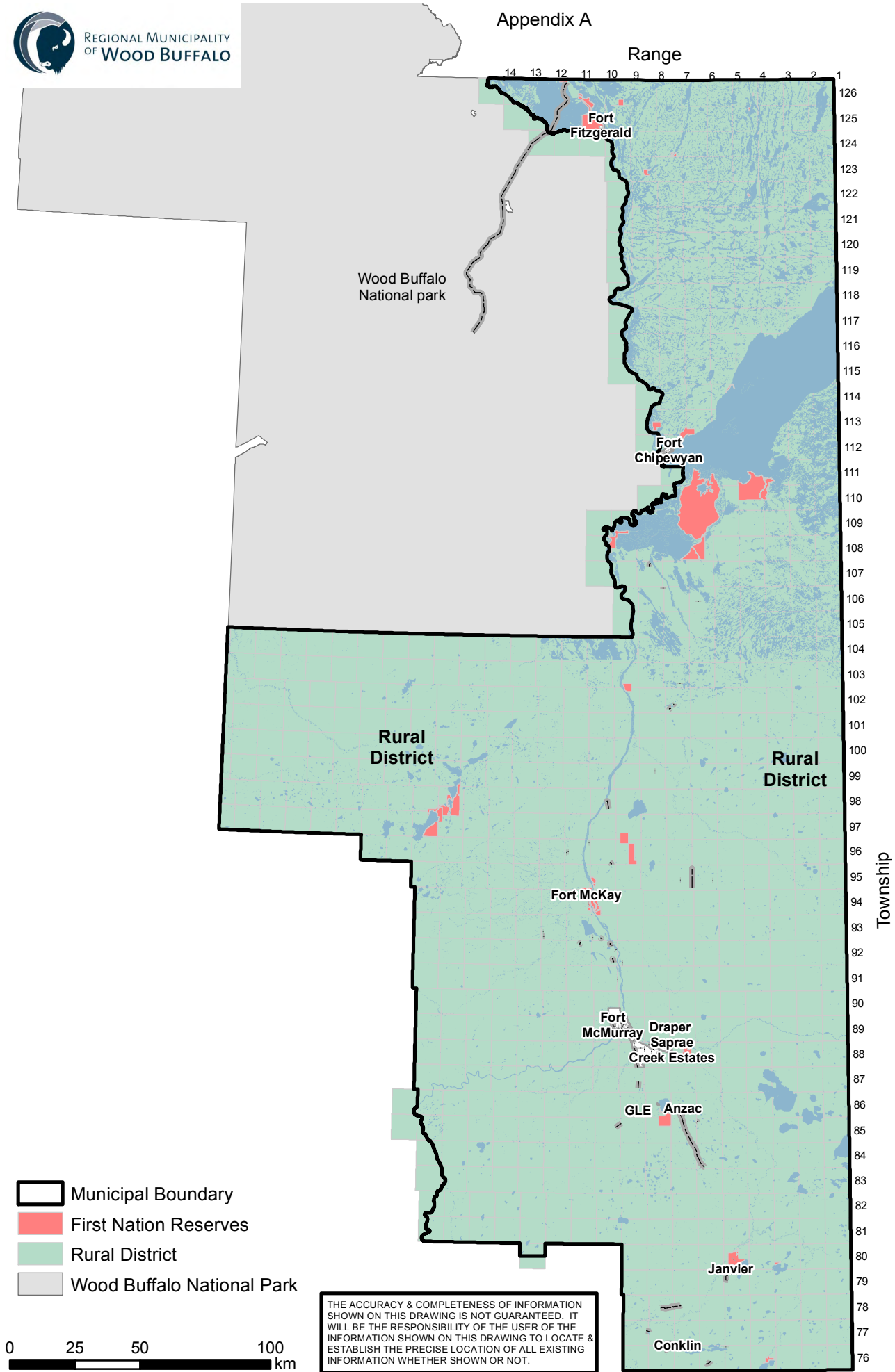
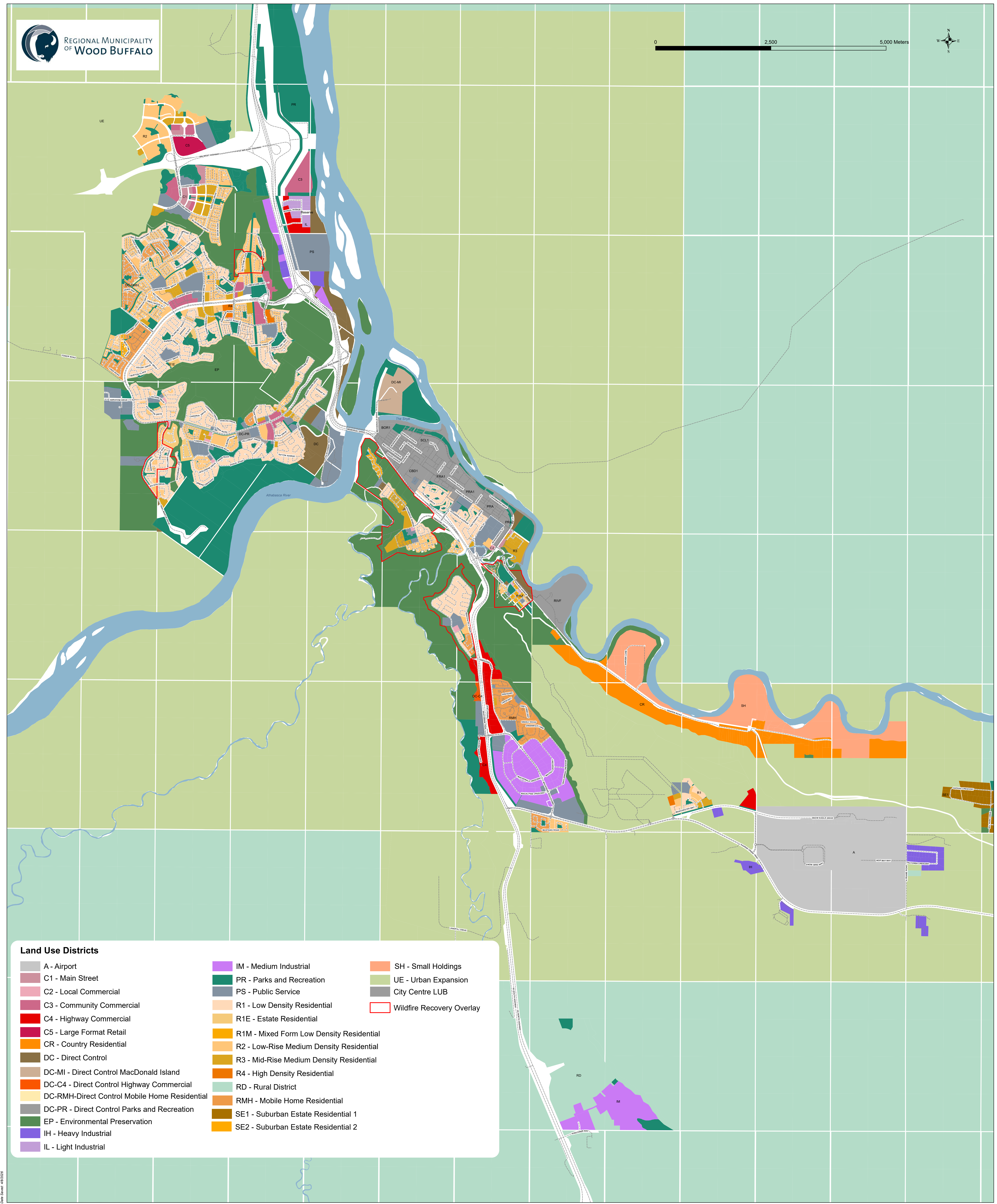
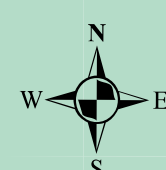




MAP 1: RURAL DISTRICT



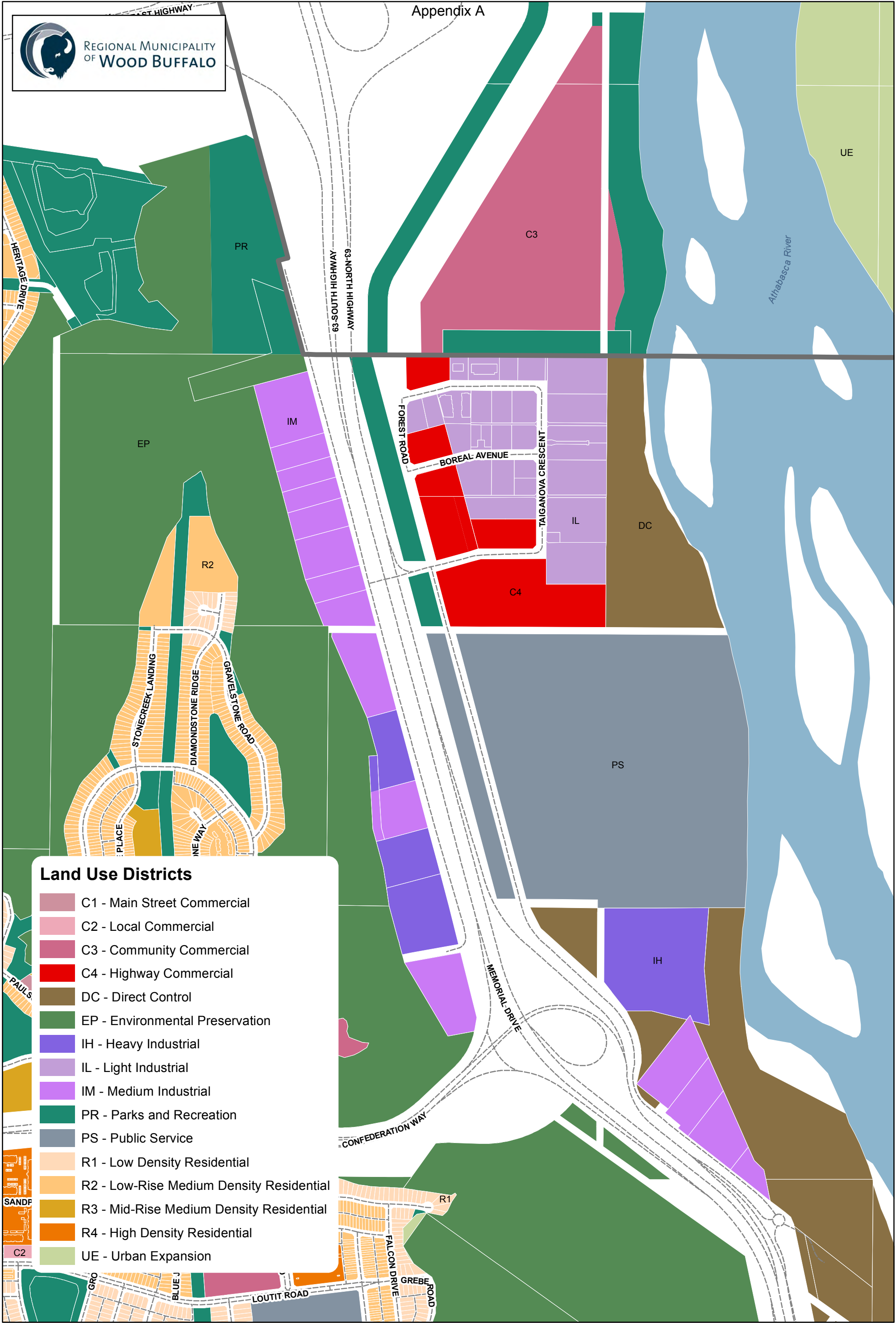
Land Use Districts

- | | | |
|---|--|---------------------------|
| A - Airport | IM - Medium Industrial | SH - Small Holdings |
| C1 - Main Street | PR - Parks and Recreation | UE - Urban Expansion |
| C2 - Local Commercial | PS - Public Service | City Centre LUB |
| C3 - Community Commercial | R1 - Low Density Residential | Wildfire Recovery Overlay |
| C4 - Highway Commercial | R1E - Estate Residential | |
| C5 - Large Format Retail | R1M - Mixed Form Low Density Residential | |
| CR - Country Residential | R2 - Low-Rise Medium Density Residential | |
| DC - Direct Control | R3 - Mid-Rise Medium Density Residential | |
| DC-MI - Direct Control MacDonald Island | R4 - High Density Residential | |
| DC-C4 - Direct Control Highway Commercial | RD - Rural District | |
| DC-RMH-Direct Control Mobile Home Residential | RMH - Mobile Home Residential | |
| DC-PR - Direct Control Parks and Recreation | SE1 - Suburban Estate Residential 1 | |
| EP - Environmental Preservation | SE2 - Suburban Estate Residential 2 | |
| IH - Heavy Industrial | | |
| IL - Light Industrial | | |

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MAP 2: URBAN SERVICE AREA

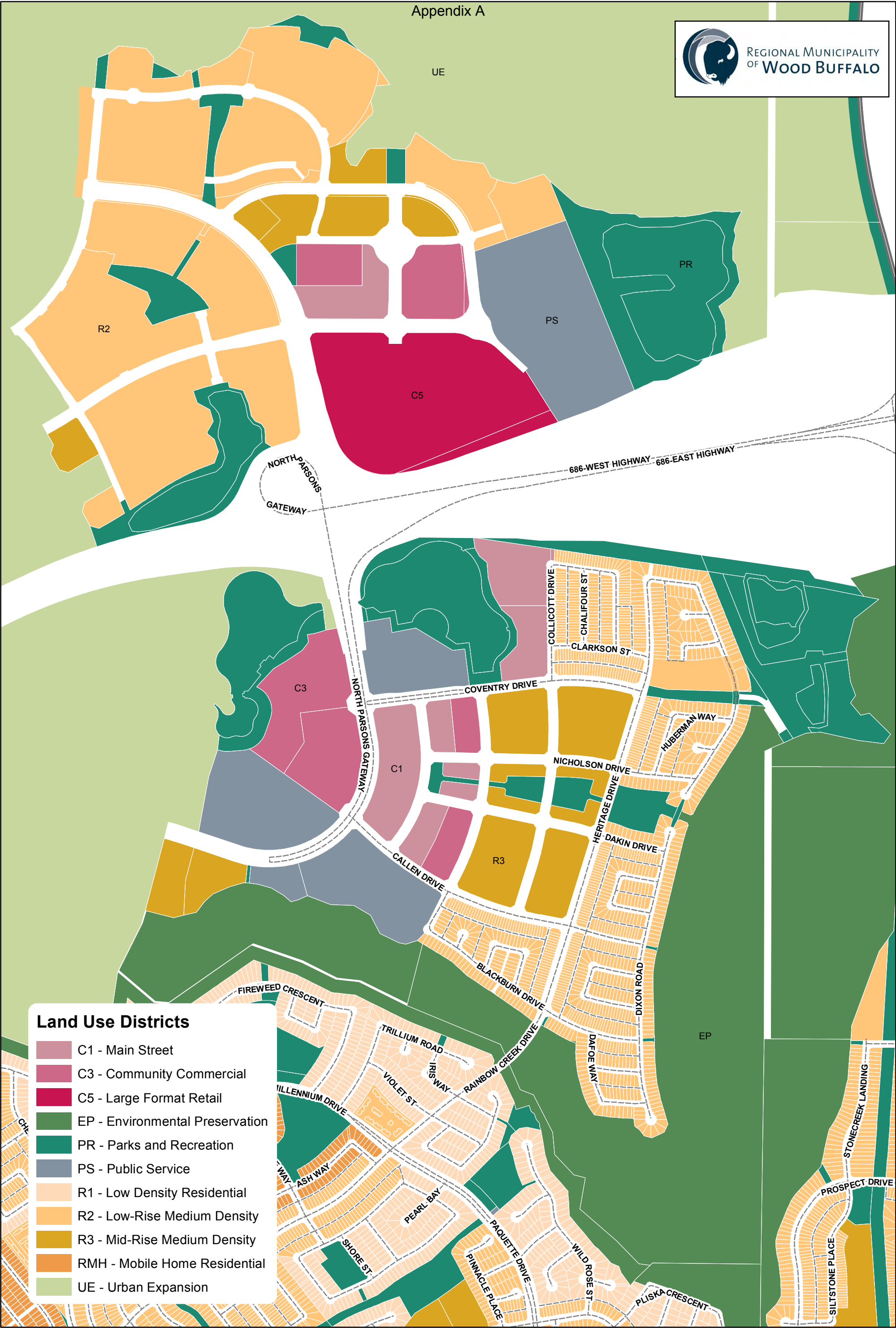
(BL 25/013; 26/005)



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



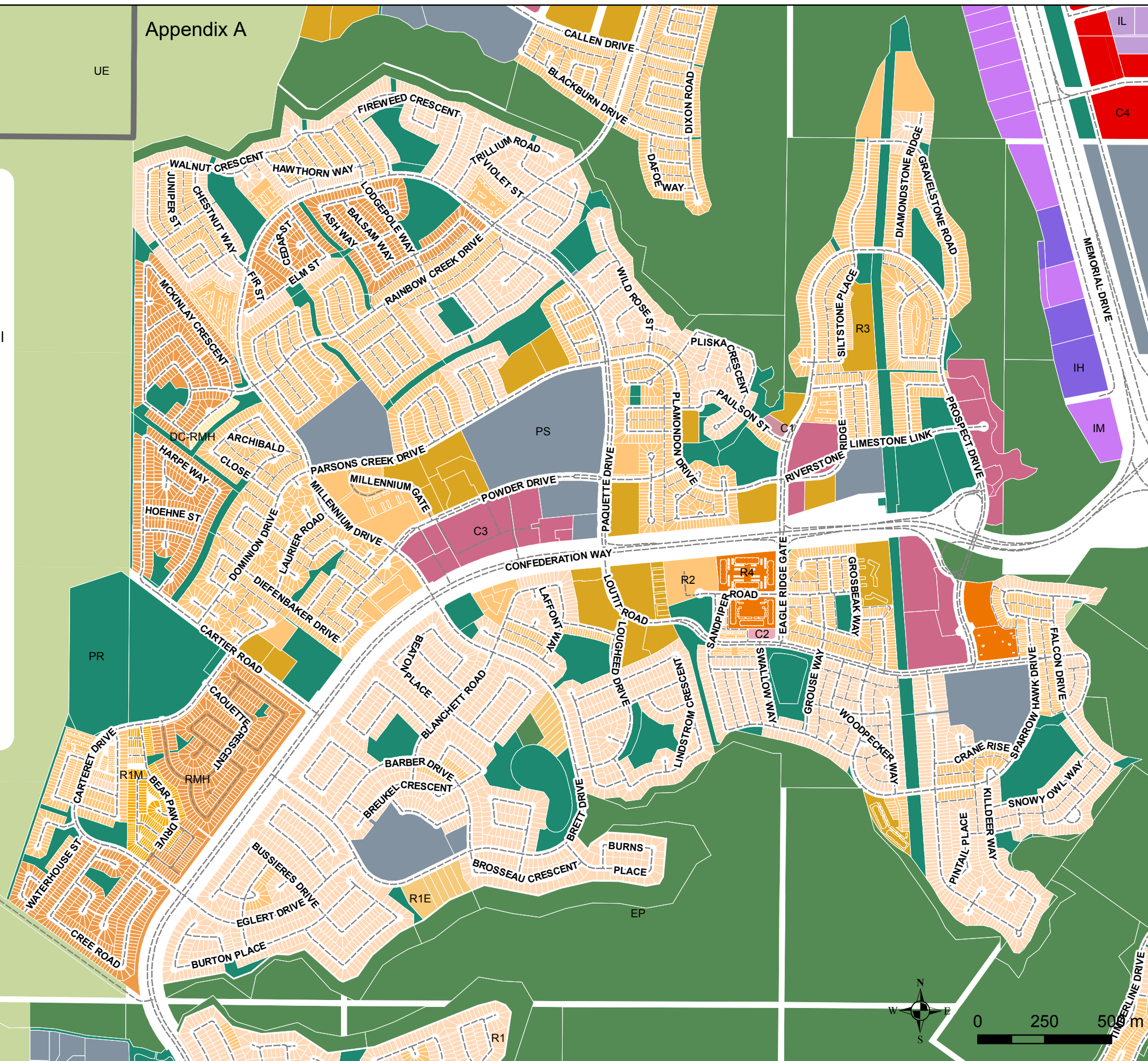
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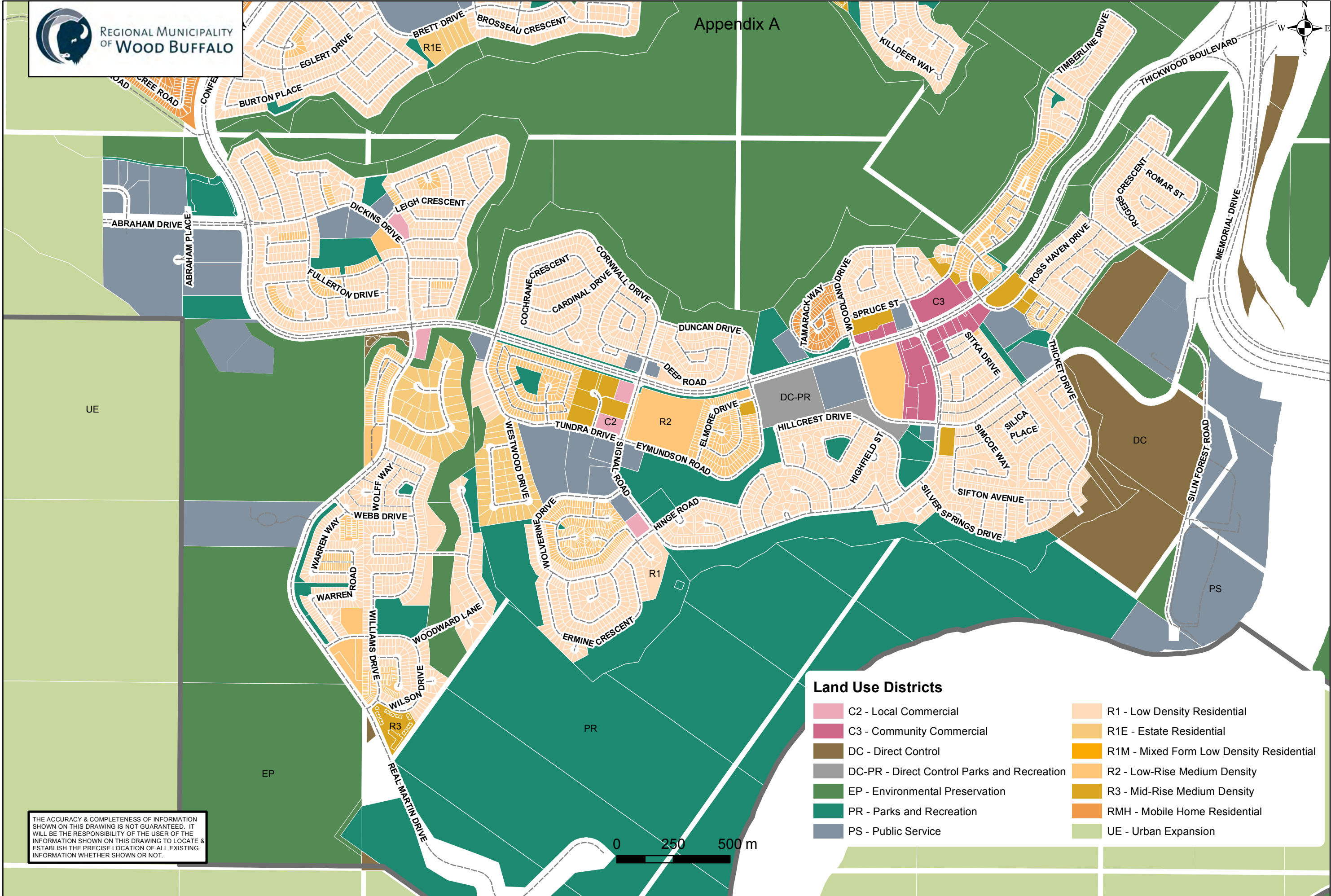
Land Use Districts

