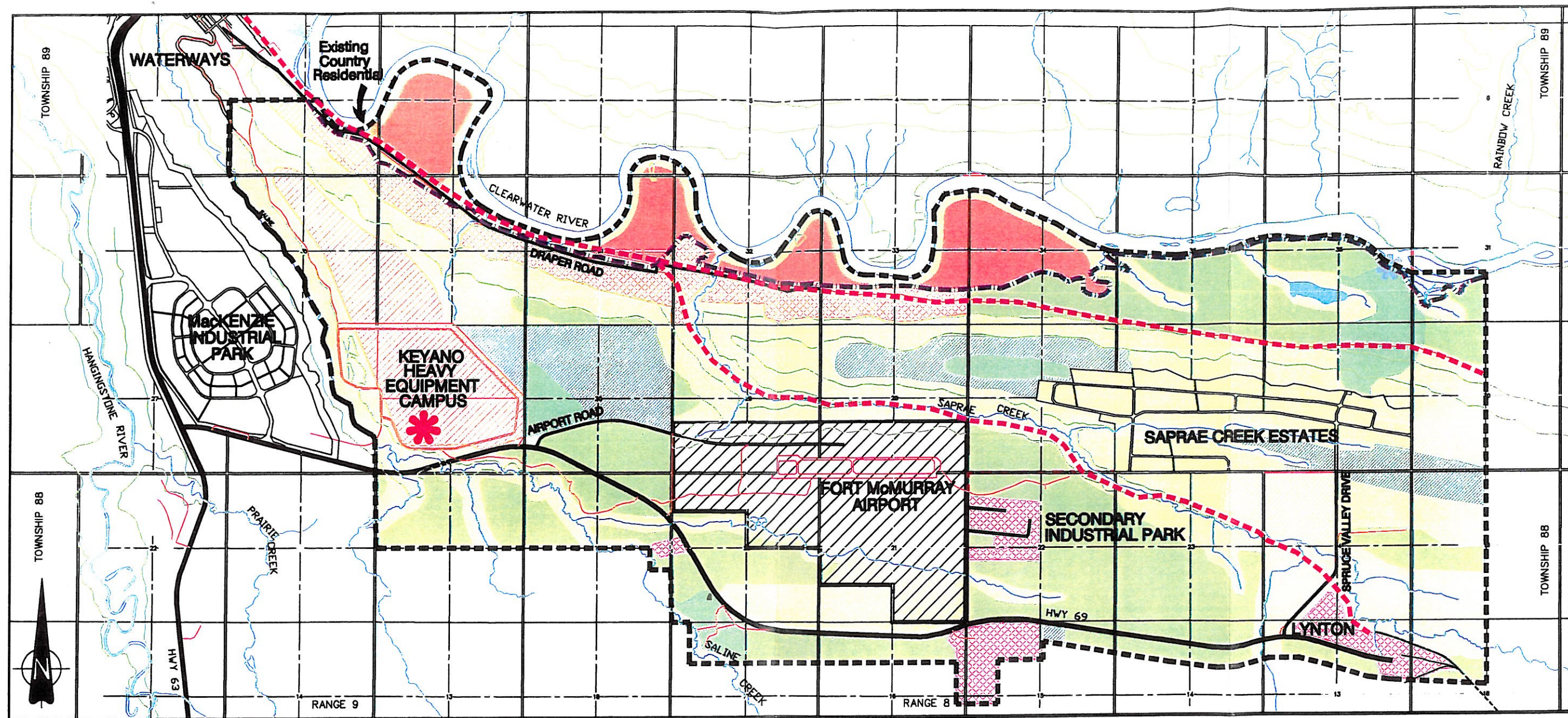
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NOTE:
Areas have been generalized and are
only approximate.
All information should be verified.

**Map 5
Transportation**

BYLAW 99/058

Highway 69 / Clearwater River Valley Area Structure Plan



----- ASP Boundary

Airport

Proposed Urban Residential

Existing Suburban Estate Residential

Proposed Suburban Estate Residential

Existing Country Residential

Proposed Country Residential

Proposed Business Industrial

Existing Parks and Recreation

Proposed Parks and Recreation

Proposed Small Holdings

Environmentally Sensitive Areas

Open Space

Potential Trail Development

Approximate 250m Contour

Possible Boat Launch

Village Commercial/Community Centre

Possible Additional Access to Saprae Creek Estates



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0 1000 3000m

NOTE:

This is a conceptual land use framework. Areas have been generalized and are only approximate. All information should be verified. Land use data based on information gathered in June 1999.

Map 6 Development Concept

Highway 69 / Clearwater River Valley Area Structure Plan
BYLAW 99/058