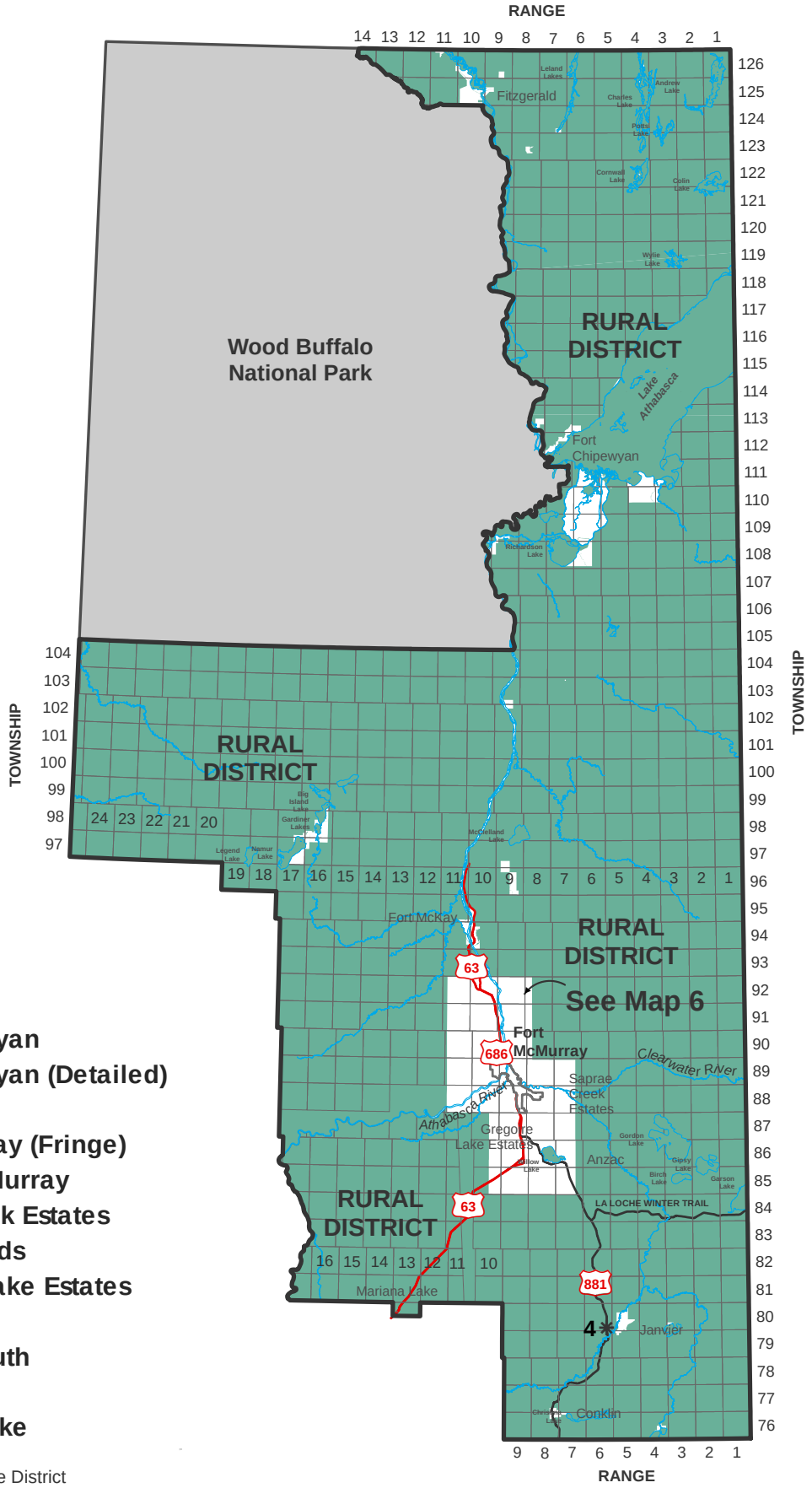


APPENDIX A

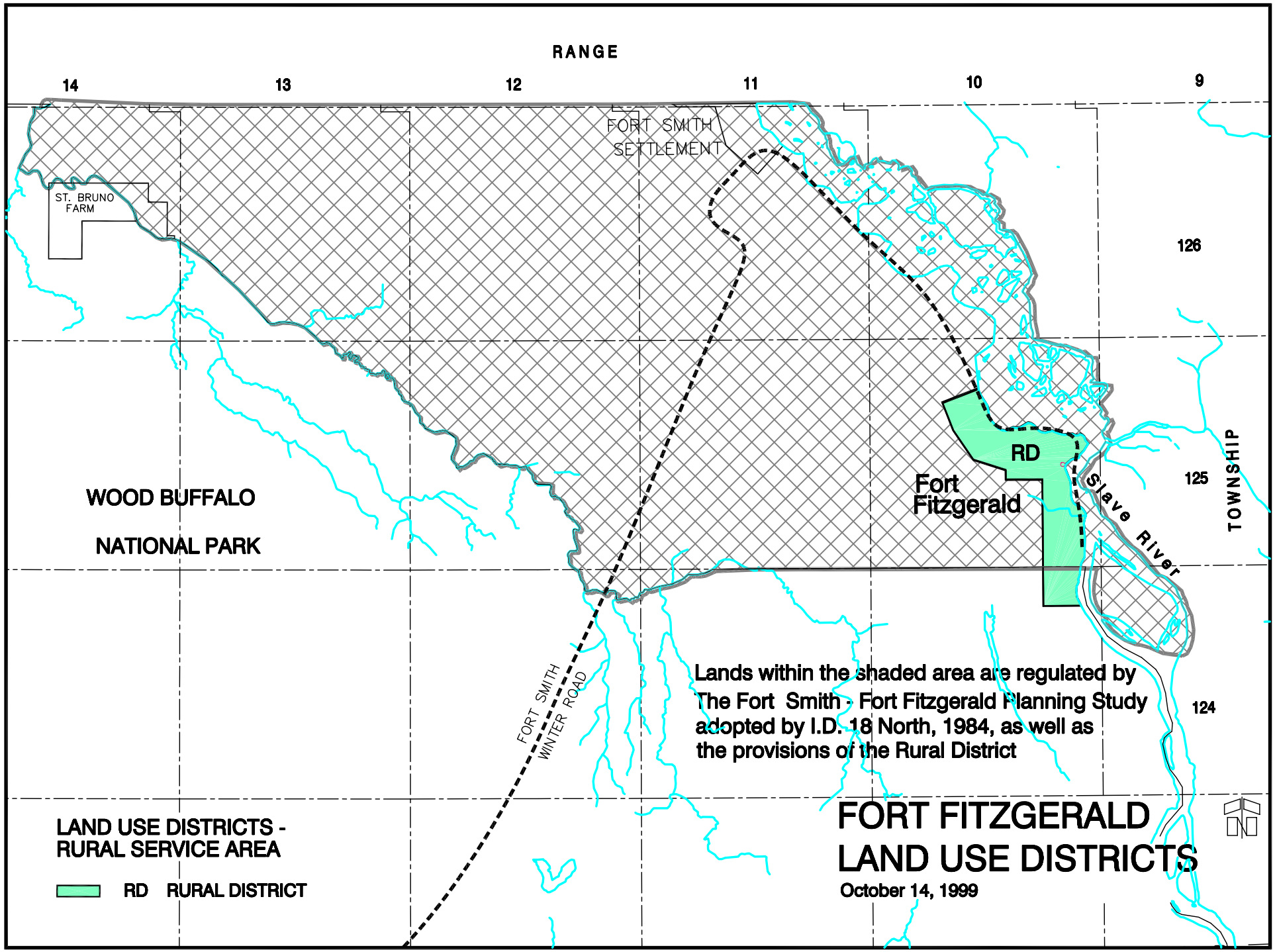
MAP 1 - Key Plan
MAP 2 - Fitzgerald
MAP 3 - Fort Chipewyan
MAP 4 - Fort Chipewyan (Detailed)
MAP 5 - Fort McKay
MAP 6 - Fort McMurray (Fringe)
MAP 7 & 8 - Fort McMurray
MAP 9 - Saprae Creek Estates
MAP 10 - Airport Lands
MAP 11 - Gregoire Lake Estates
MAP 12 - Anzac
MAP 13 - Janvier South
MAP 14 - Conklin
MAP 15 - Mariana Lake