- | | |
|---|--|
|  | 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 |

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 5: TIMBERLEA-STONECREEK-EAGLE RIDGE



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0 250 500 m

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

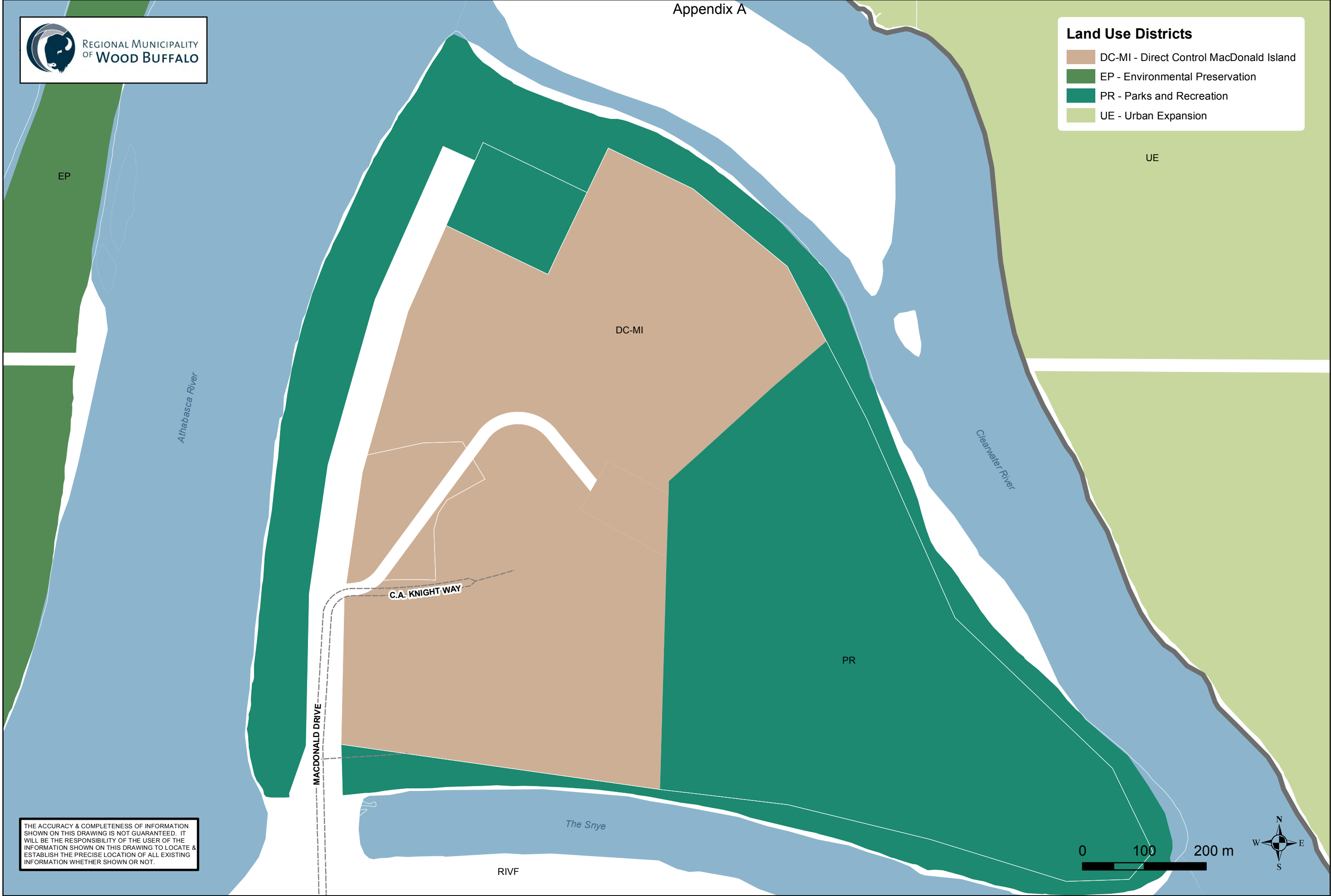
UE - Urban Expansion

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

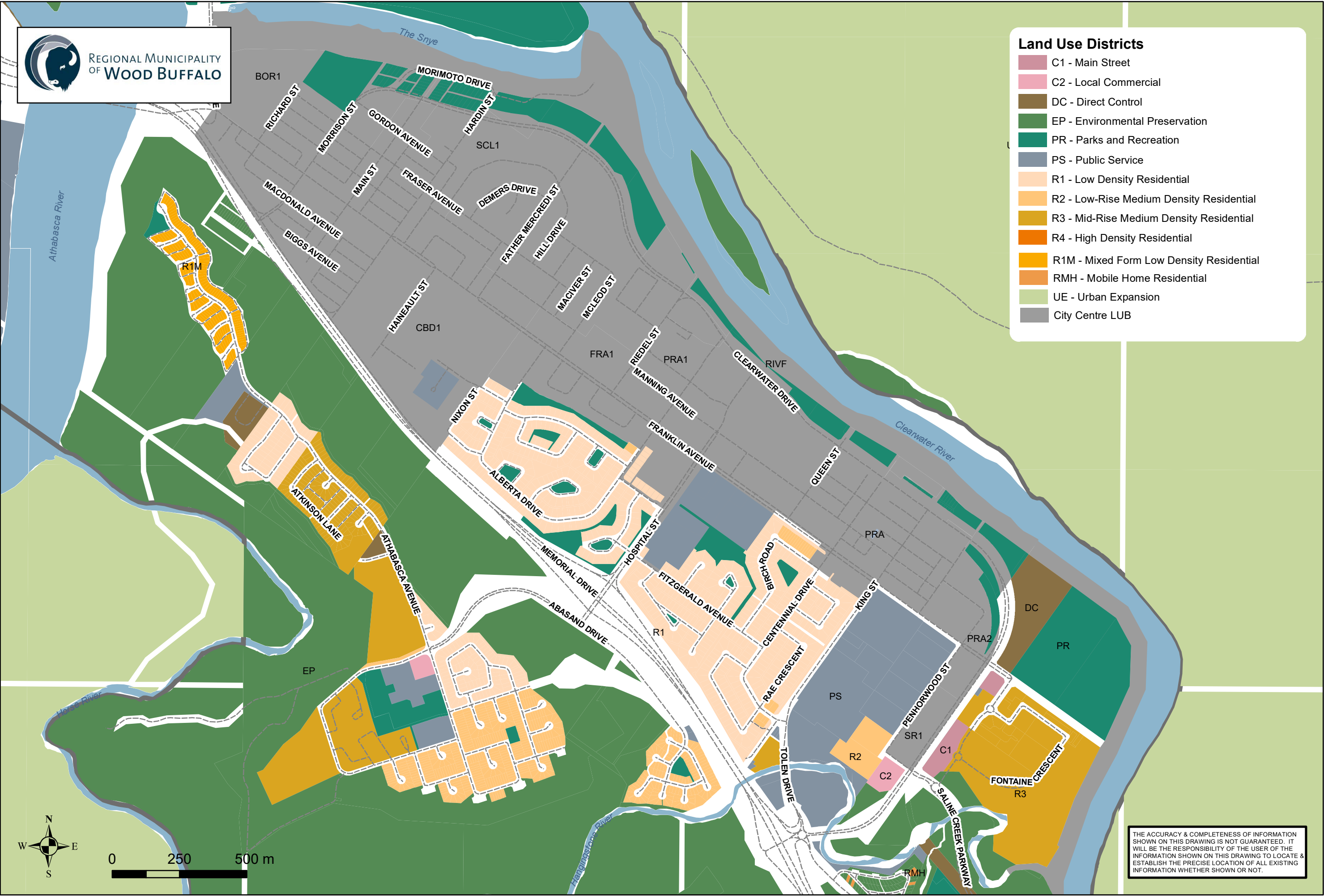
Land Use Districts

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

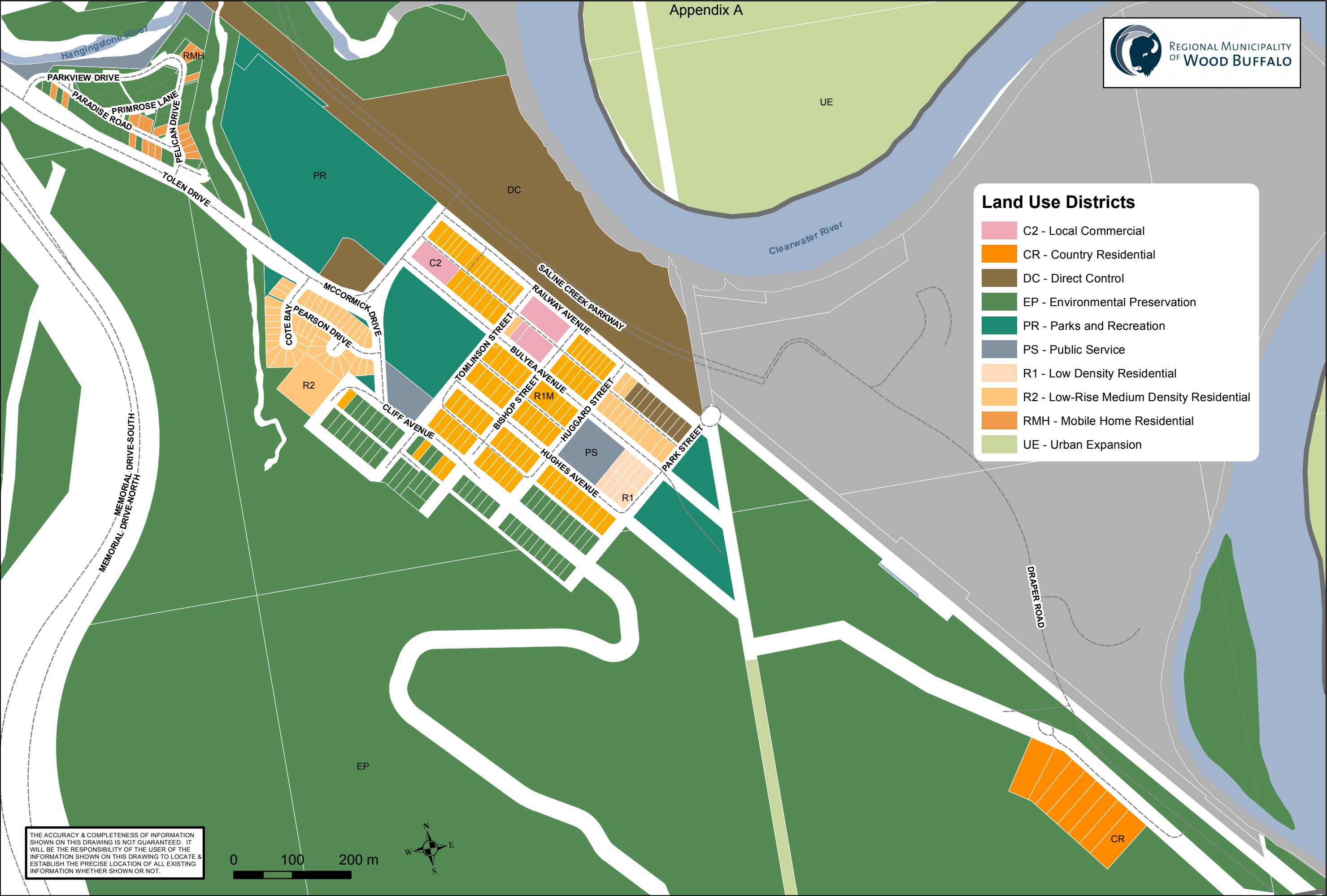


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MAP 8: MACDONALD ISLAND



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



MAP 10: WATERWAYS

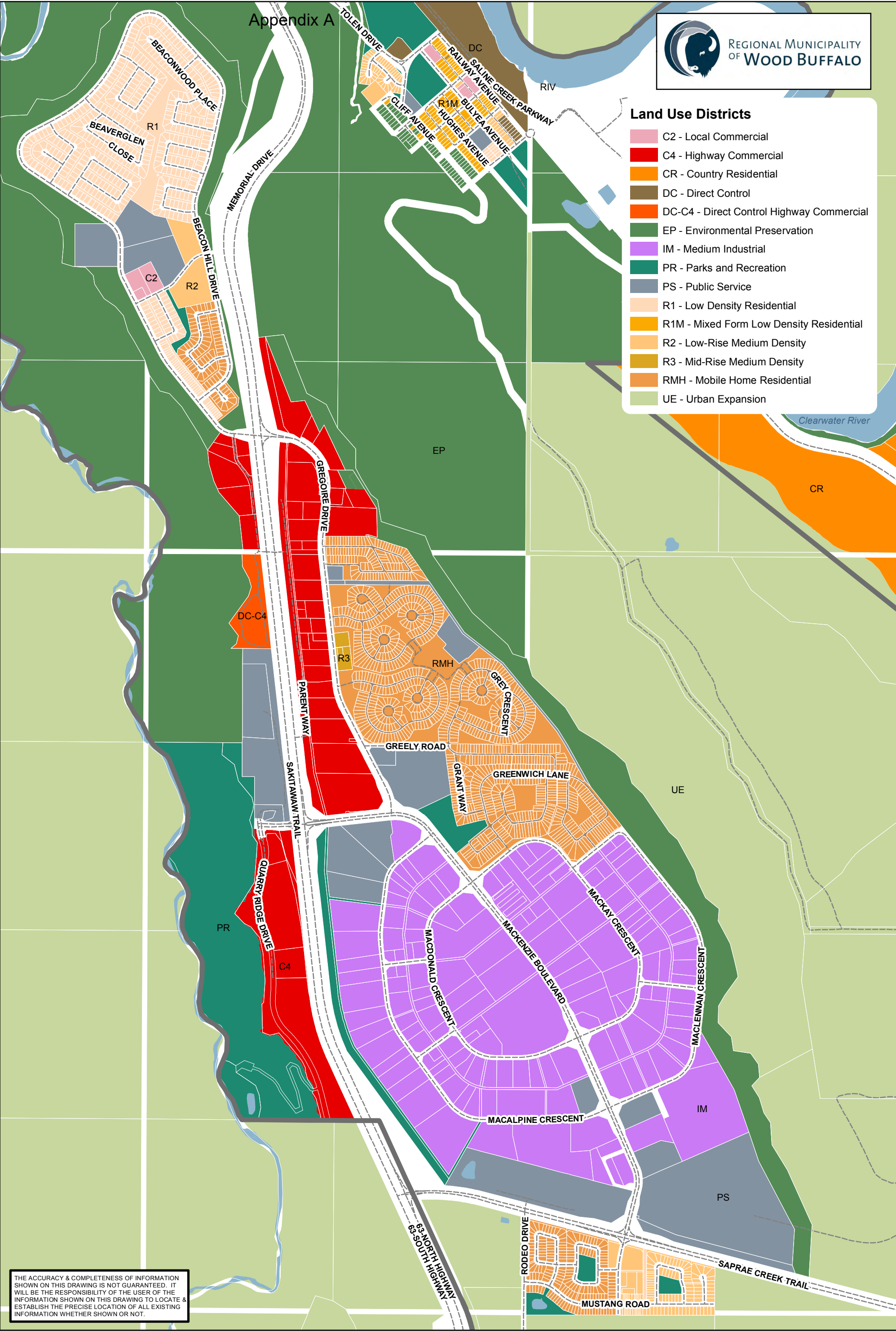
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0 100 200 m

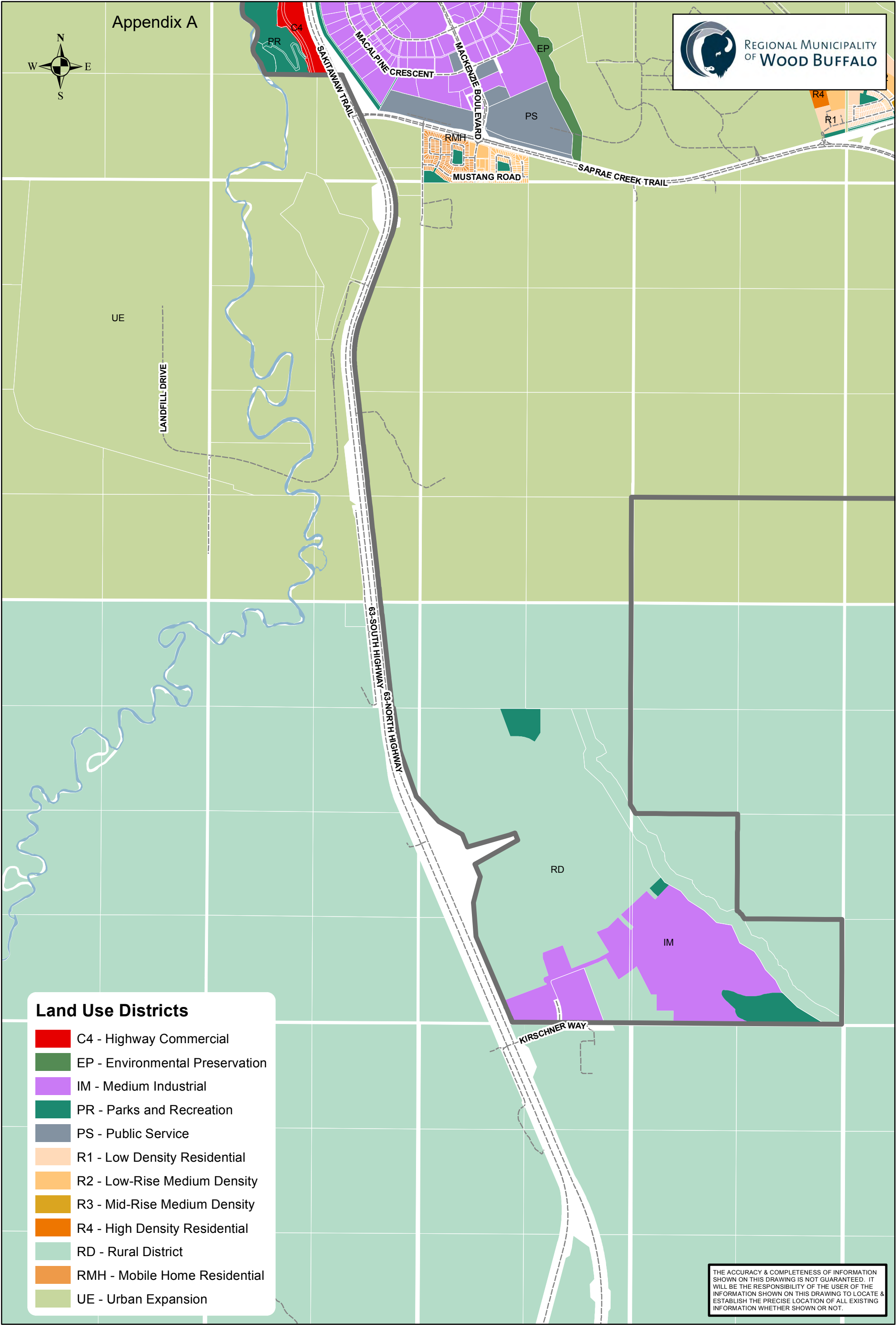


Land Use Districts

- 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



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.



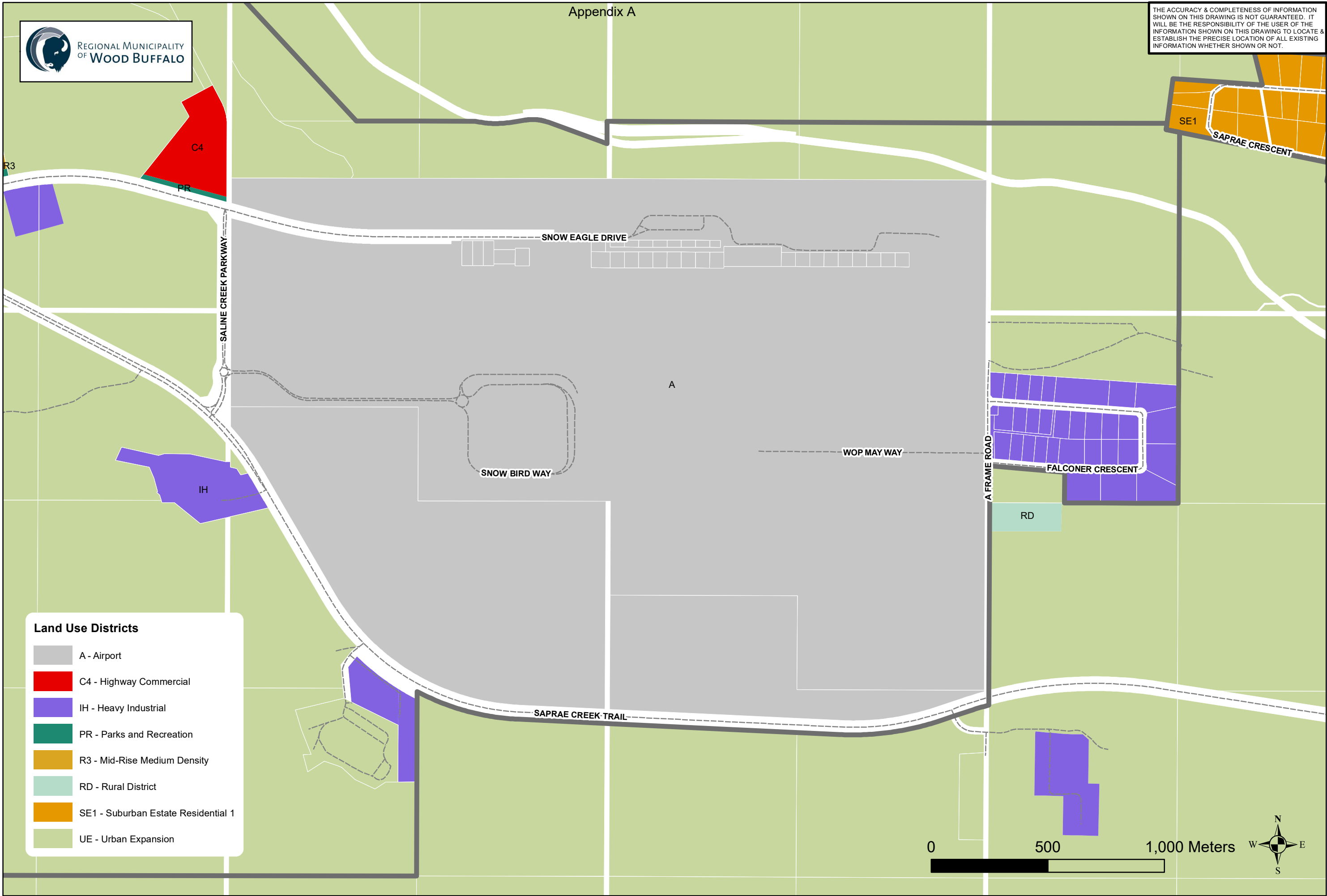
Date Saved: 11/29/2024

MAP 12: LANDFILL-PRAIRIE CREEK INDUSTRIAL PARK

0 500 1,000 m



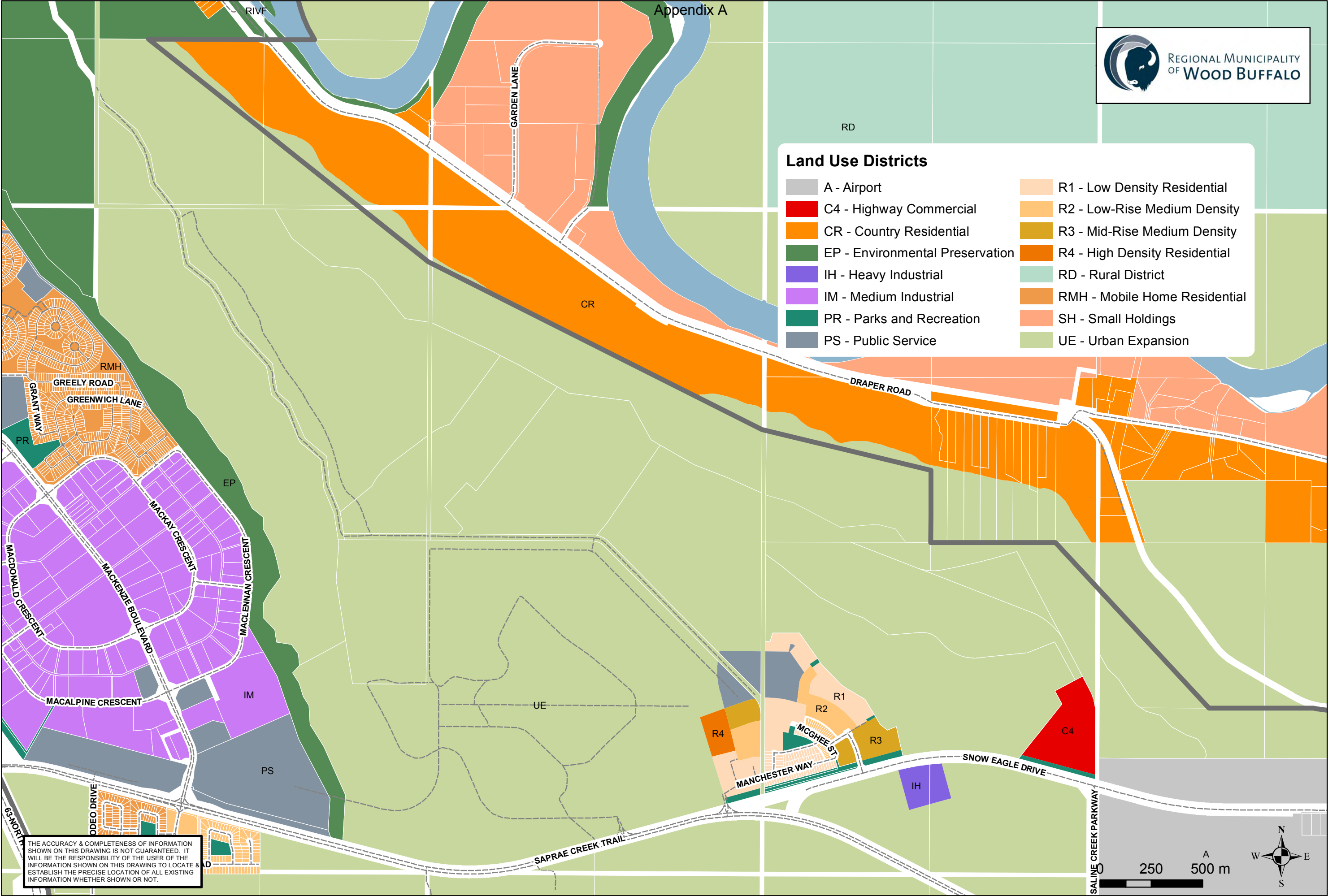
THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



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

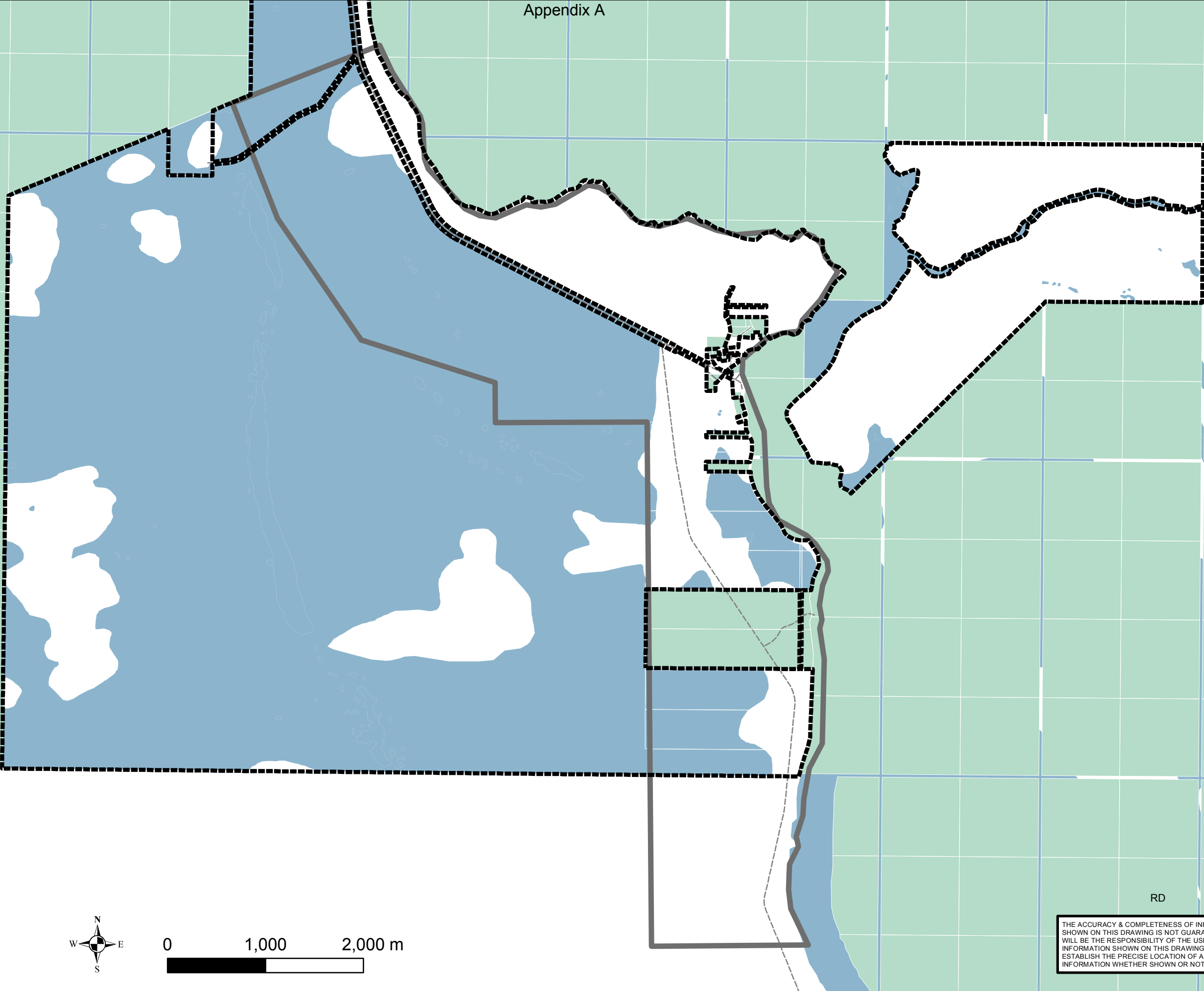
**MAP 13: AIRPORT
(BL 26/005)**



MAP 14: SALINE CREEK

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 RD - Rural District



0 1,000 2,000 m

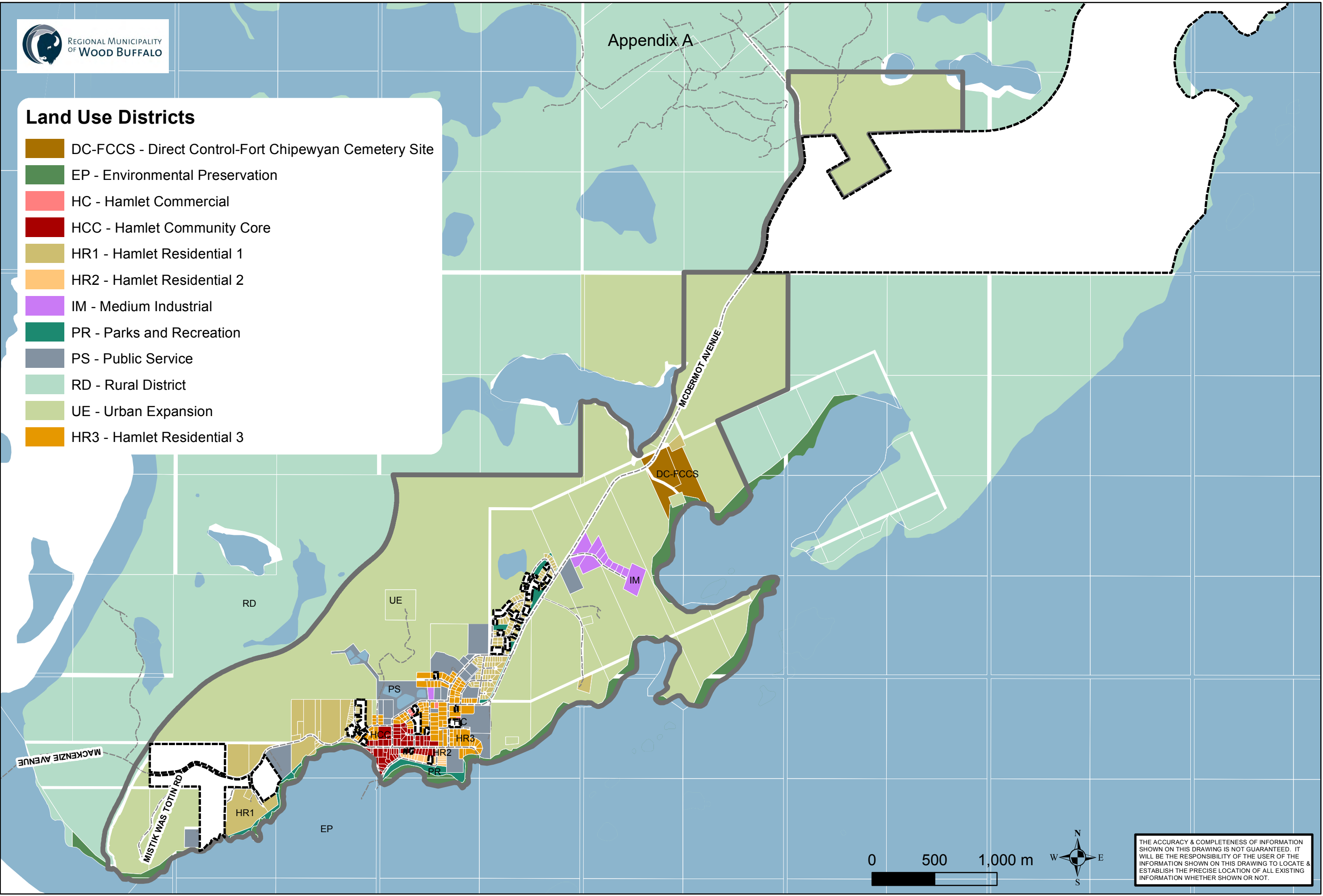


RD

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.