* See Schedule "A" For Land Use District

REGIONAL MUNICIPALITY OF WOOD BUFFALO LAND USE DISTRICTS

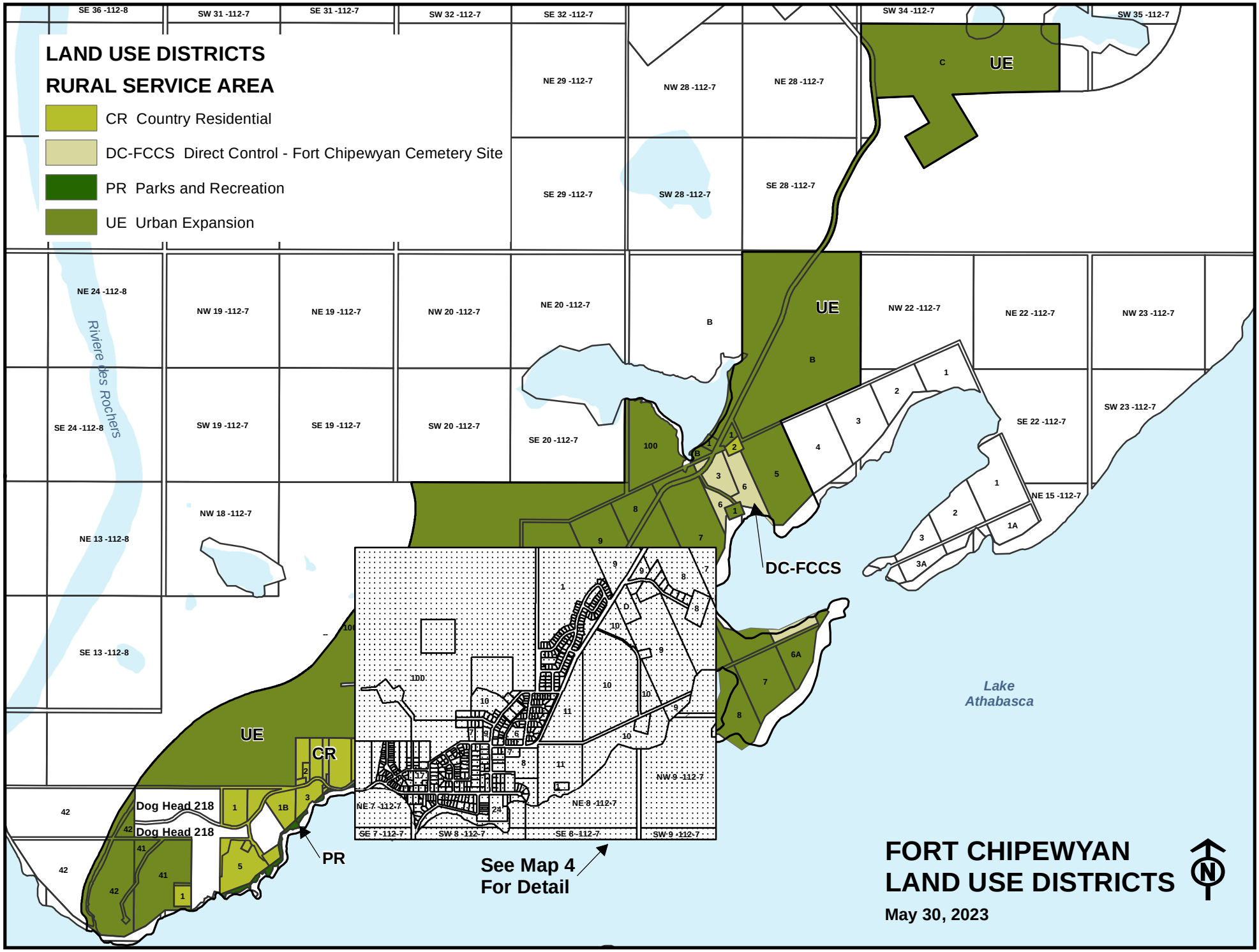
Februray 16, 2018

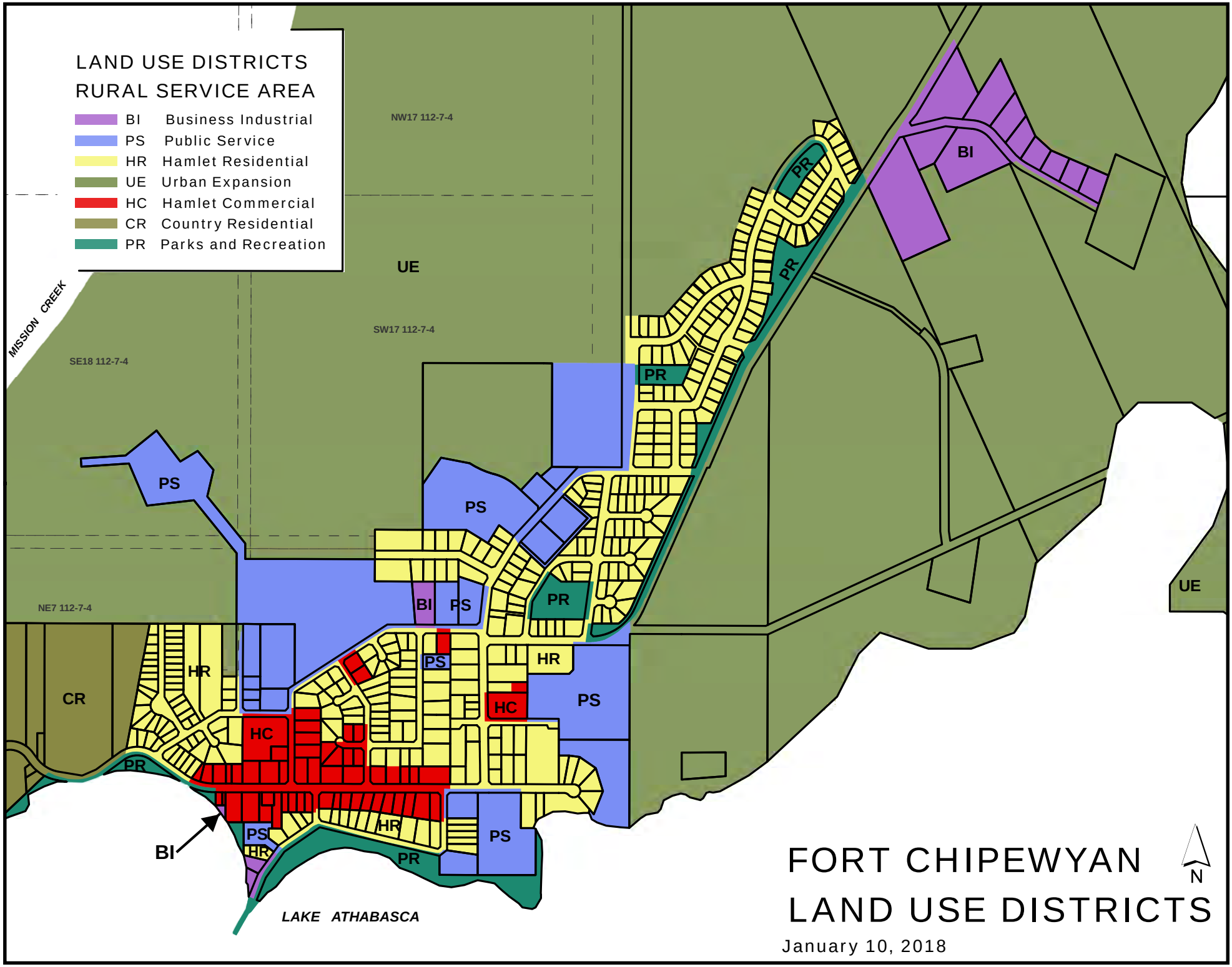
N



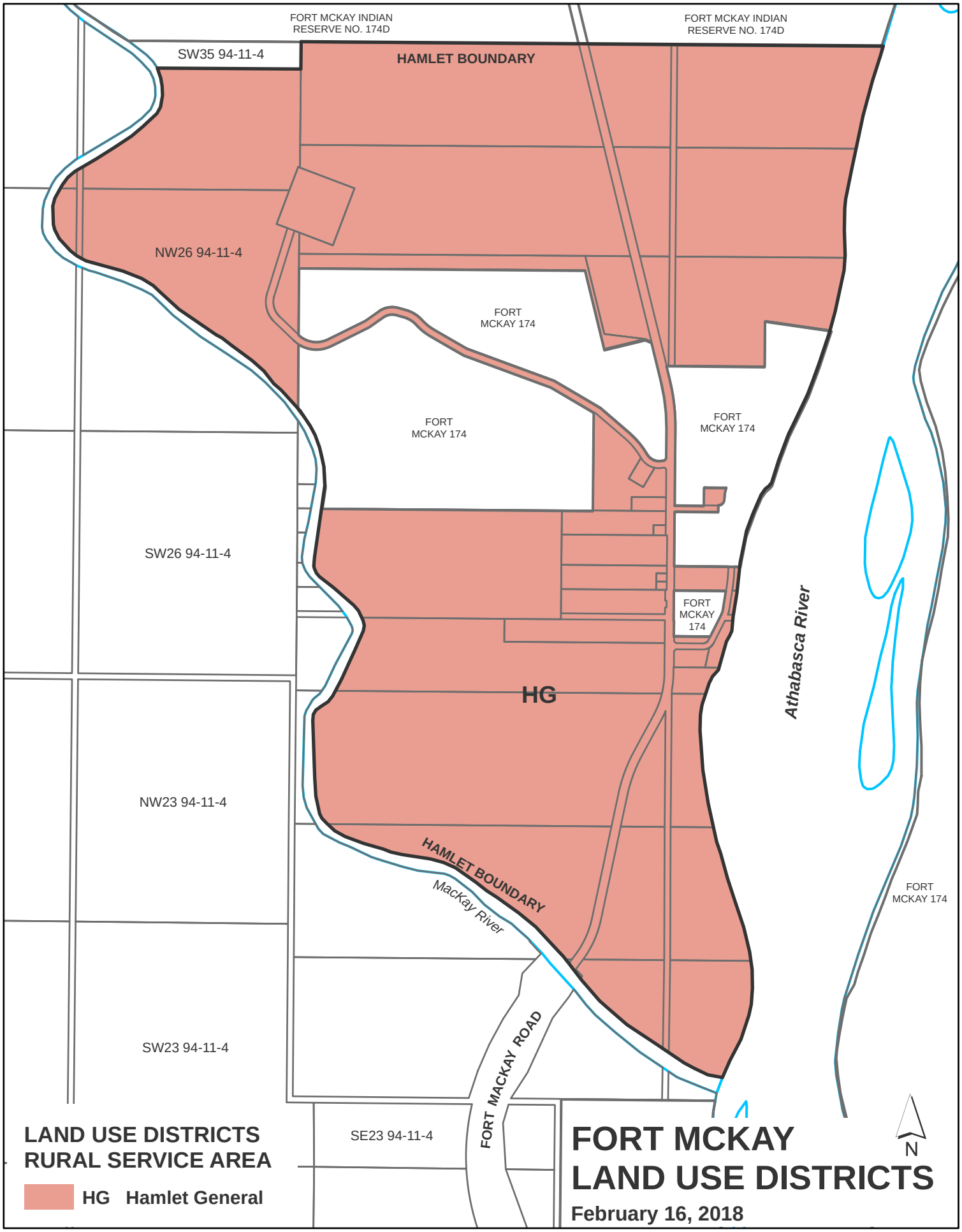
BYLAW 99/059 - MAP 2

Lub–R24


LAND USE DISTRICTS
RURAL SERVICE AREA
CR Country Residential
DC-FCCS Direct Control - Fort Chipewyan Cemetery Site
PR Parks and Recreation
UE Urban Expansion
Riviere des Rochers
Lake Athabasca
Dog Head 218
Dog Head 218
DC-FCCS
PR
See Map 4 For Detail
FORT CHIPEWYAN LAND USE DISTRICTS
May 30, 2023
BYLAW 99/059 - MAP 3