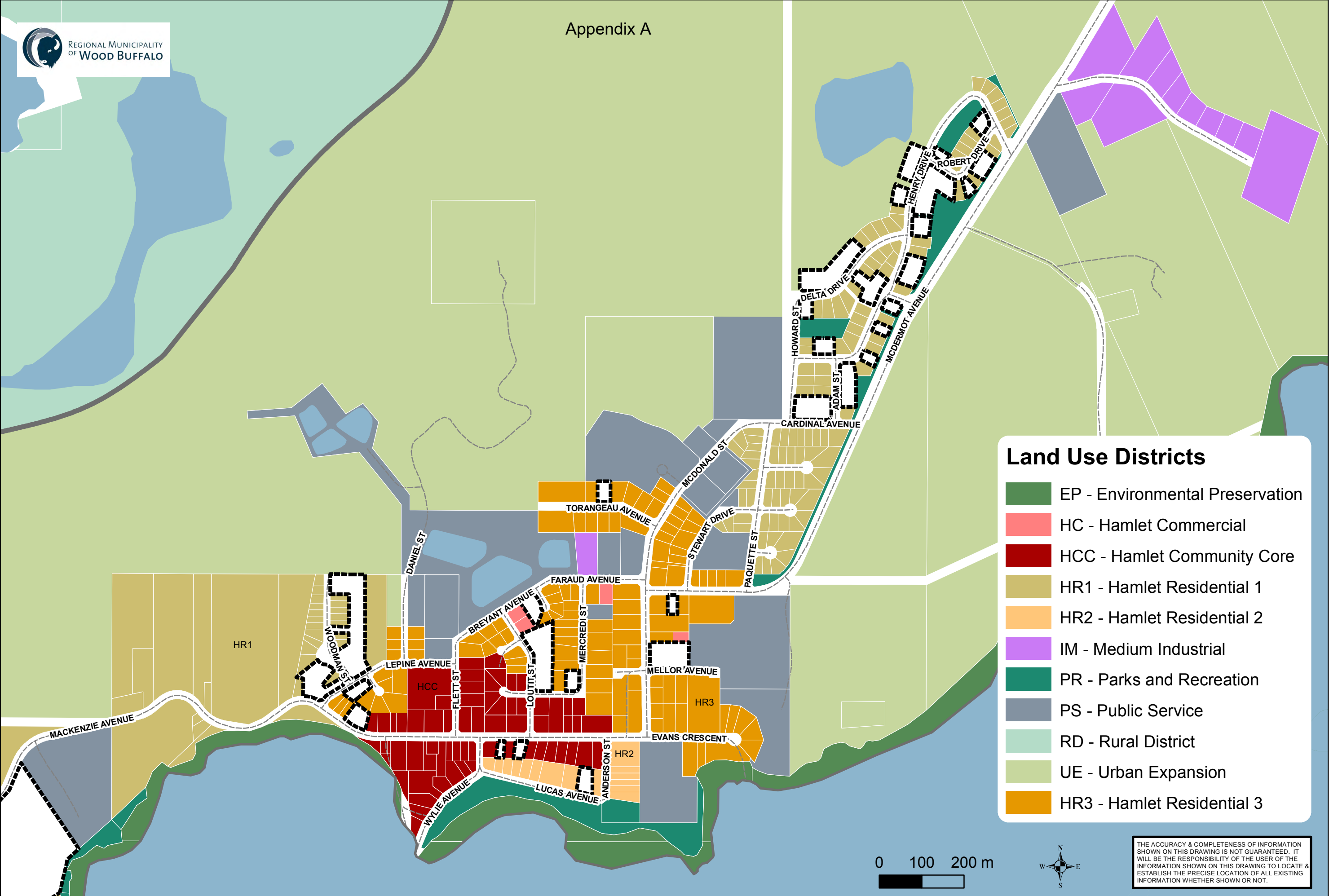
Land Use Districts

- 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

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Land Use Districts

- 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

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 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

0 250 500 m



Appendix A

W/C ROAD

Athabasca River

Mackay River

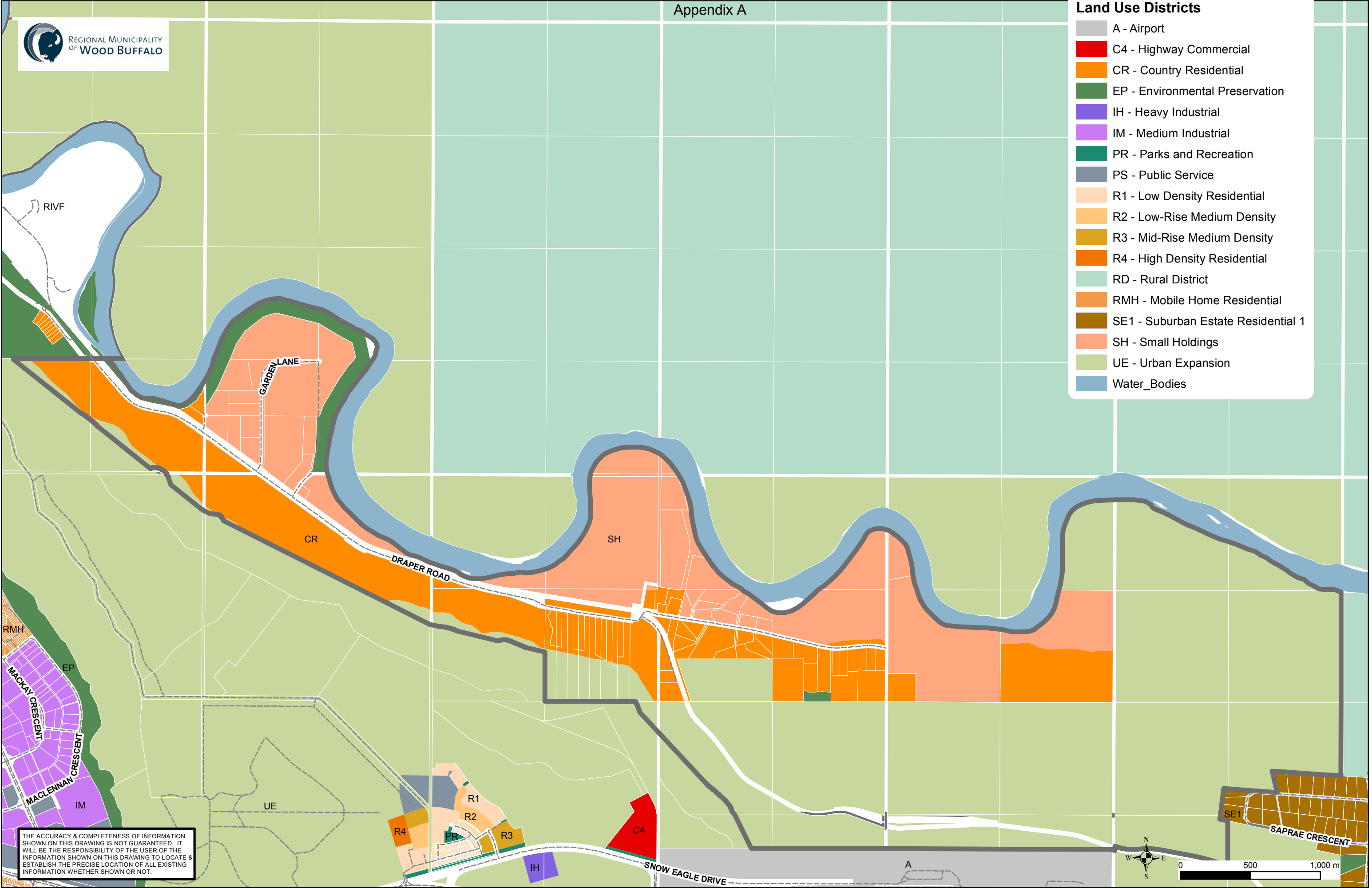
FORT MCKAY ROAD

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 18: FORT MCKAY

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



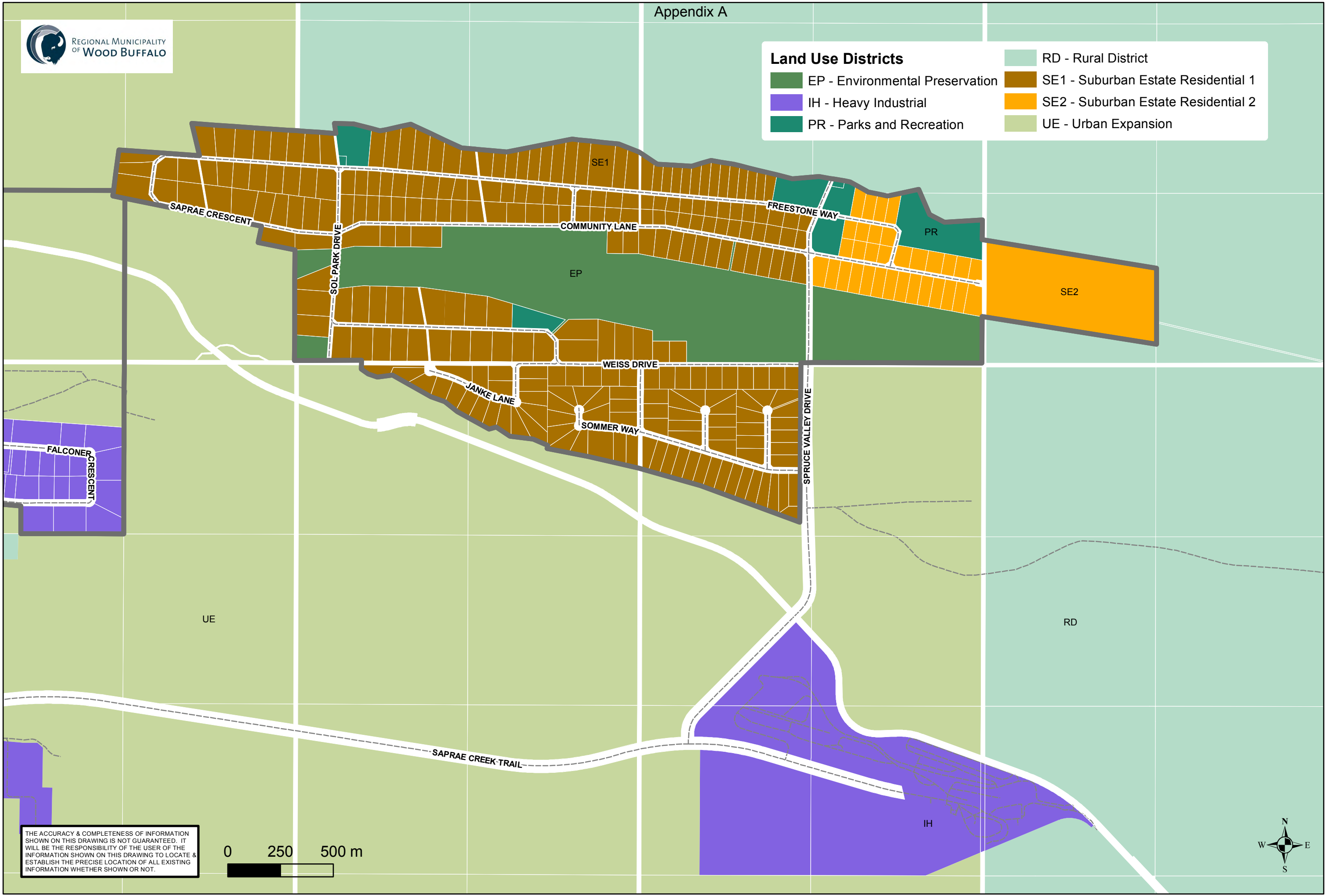
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0 500 1,000 m

Land Use Districts

- | | |
|---|---|
|  EP - Environmental Preservation |  SE1 - Suburban Estate Residential 1 |
|  IH - Heavy Industrial |  SE2 - Suburban Estate Residential 2 |
|  PR - Parks and Recreation |  UE - Urban Expansion |

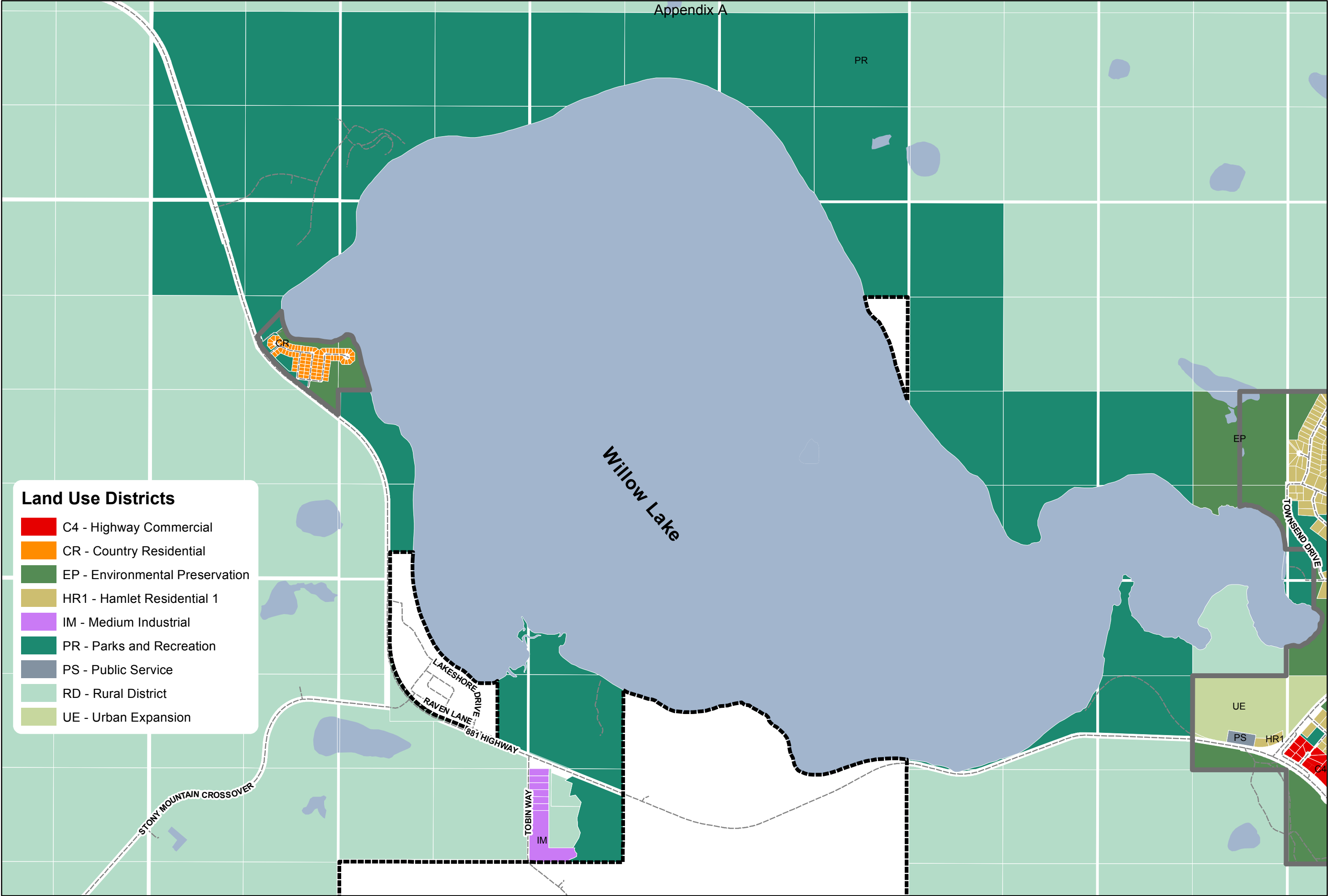


MAP 20: SAPRAE CREEK ESTATES - LYNTON RAIL YARD

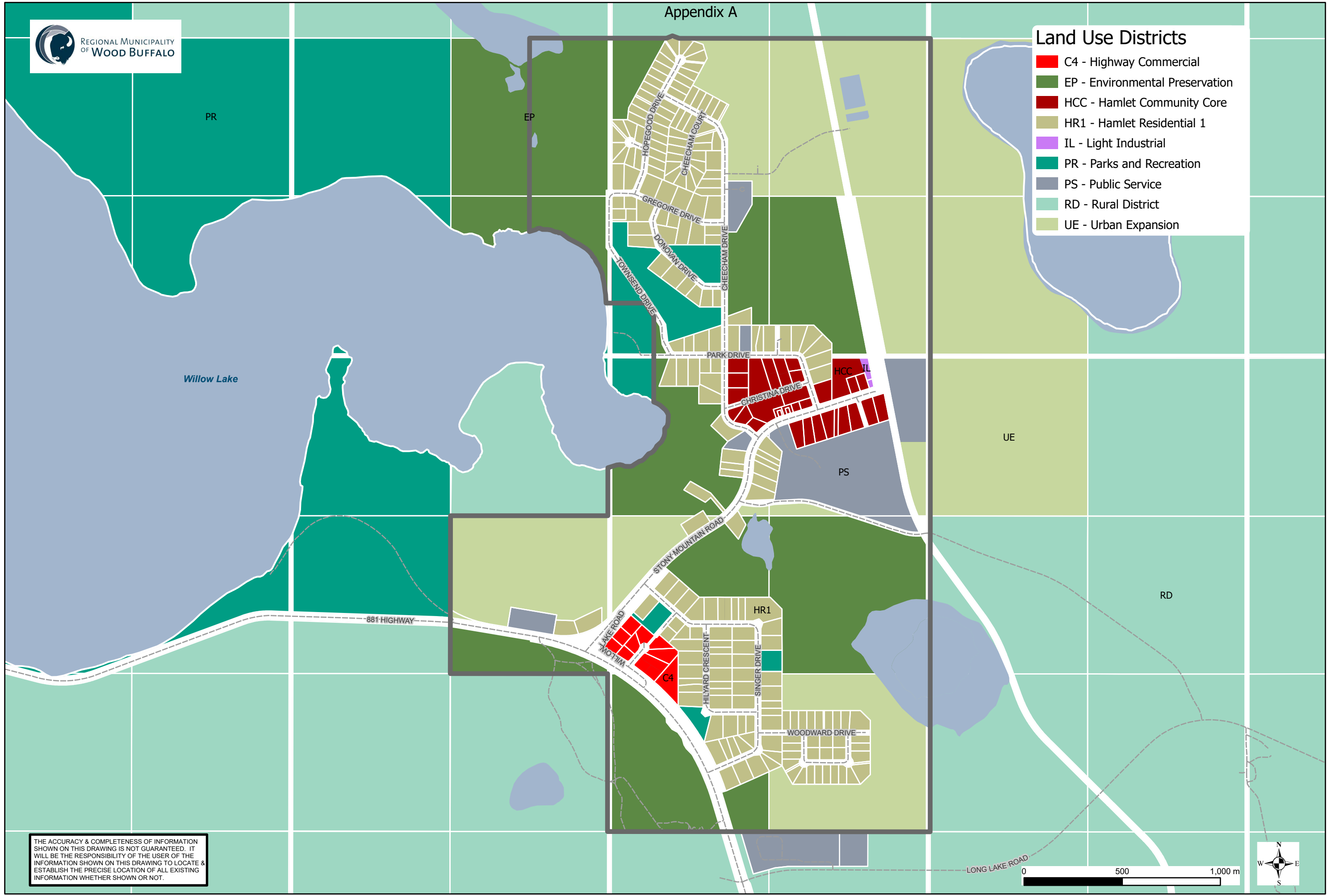
THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

0 250 500 m





MAP 21: GREGOIRE LAKE ESTATES - SURMONT CREEK



Appendix A

Regional Municipality of Wood Buffalo

Land Use Districts

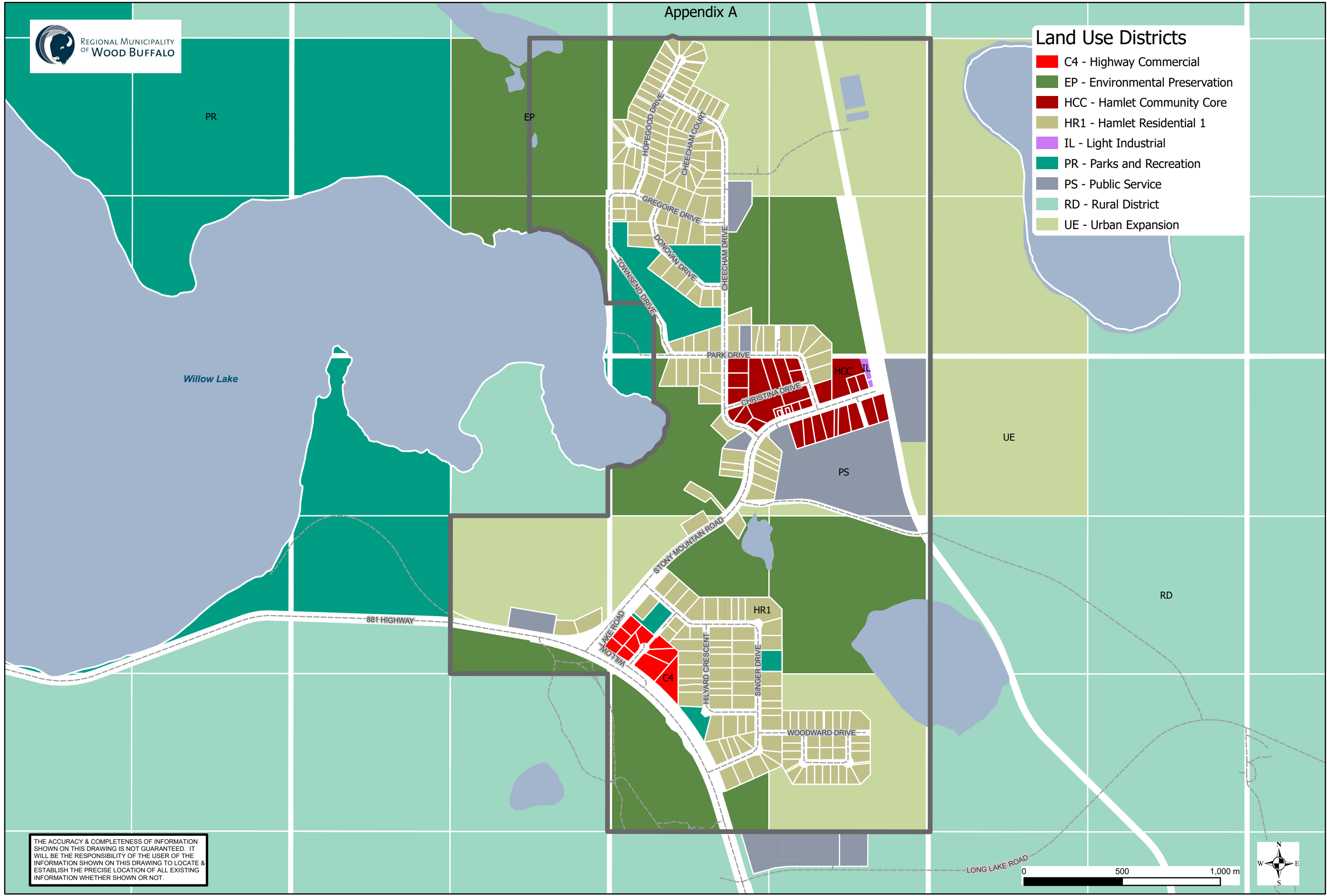
- C4 - Highway Commercial
- EP - Environmental Preservation
- HCC - Hamlet Community Core
- HR1 - Hamlet Residential 1
- IL - Light Industrial
- PR - Parks and Recreation
- PS - Public Service
- RD - Rural District
- UE - Urban Expansion

Map Labels:

- Willow Lake
- 881 HIGHWAY
- HOPEGOOD DRIVE
- CHEECHAM COURT
- GREGOIRE DRIVE
- DONOVAN DRIVE
- TOWNSEND DRIVE
- CHEECHAM DRIVE
- PARK DRIVE
- CHRISTINA DRIVE
- STONY MOUNTAIN ROAD
- PS
- UE
- RD
- HR1
- WILLOW LAKE ROAD
- C4
- HILYARD CRESCENT
- SINGER DRIVE
- WOODWARD DRIVE
- LONG LAKE ROAD

Scale: 0, 500, 1,000 m

Disclaimer: 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.



Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Willow Lake

881 HIGHWAY

LONG LAKE ROAD

WOODWARD DRIVE

SINGER DRIVE

HILYARD CRESCENT

WILKIE ROAD

STONY MOUNTAIN ROAD

PARK DRIVE

CHRISTINA DRIVE

CHEECHAM DRIVE

DONOVAN DRIVE

GREGOIRE DRIVE

CHEECHAM COURT

HOPEGOOD DRIVE

PR

EP

HR1

PS

IL

HCC

UE

RD

C4

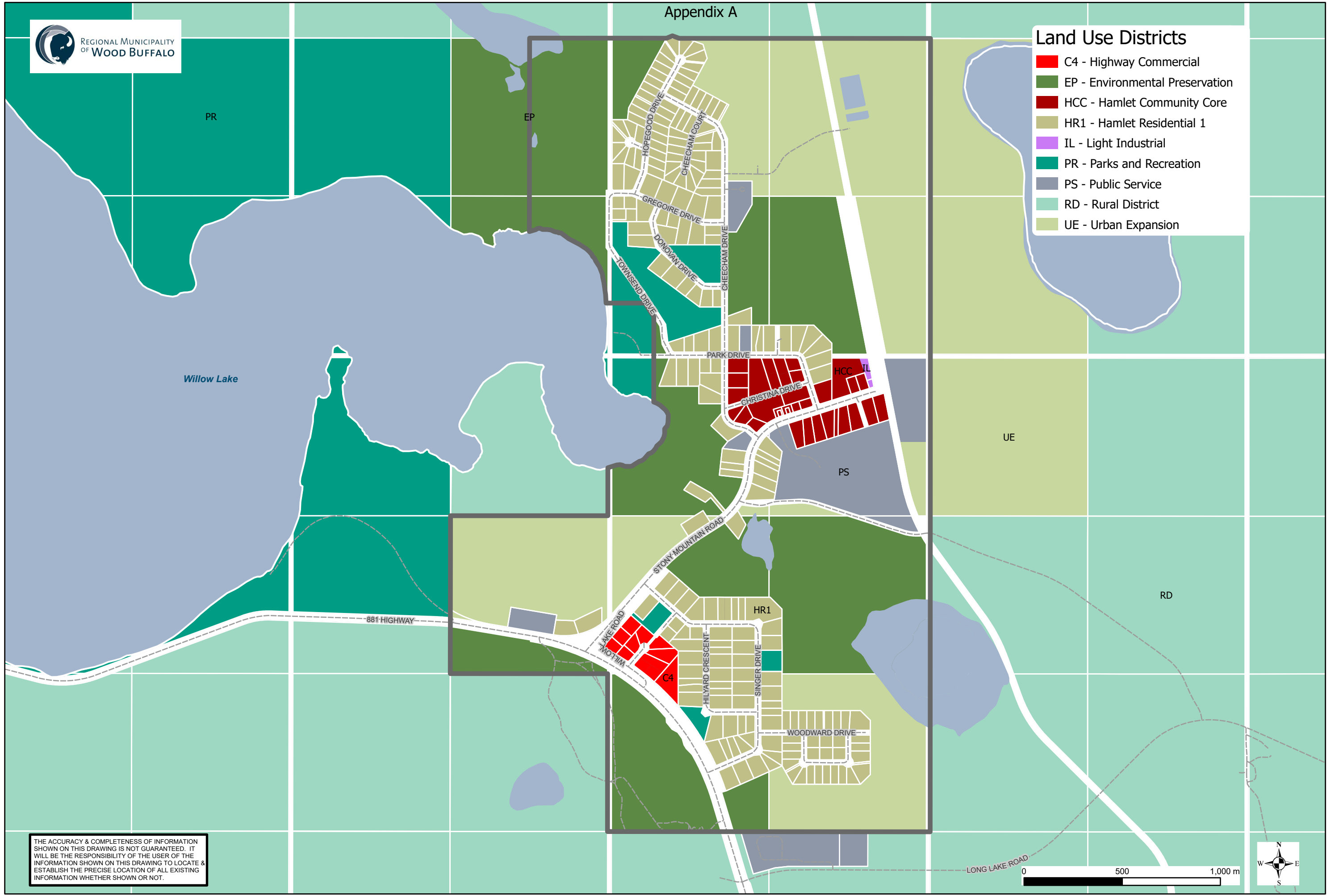
Land Use Districts

- 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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0 500 1,000 m

This map displays the land use districts for the Regional Municipality of Wood Buffalo, specifically focusing on the area around Willow Lake. The map is color-coded according to the legend: C4 (Highway Commercial) in red, EP (Environmental Preservation) in dark green, HCC (Hamlet Community Core) in dark red, HR1 (Hamlet Residential 1) in tan, IL (Light Industrial) in purple, PR (Parks and Recreation) in teal, PS (Public Service) in grey, RD (Rural District) in light green, and UE (Urban Expansion) in olive green. Willow Lake is shown in blue on the left side. Major roads include 881 Highway running horizontally across the middle, and Long Lake Road running diagonally from the bottom right. Other roads shown include Woodward Drive, Singer Drive, Hilyard Crescent, Wilkie Road, Stony Mountain Road, Park Drive, Christina Drive, Cheecham Drive, Donovan Drive, Gregoire Drive, Cheecham Court, and Hopegood Drive. The map also includes a scale bar (0 to 1,000 m), a north arrow, and a disclaimer about the accuracy of the information.



Appendix A

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Willow Lake

881 HIGHWAY

LONG LAKE ROAD

WOODWARD DRIVE

SINGER DRIVE

HILYARD CRESCENT

WILKIE ROAD

STONY MOUNTAIN ROAD

PARK DRIVE

CHRISTINA DRIVE

CHEECHAM DRIVE

DONOVAN DRIVE

GREGOIRE DRIVE

CHEECHAM COURT

HOPEGOOD DRIVE

PR

EP

HR1

PS

IL

HCC

UE

RD

C4

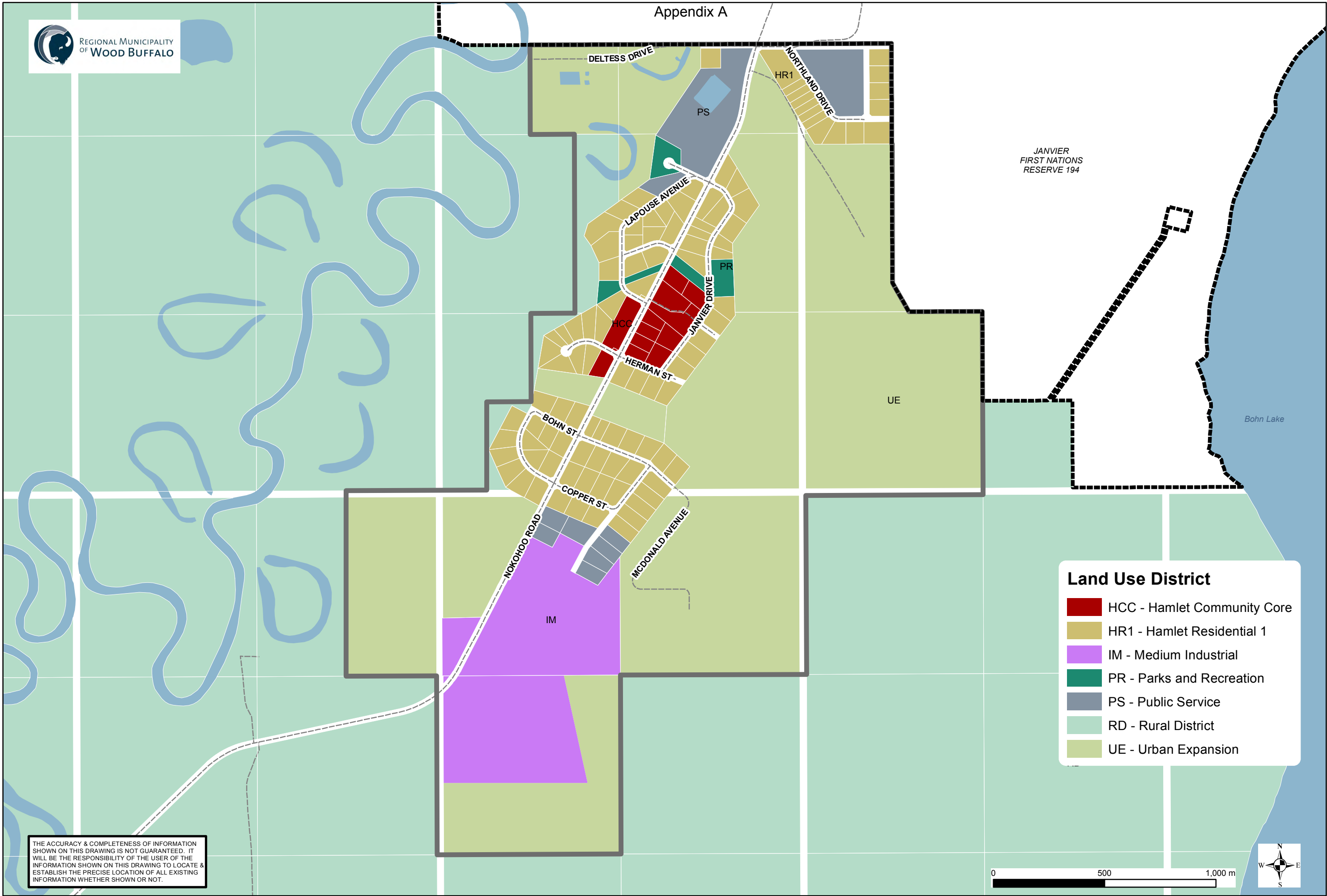
Land Use Districts

- 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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0 500 1,000 m

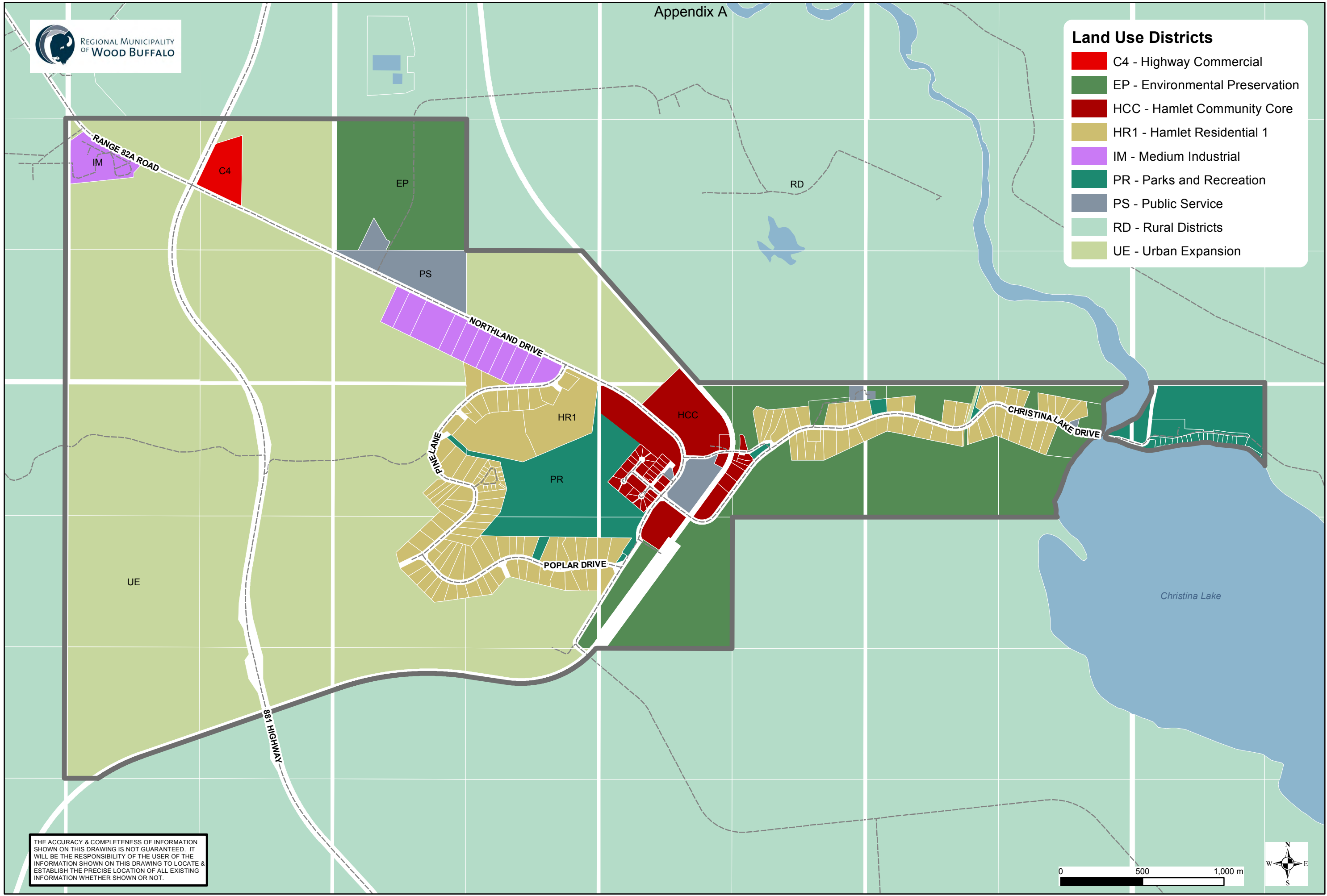
This map displays the land use districts for the Regional Municipality of Wood Buffalo, specifically focusing on the area around Willow Lake. The map is color-coded according to the legend: C4 (Highway Commercial) in red, EP (Environmental Preservation) in dark green, HCC (Hamlet Community Core) in dark red, HR1 (Hamlet Residential 1) in tan, IL (Light Industrial) in purple, PR (Parks and Recreation) in teal, PS (Public Service) in grey, RD (Rural District) in light green, and UE (Urban Expansion) in olive green. Willow Lake is shown in blue on the left side, with 881 Highway running horizontally across the middle. Various roads are labeled, including Hopegood Drive, Cheecham Court, Gregoire Drive, Donovan Drive, Cheecham Drive, Park Drive, Christina Drive, Stony Mountain Road, Woodward Drive, Singer Drive, Hilyard Crescent, Wilkie Road, and Long Lake Road. The map also includes a scale bar (0 to 1,000 m), a north arrow, and a disclaimer about the accuracy of the information.



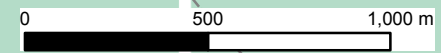
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Land Use Districts