BYLAW 99/059 - MAP 4


FORT MCKAY INDIAN RESERVE NO. 174D
FORT MCKAY INDIAN RESERVE NO. 174D
SW35 94-11-4
HAMLET BOUNDARY
NW26 94-11-4
FORT MCKAY 174
FORT MCKAY 174
FORT MCKAY 174
SW26 94-11-4
FORT MCKAY 174
Athabasca River
HG
NW23 94-11-4
HAMLET BOUNDARY
MacKay River
FORT MCKAY 174
SW23 94-11-4
FORT MACKAY ROAD
SE23 94-11-4
LAND USE DISTRICTS
RURAL SERVICE AREA
HG Hamlet General
FORT MCKAY
LAND USE DISTRICTS
February 16, 2018
N

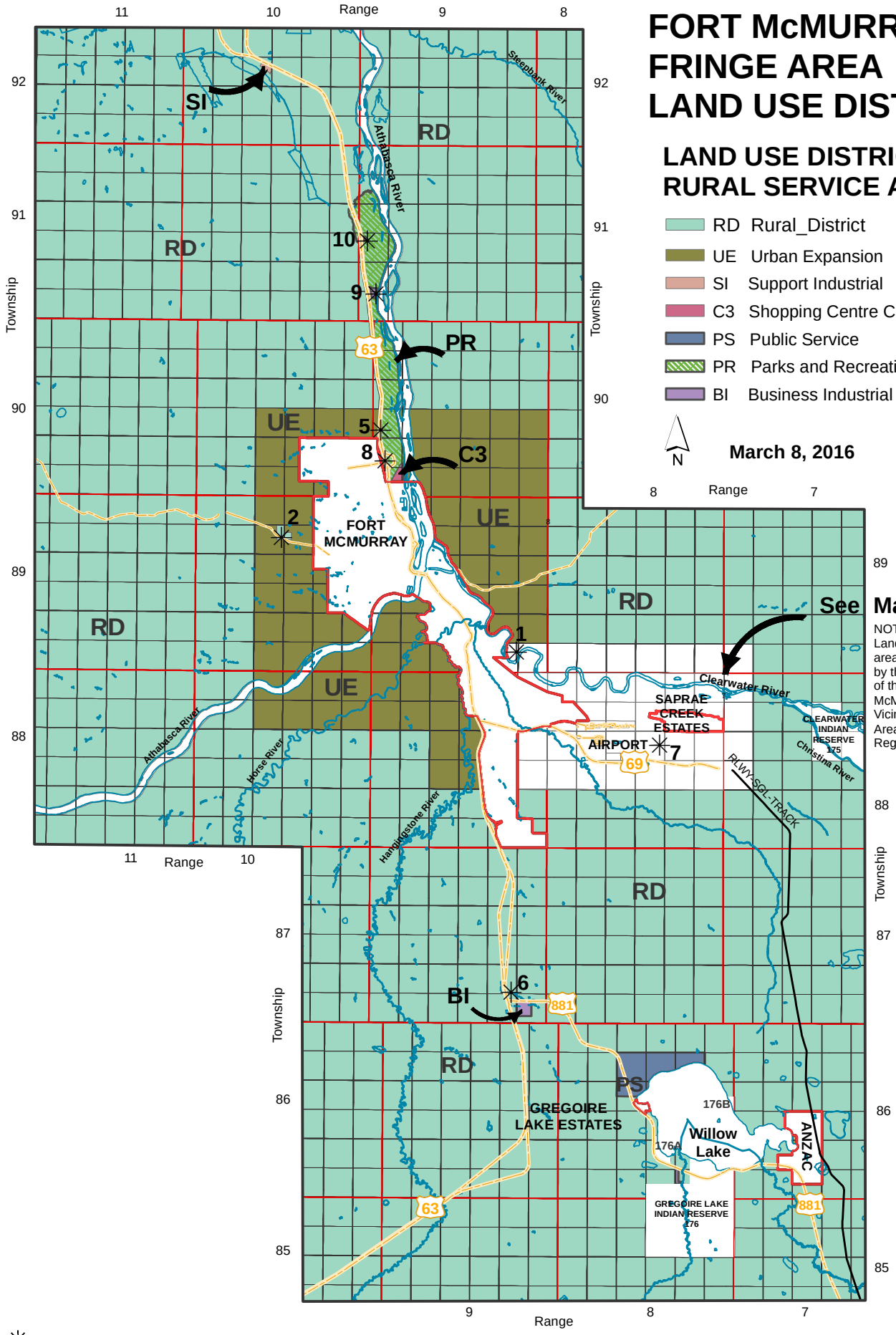
FORT McMURRAY FRINGE AREA LAND USE DISTRICTS

LAND USE DISTRICTS - RURAL SERVICE AREA

- RD Rural_District
- UE Urban Expansion
- SI Support Industrial
- C3 Shopping Centre Commercial
- PS Public Service
- PR Parks and Recreation
- BI Business Industrial