- 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

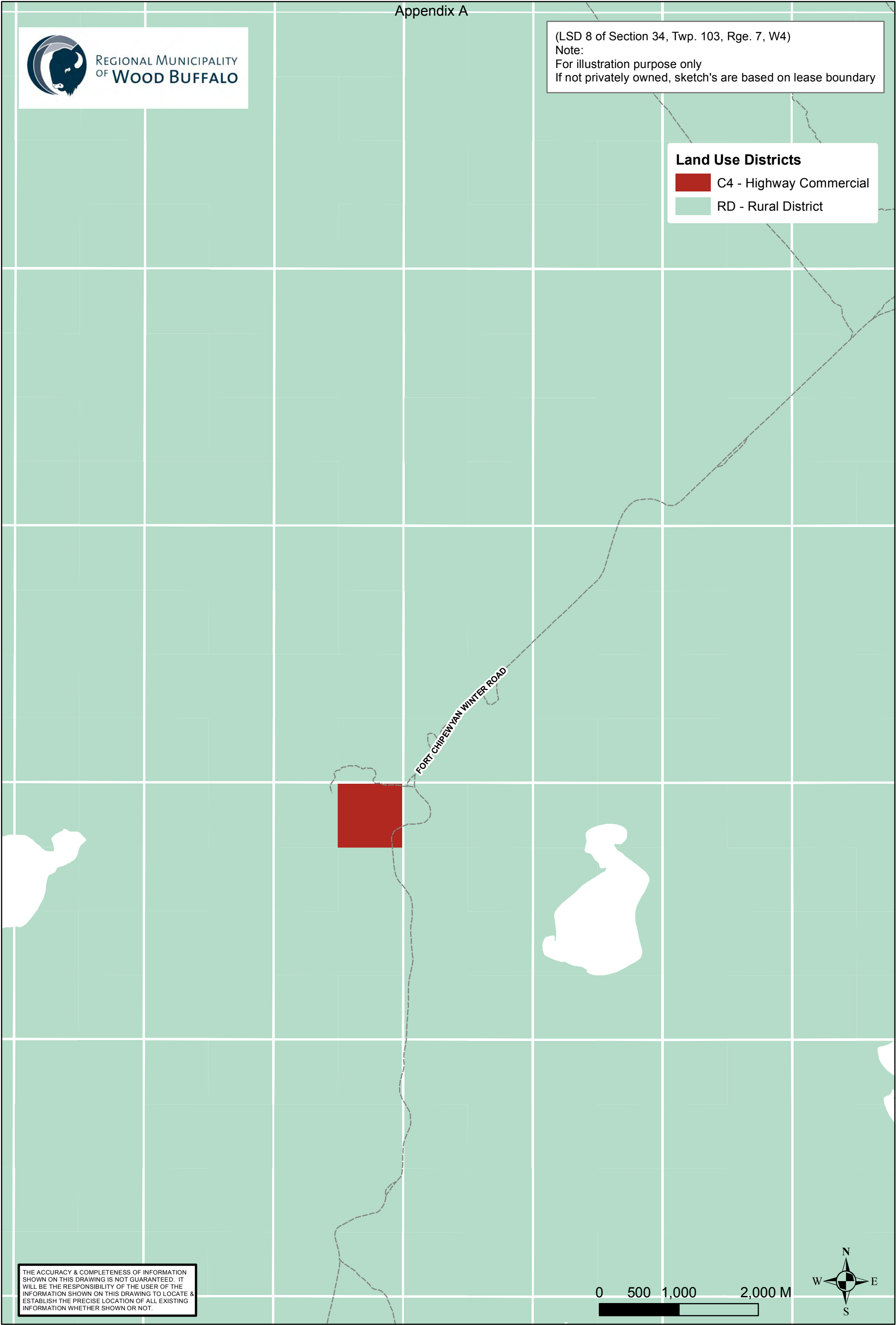


THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



MAP 24: CONKLIN

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

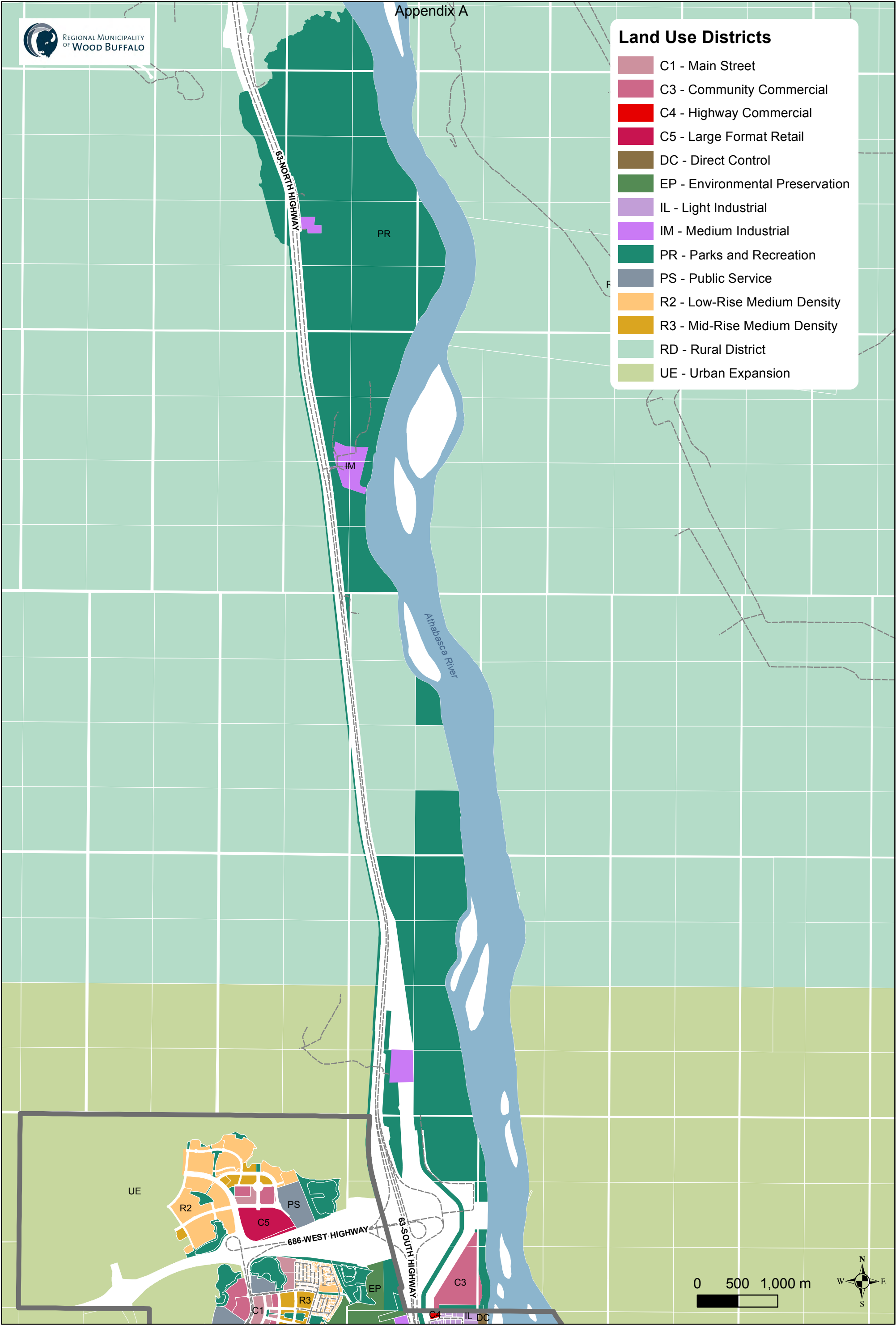
PS - Public Service

R2 - Low-Rise Medium Density

R3 - Mid-Rise Medium Density

RD - Rural District

UE - Urban Expansion



Date Saved: 11/29/2024

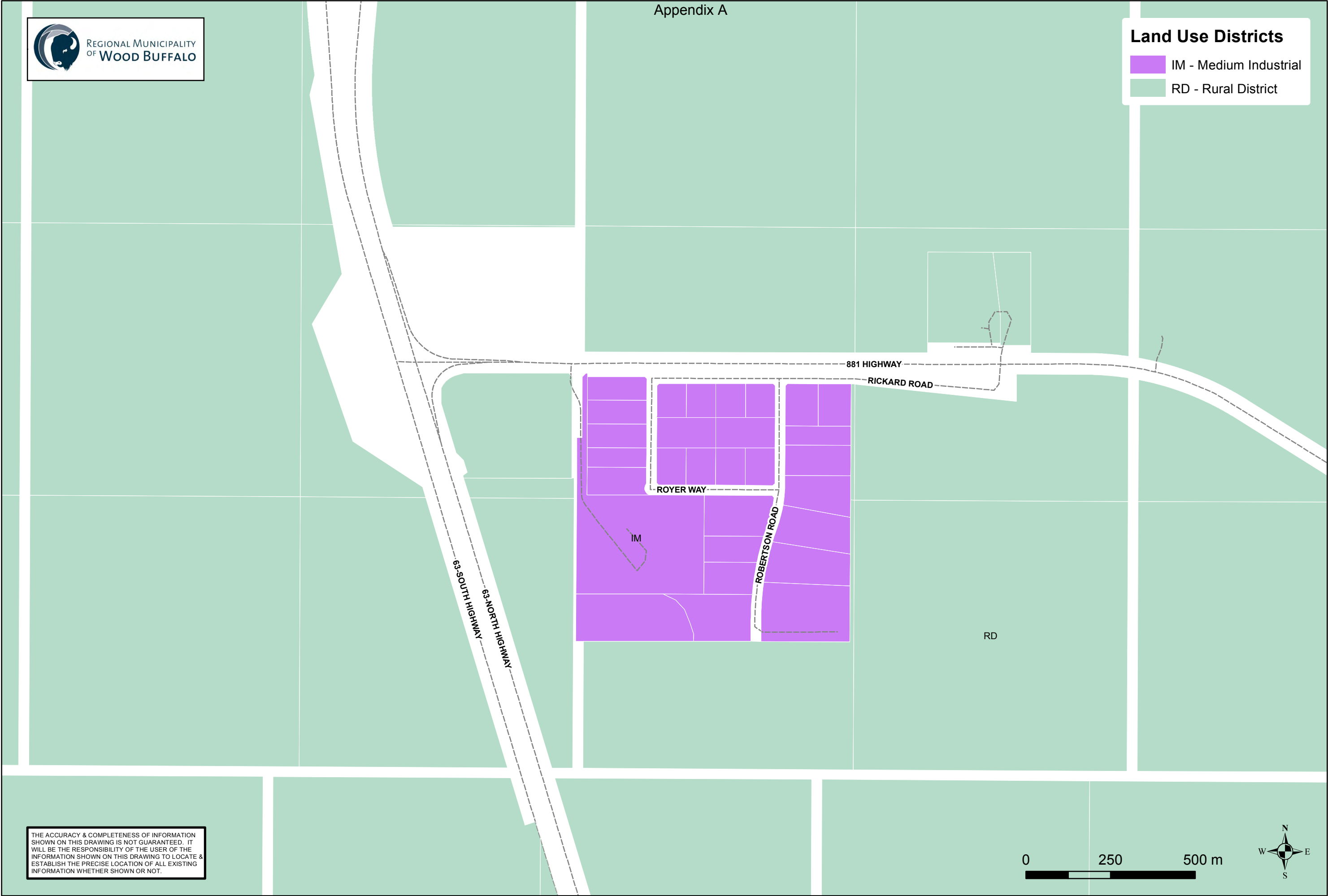
THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

MAP 26: HIGHWAY 63 NORTH

Land Use Districts

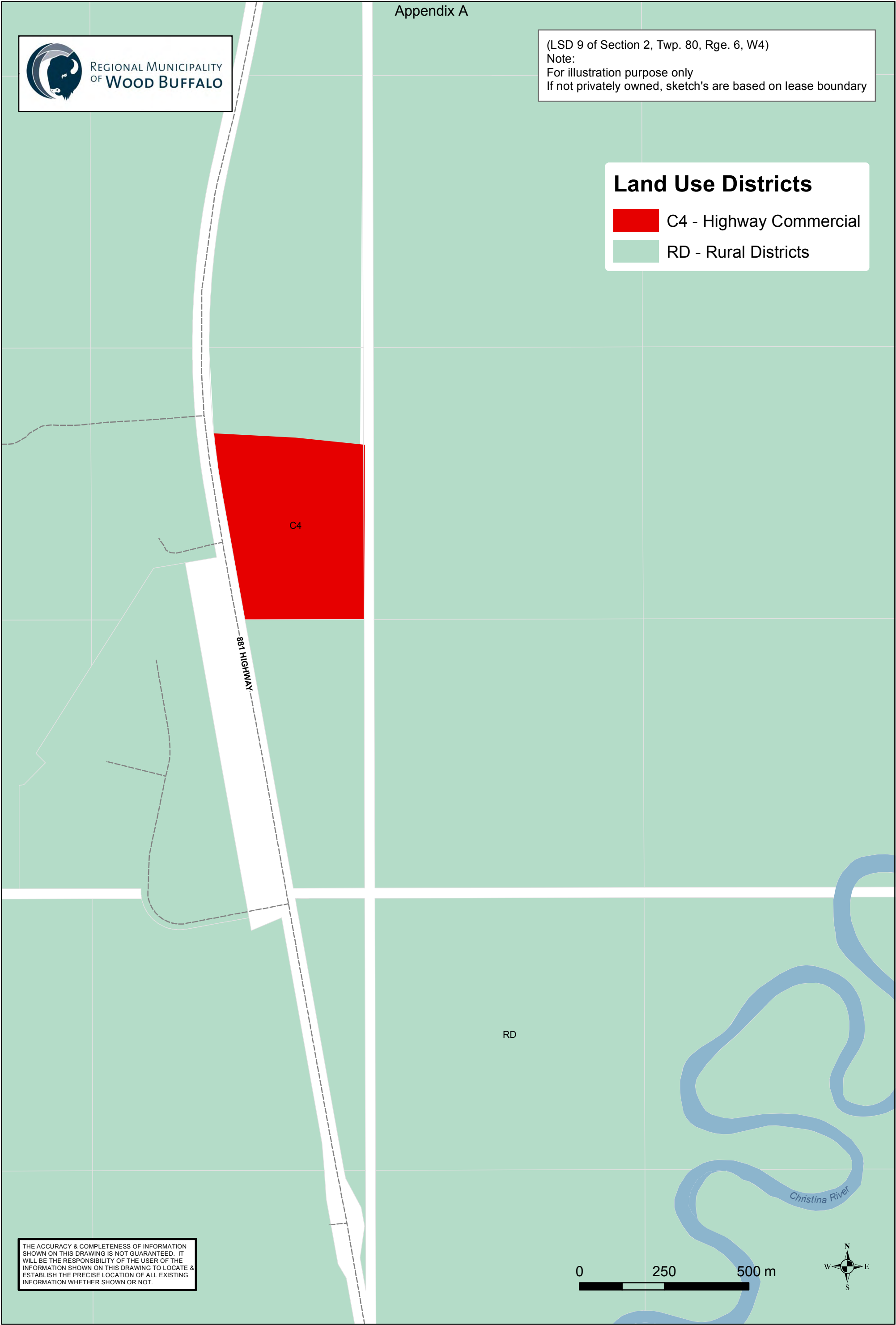
IM - Medium Industrial

RD - Rural District



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

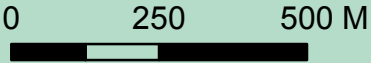


Land Use Districts

C4 - Highway Commercial

RD - Rural District

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.