N

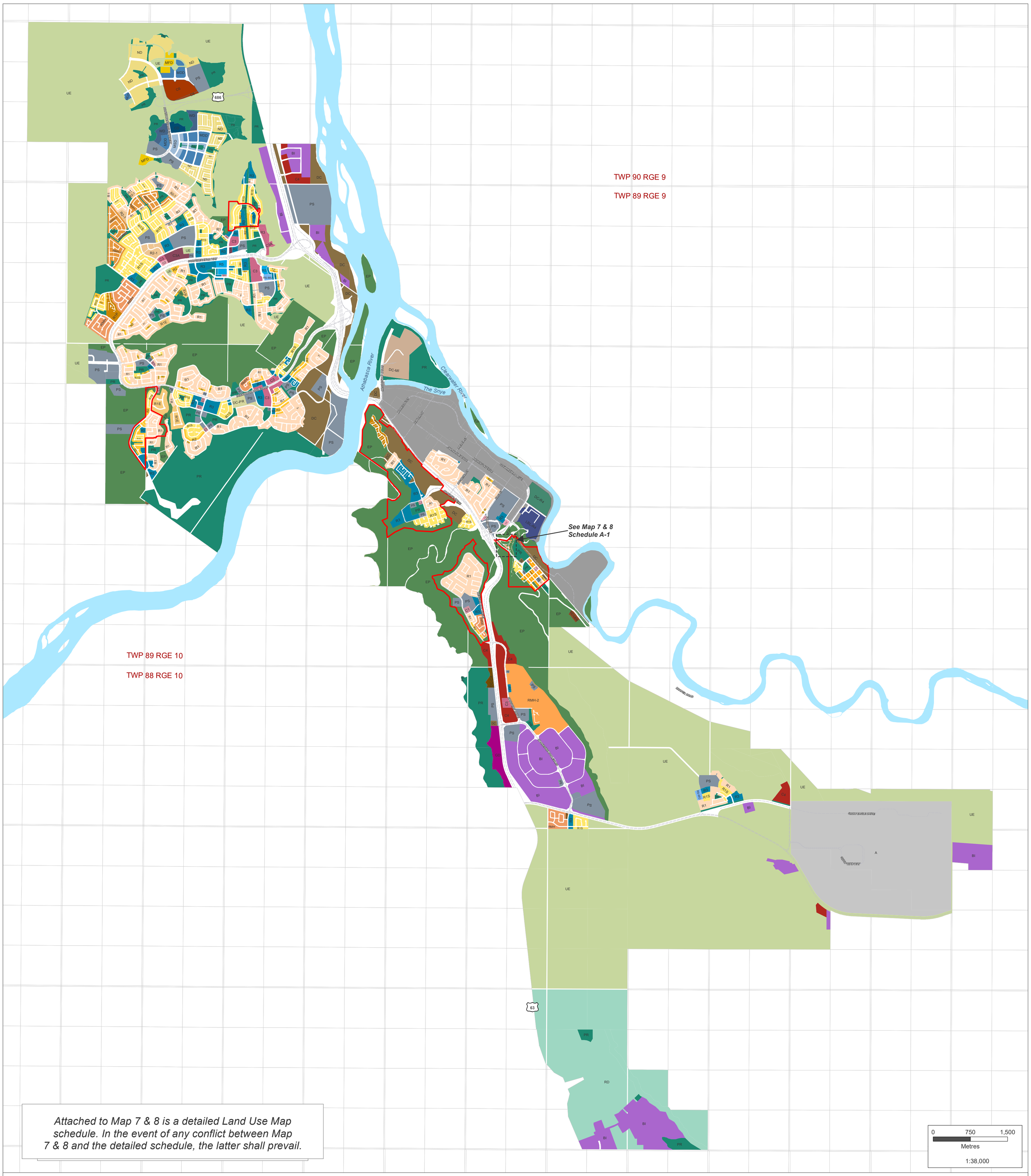
March 8, 2016



NOTE:
Lands within this area also regulated by the provisions of the Fort McMurray Airport Vicinity Protection Area (AVPA) Regulation.

✳ See Schedule "A" For Land Use District

BYLAW 99/059 - MAP 7 & 8



LAND USE DISTRICTS

RESIDENTIAL
- CR Country Residential
- MFD Multi Family District
- ND Neighbourhood District
- R1 Single Detached Residential
- R1E Single Family Estate Residential
- R1M Mixed Form Single Detached Residential
- R1P Planned Unit Residential
- R1S Single Fmaily Small Lot Residential
- R2 Low Density Residential
- R2-1 Modified Medium Density Residential
- RMH Manufactured Home Residential
- RMH-1 Modified Manufactured Home
- RMH-2 Small Zero Lot Line Manufactured Home

COMMERCIAL
- C1 Community Commercial
- C2 Mixed/Transitional Commercial
- C3 Shopping Centre Commercial
- C3A Timberlea Shopping Centre Commercial
- C4 Highway Commercial
- C6 Large Format Retail District
- GD Gateway District

DIRECT CONTROL
- DC Direct Control
- DC-C4 Direct Control Highway Commercial
- DC-MI Direct Control MacDonald Island
- DC-PR Direct Control Parks and Recreation
- DC-R3 Direct Control Medium Density Residential
- DC-R4 Direct Control High Density Residential
- DC-RMH Direct Control Manufactured Home
- DC-UER Direct Control Urban Estate Residential