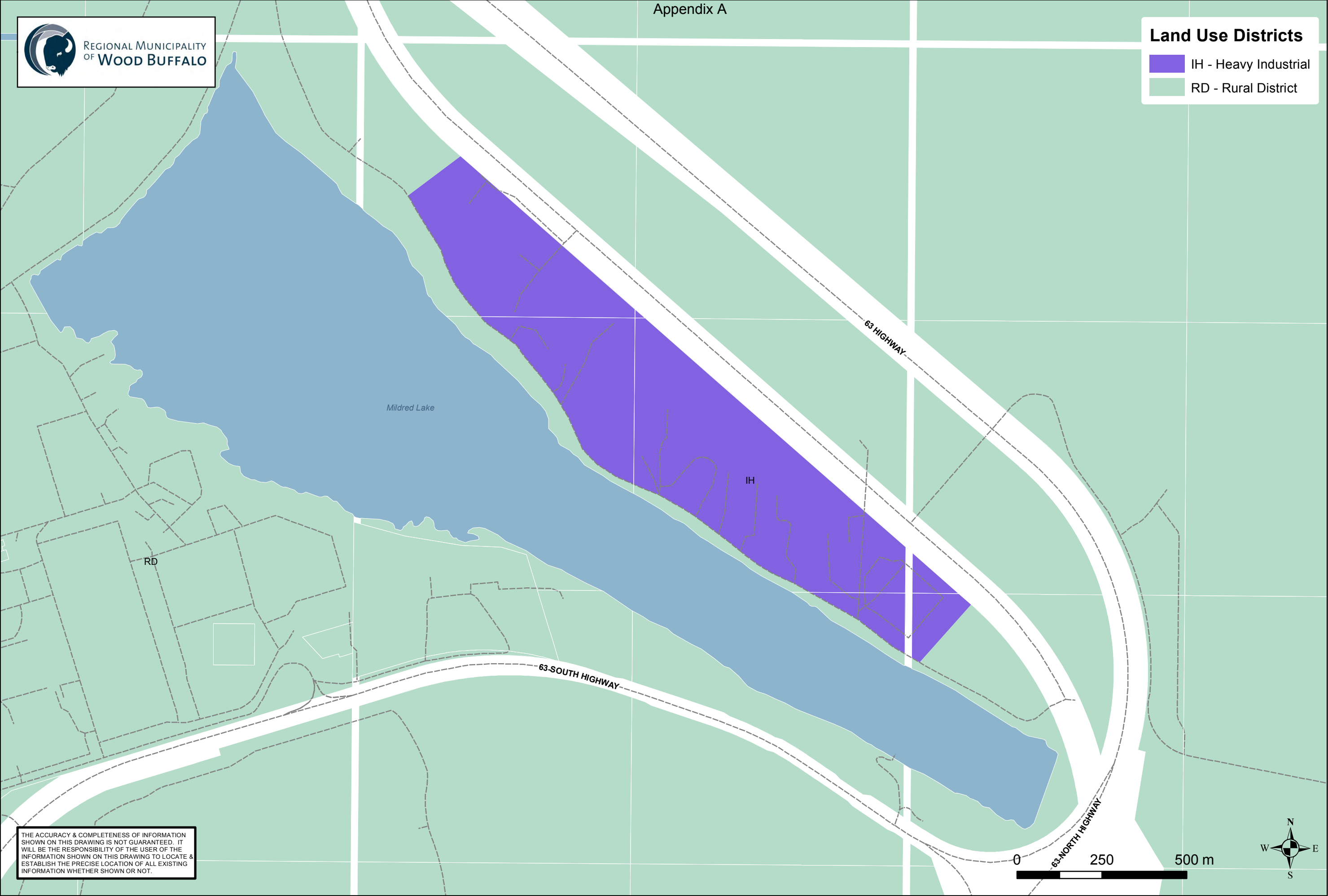
MAP 30: MARIANA LAKE



Land Use Districts

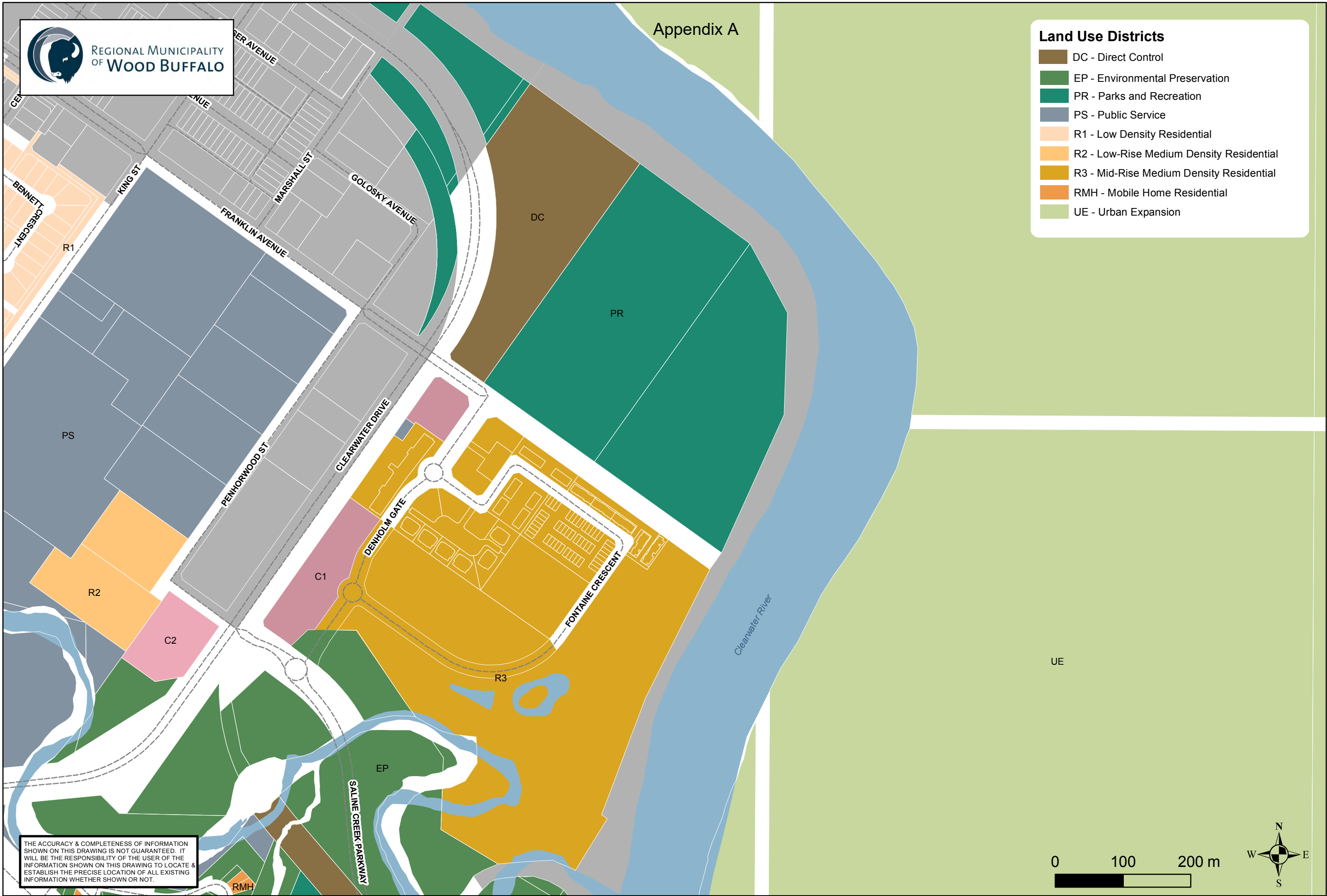
IH - Heavy Industrial

RD - Rural District

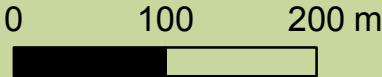


THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

MAP 31: MILDRED LAKE

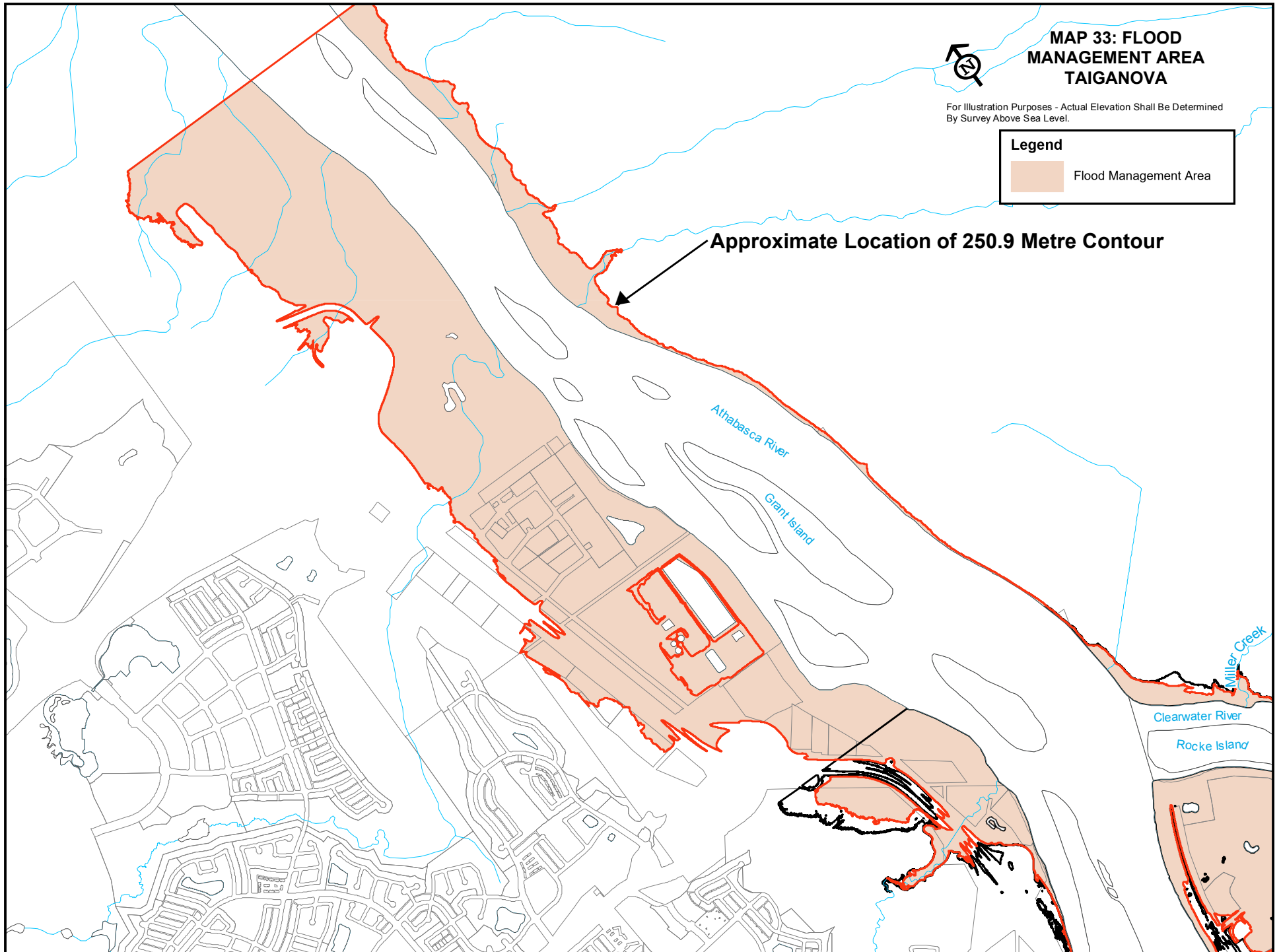


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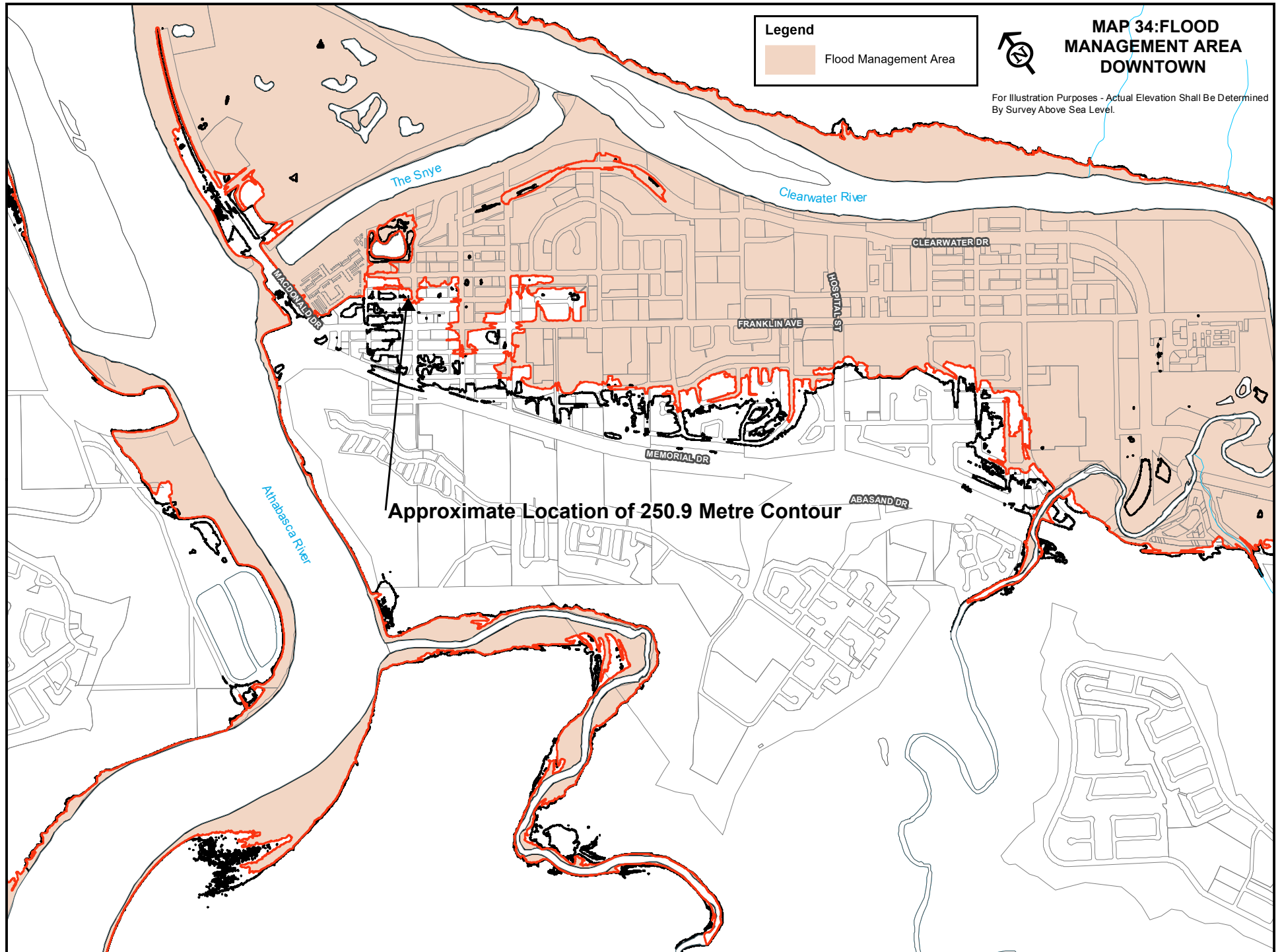