MIXED USE
- CD Civic District
- LBL-R4 Longboat Landing District
- MD Main Street District
- MDD Mixed Development District
- R3 Medium Density Residential
- R5 High Density Residential
- R5-MU Apartment and Commercial Mixed Use District
- TCD Town Centre District
- WD Waterfront District

OPEN SPACE - PARKS & RECREATION
- EP Envirnomental Preservation
- PR Parks and Recreation
- PR-CC
- UE Urban Expansion

AIRPORT
- A Airport

INDUSTRIAL
- BI Business Industrial

INSTITUTIONAL
- PS Public Service

RURAL
- RD Rural Development

BYLAW 17/006
- Wildfire Recovery Overlay

CITY CENTRE LUB
- CITY CENTRE LUB

REGIONAL MUNICIPALITY OF WOOD BUFFALO

FORT MCMURRAY LAND USE DISTRICTS

Map Produced by the Geographic Information Systems Group

03 Apr 2025

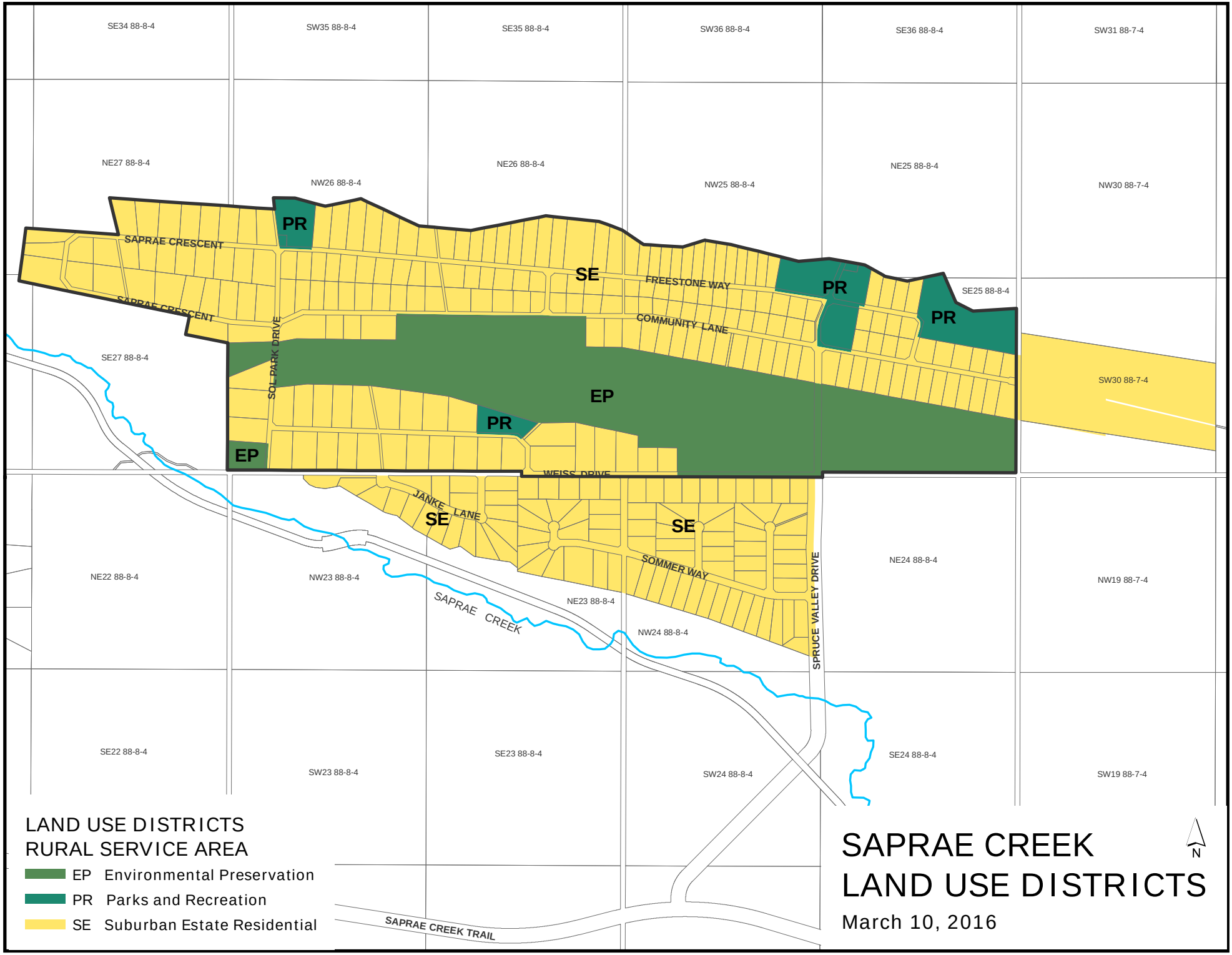
Map 7 & 8 - Schedule A-1
PTARMIGAN MOBILE PARK
Bylaw 23/008