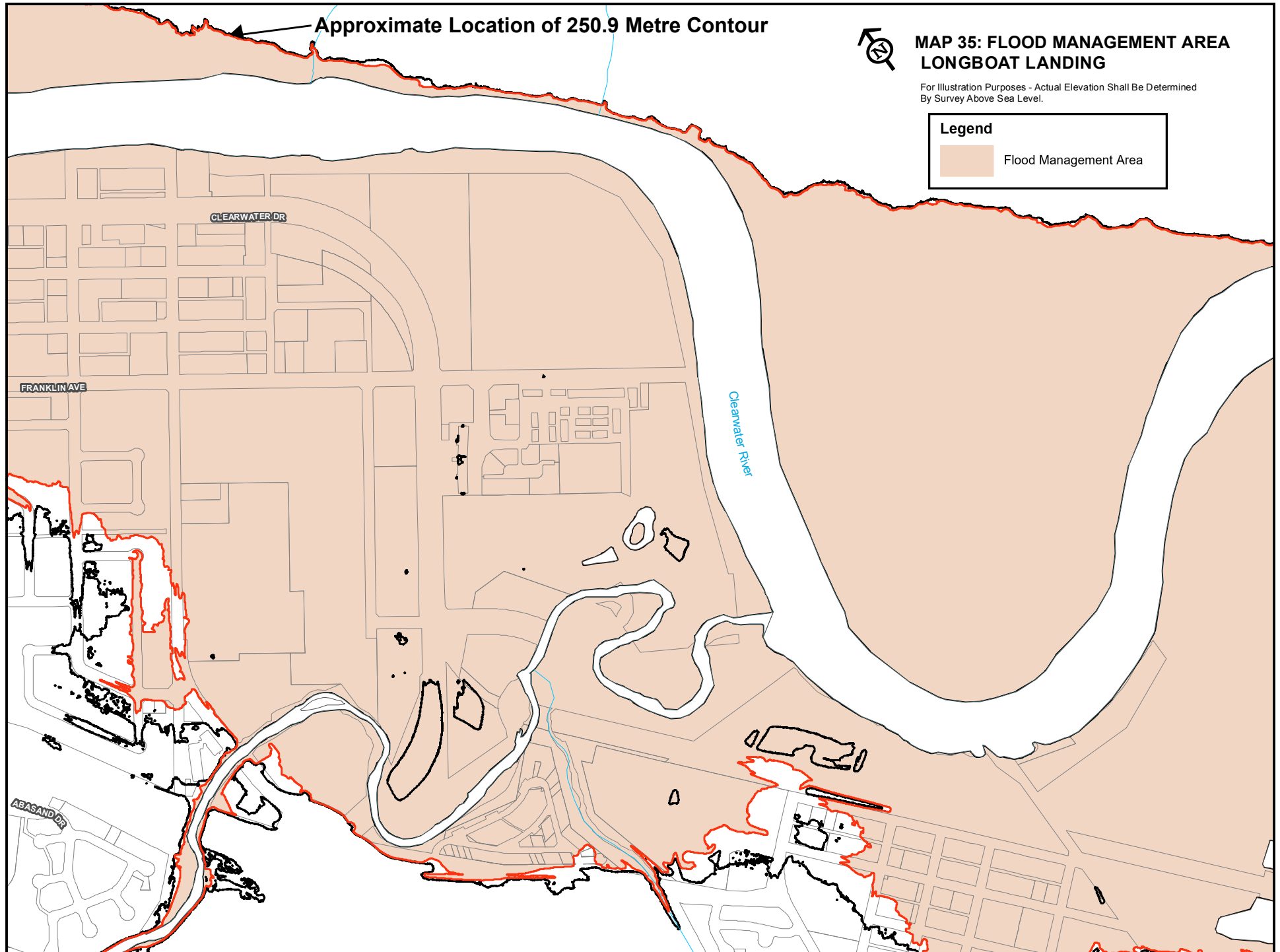
MAP 32: LONGBOAT LANDING

Appendix A

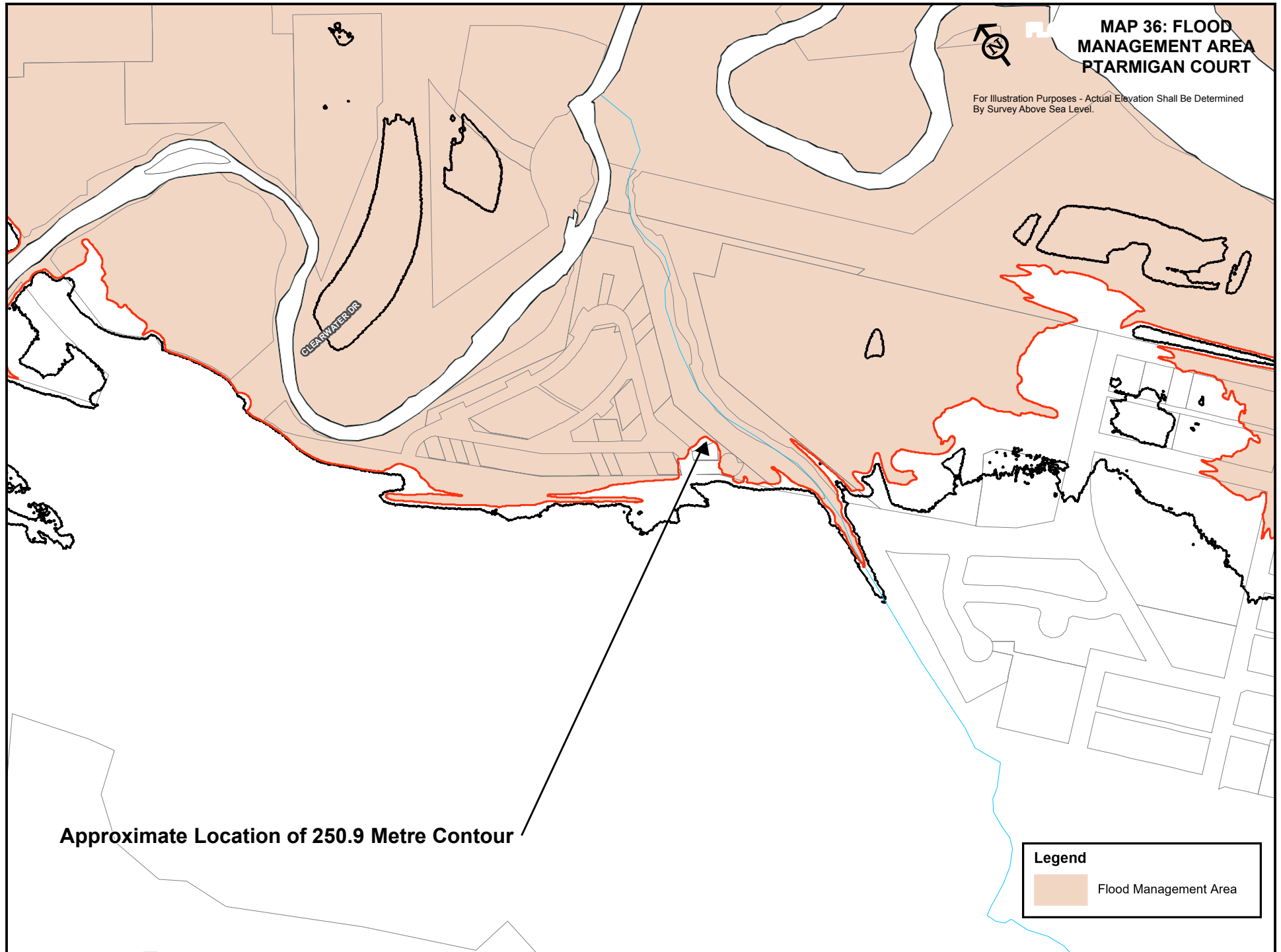


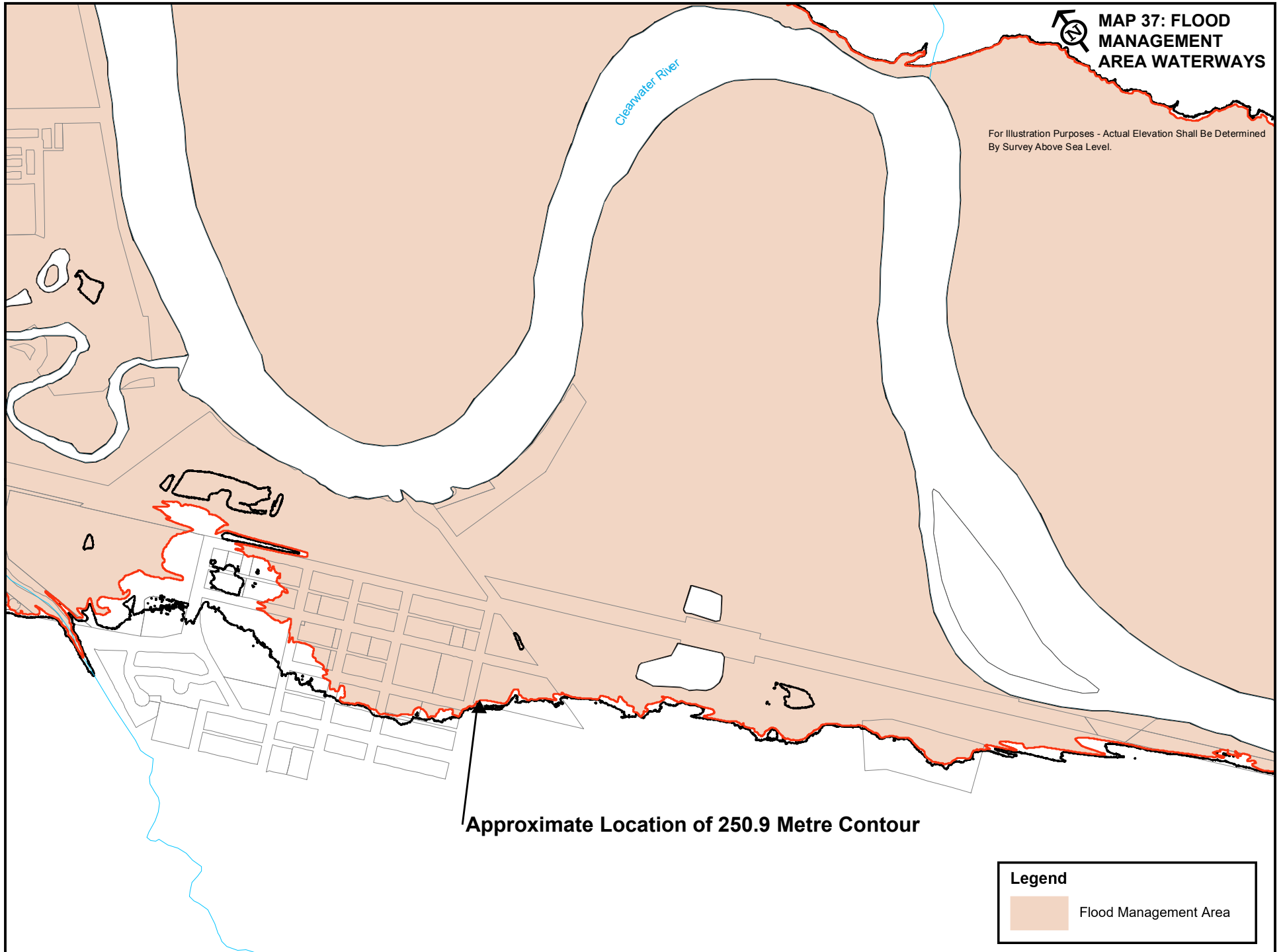
Appendix A

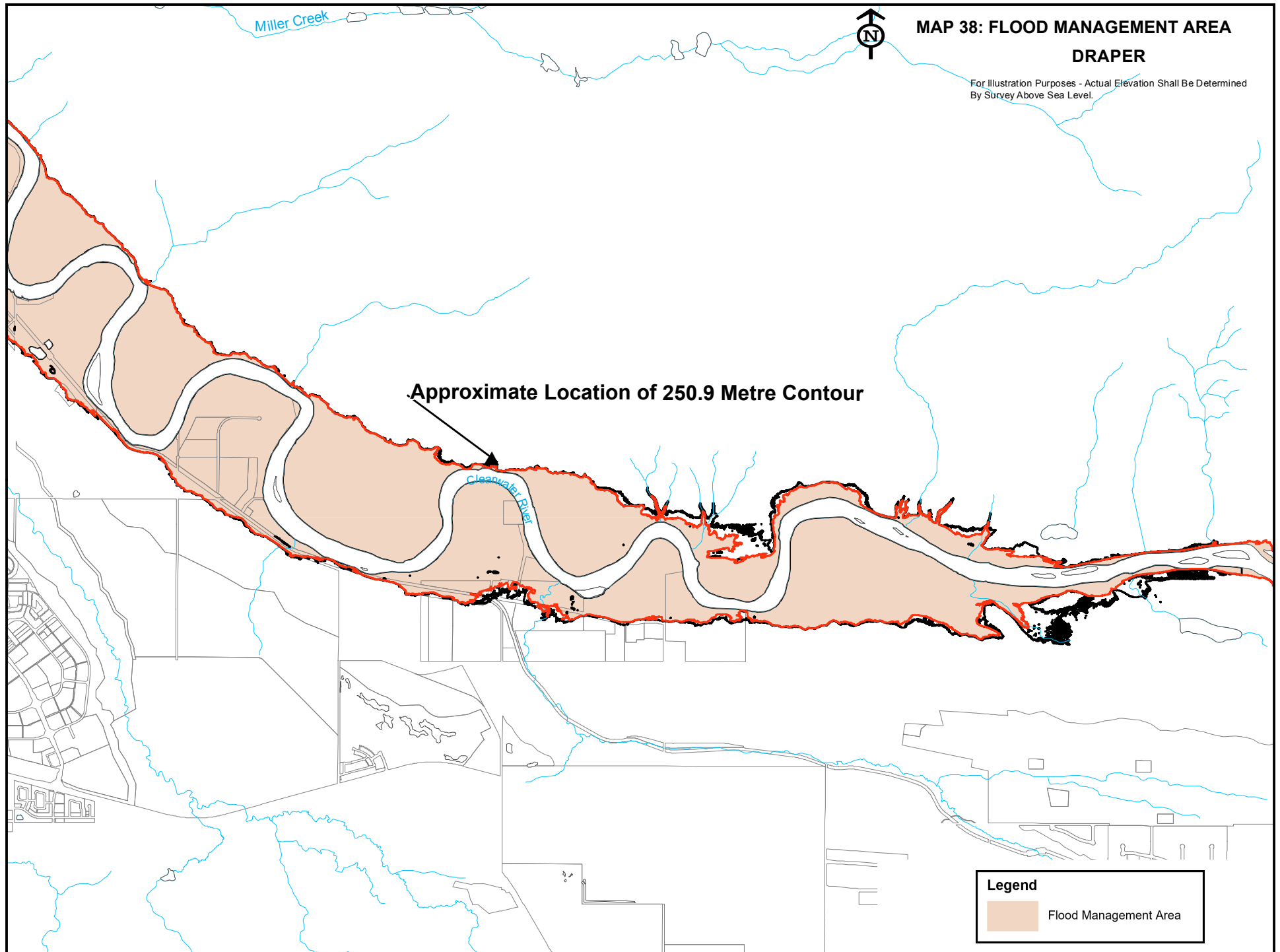


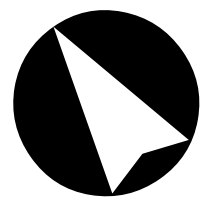


Appendix A

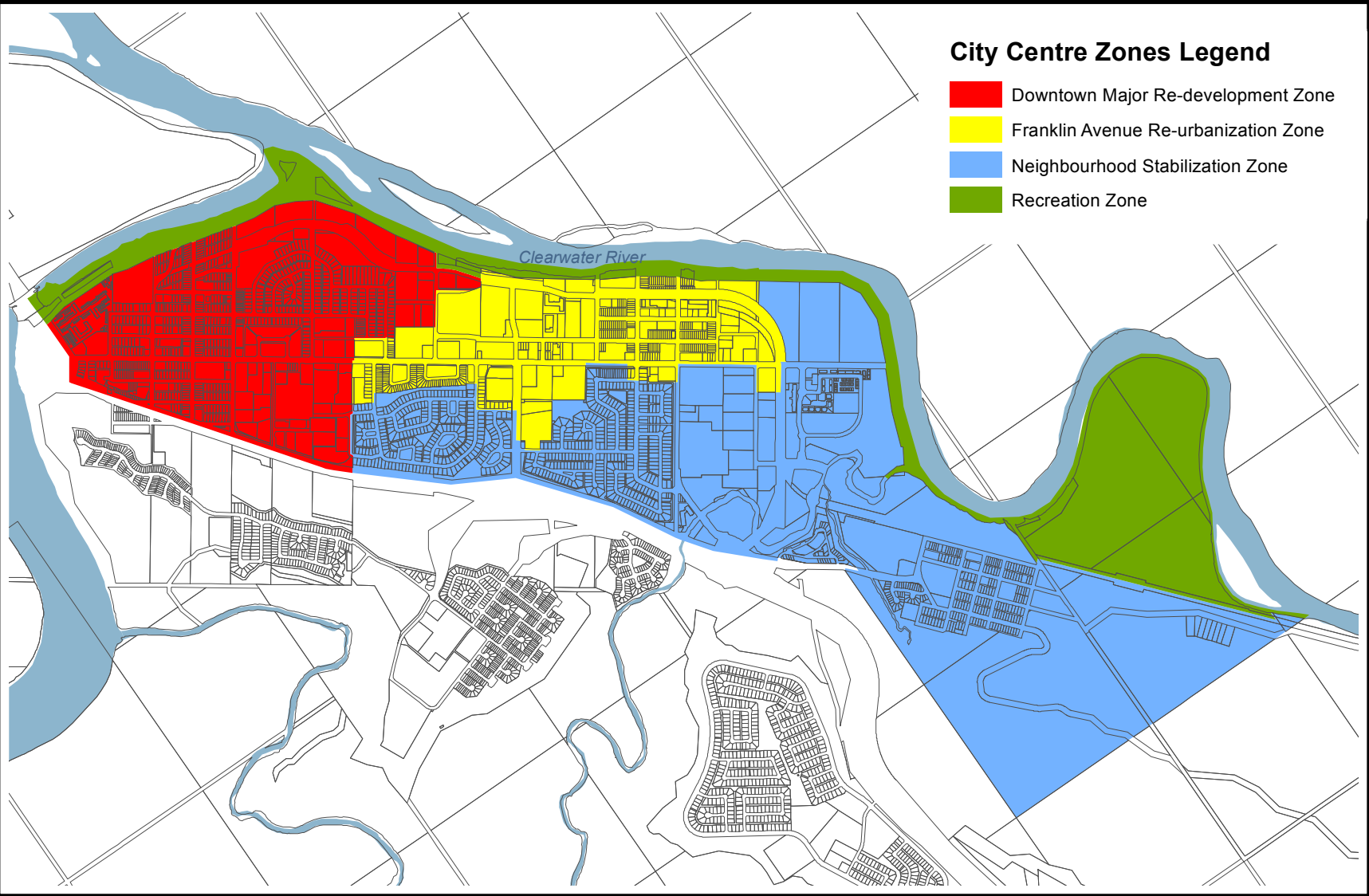
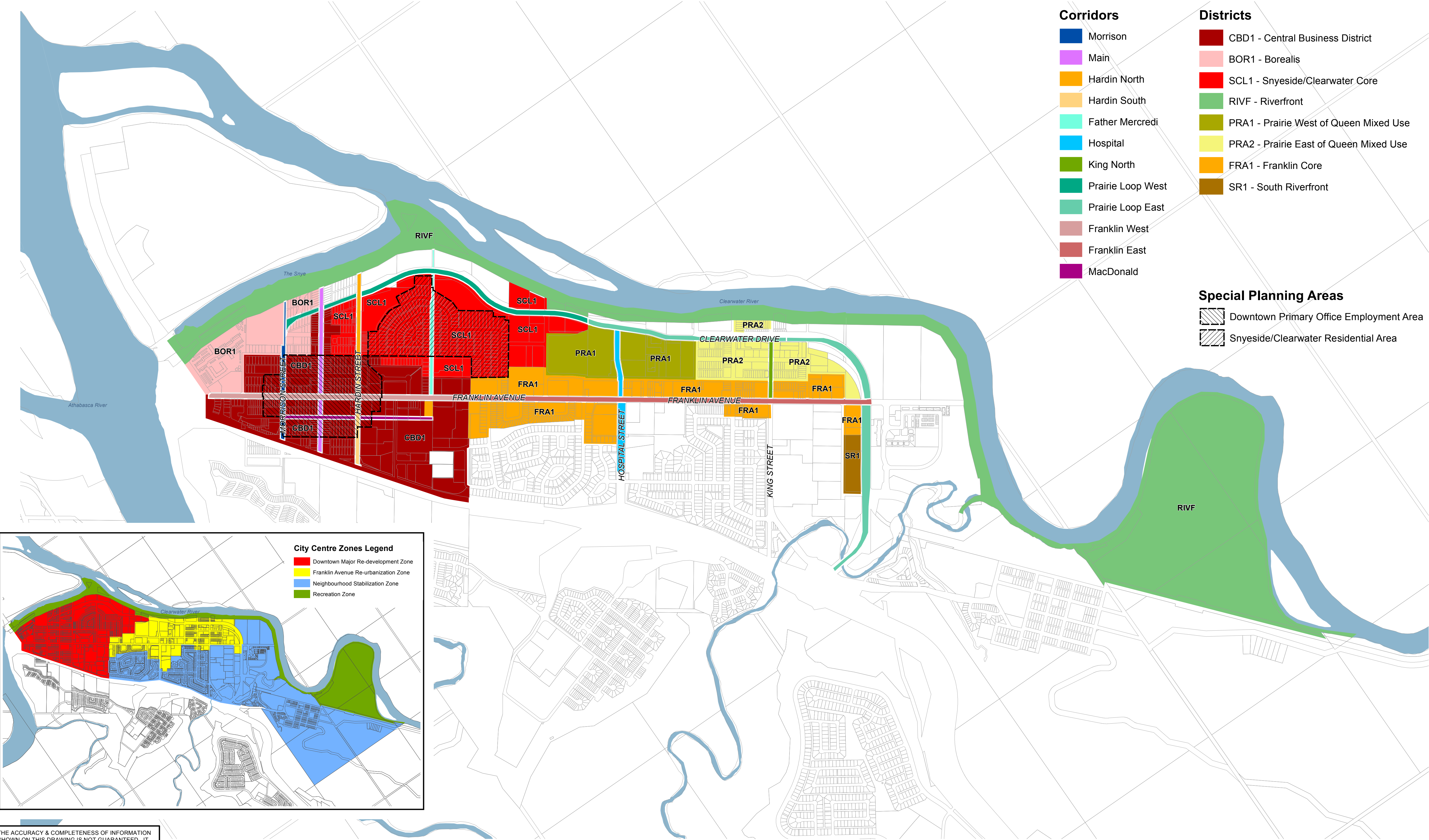




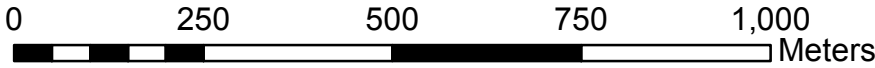


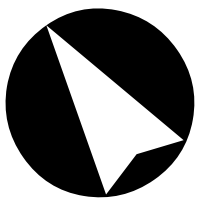


CITY CENTRE DISTRICTS AND CORRIDORS MAP



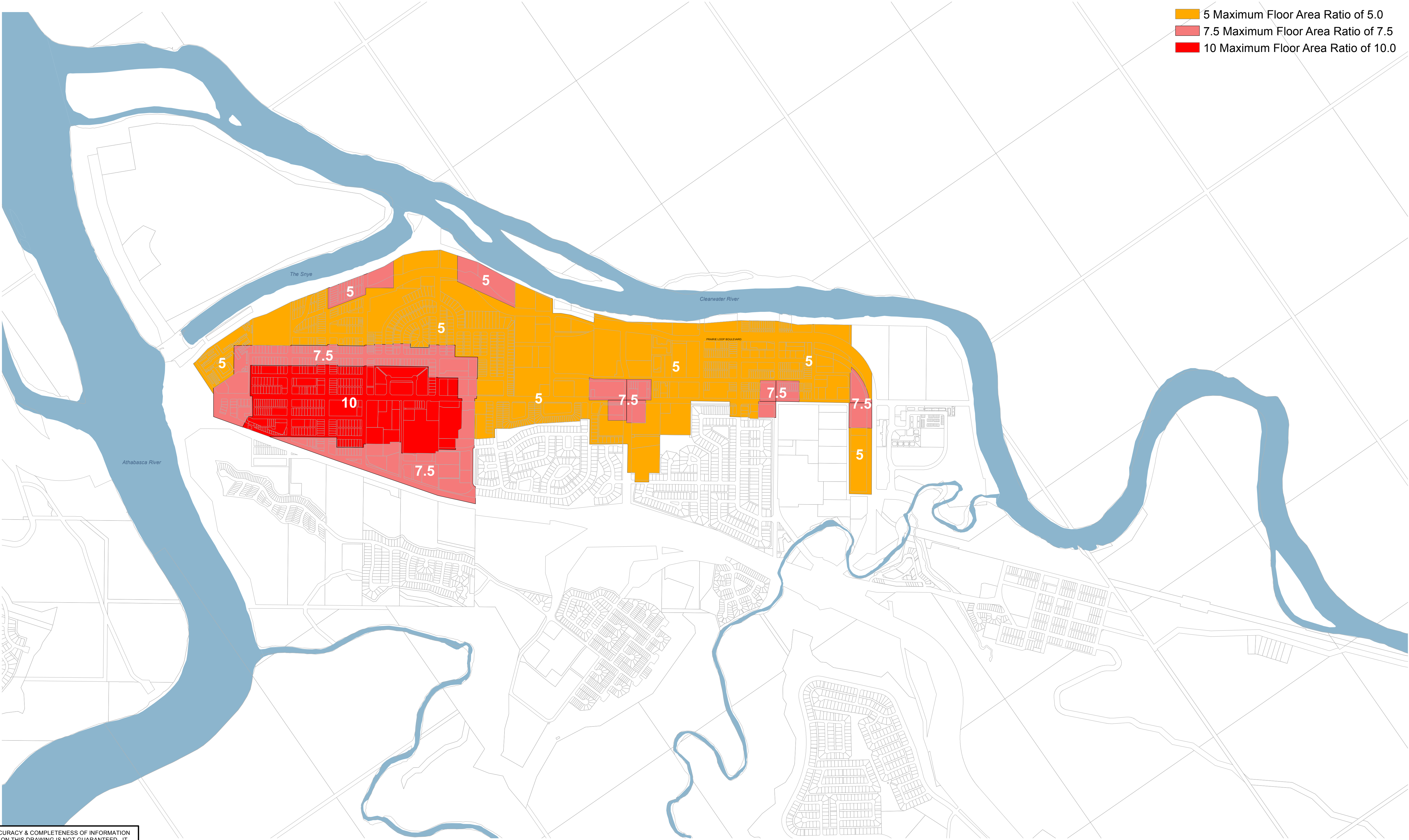
THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.



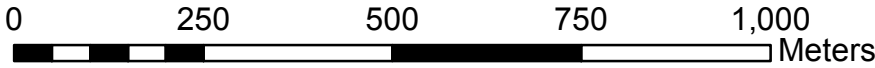


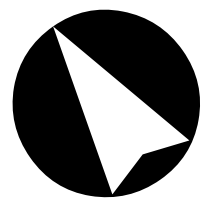
CITY CENTRE FLOOR AREA RATIO MAP

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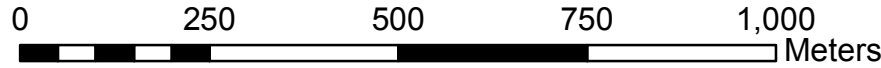
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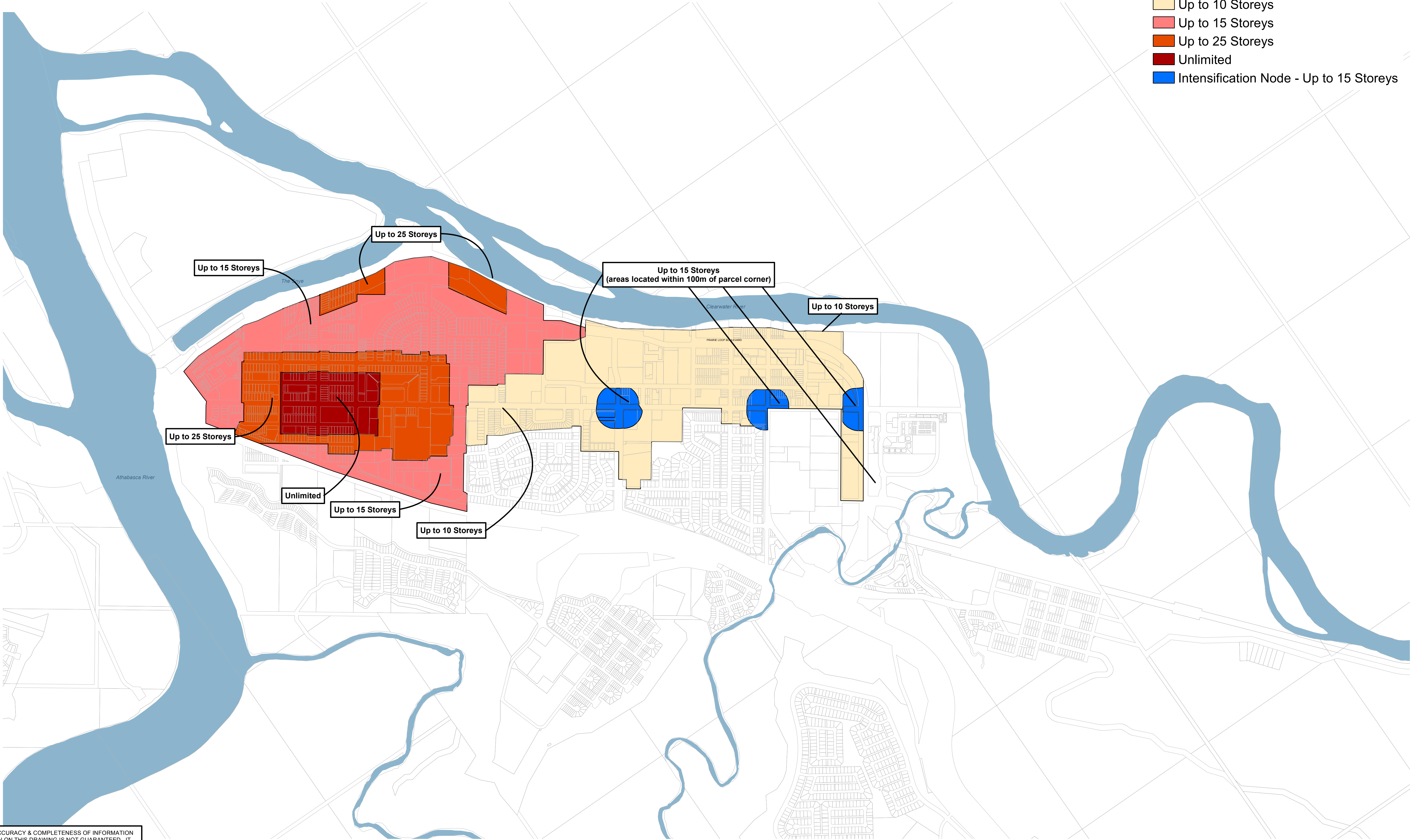


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- Up to 10 Storeys
- Up to 15 Storeys
- Up to 25 Storeys
- Unlimited
- Intensification Node - Up to 15 Storeys



CITY CENTRE HEIGHT MAP

Penalties

Section	Offence	Specified penalty for an offence
Part 1, Section 1.3.2	Continuing development after a Development Permit has been cancelled, suspended or expired	\$550.00
Part 2, Section 2.2.8	Contravention of an Approved Development Permit or the Conditions of an Approved Development Permit	\$600.00
Part 2, Section 2.2.9	Contravention of an Approved Development Permit or the Conditions of an Approved Development Permit	\$600.00
Part 3, Section 3.1.1	Continuing development after a Development Permit has been cancelled, suspended or expired	\$550.00
Part 3, Section 3.1.1	Development without a Development Permit	\$1,000.00
Part 3, Section 3.2.1	Failure to comply with Land Use Bylaw provisions when a development permit is not required	\$200.00
Part 3, Section 3.7.1	Failing to display a development permit notification sign	\$500.00
Part 3, Section 3.9	Occupy or commence use prior to obtaining a development completion certificate when one is required	\$1,500.00
Part 4, Section 4.2.	Contravention of or failure to comply with a Stop Order or other Order issued under this Bylaw or the Act	\$1,000.00
Part 5, Section 5.16	Corner Lot Restrictions	\$500.00
Part 5, Section 5.32	Failure to comply with Objects Prohibited in Yards	\$300.00
Part 7, Section 7.1.5	Utilization of a parking stall or loading area for an unauthorized purpose	\$500.00
Part 8, Section 8.5.2	Allowing a sign to become unsightly or in such a state of disrepair that it constitutes a hazard	\$175.00

VOLUNTARY WAIVER OF CLAIMS

LEGAL DESCRIPTION OF PROPERTY:

Lot	Block	Plan	Civic Address

Development Permit Number: _____ **Permit Approval Date:** _____

This "Voluntary Waiver of Claims" allows the undersigned development permit holder (hereinafter called "Permit Holder") to commence development in advance of expiry of the time within which an appeal of the development permit may be made to the Subdivision and Development Appeal Board (hereinafter called "the Appeal Period"). Execution of this document does not prevent Permit Holder from appealing some or all of the conditions of development approval.

Permit Holder hereby agrees that if an appeal of the development permit is made by a third party or if Permit Holder appeals any condition of the development permit, all work on the development will immediately cease pending the outcome of the appeal, and in such case Permit Holder waives all claims to compensation from the Regional Municipality of Wood Buffalo for any costs or damages whatsoever associated with: (a) commencement of work on the development prior to expiry of the Appeal Period; (b) cessation of work on the development pending disposition of the appeal; or (c) the outcome of the appeal.

Permit Holder acknowledges that execution of this Voluntary Waiver of Claims does not eliminate the need to comply with all conditions of the Development Permit, including conditions that must be satisfied before the development may commence.

Permit Holder further acknowledges that execution of this Voluntary Waiver of Claims does not eliminate any applicable requirements for a Business License, Building Permit or other required permits or approvals.

I HAVE READ, UNDERSTOOD AND AGREE TO THIS "VOLUNTARY WAIVER OF CLAIMS"

NAME OF DEVELOPMENT PERMIT HOLDER (Printed): _____

SIGNATURE OF DEVELOPMENT PERMIT HOLDER: _____

DATE: _____

The personal information on this form is being collected solely for the purpose of a Voluntary Waiver of Claims application and is protected from public disclosure pursuant to the *Freedom of Information and Protection of Privacy Act* of Alberta.