Survey Parcels
Roads
Waterbodies

N

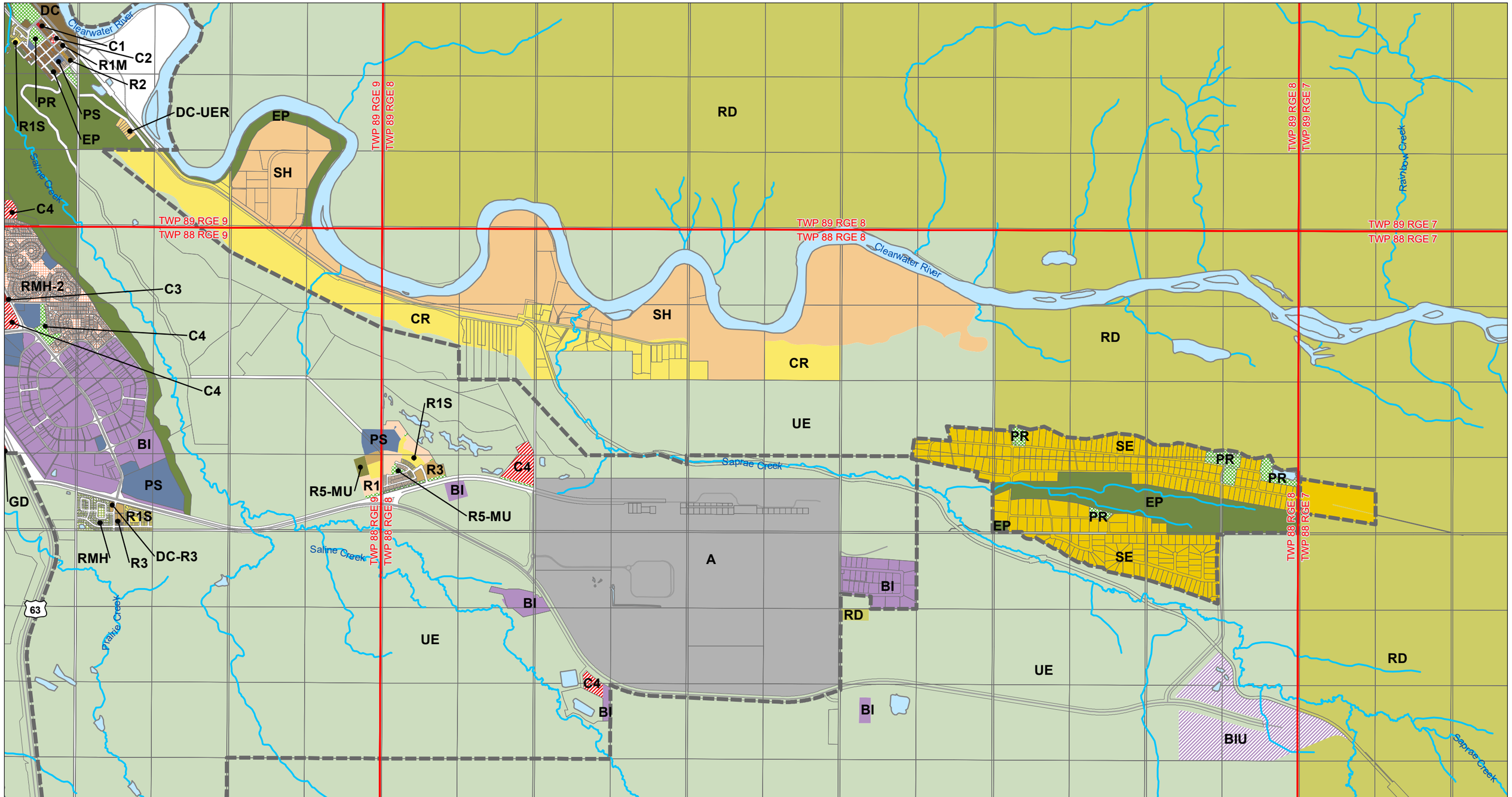
40 20 0 40
Meters

Map 7 and 8 - Fort McMurray_Schedule_A1
Map Produced for the Community Development Planning Branch on 27 Nov 2023



BYLAW 99/059 - MAP 9

BYLAW 99/059 - MAP 10



Land Use Districts - Rural Service Area

- A Airport
- BI Business Industrial
- BIU Business Industrial Unserviced
- C1 Community Commercial
- C2 Mixed/Transitional Commercial
- C3 Shopping Center Commercial
- C4 Highway Commercial
- CR Country Residential
- DC Direct Control
- DC-R3 Direct Control Medium Density Residentail
- DC-UER Direct Control Urban Estate Reidential
- EP Environmental Protection
- GD Gateway District
- PR Parks and Recreation
- PS Public Service
- R1 Single Detached Residential
- R1M Mixed Form Single Detached Residential
- R1S Single Family Small Lot Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5-MU Apartment & Commercial Mixed Use
- RD Rural District
- RMH Manufactured Home Residential
- RMH-2 Small zero lot line Manufactured Home
- SE Suburban Estate Residential
- SH Small Holdings
- UE Urban Expansion

AIRPORT LANDS LAND USE DISTRICTS

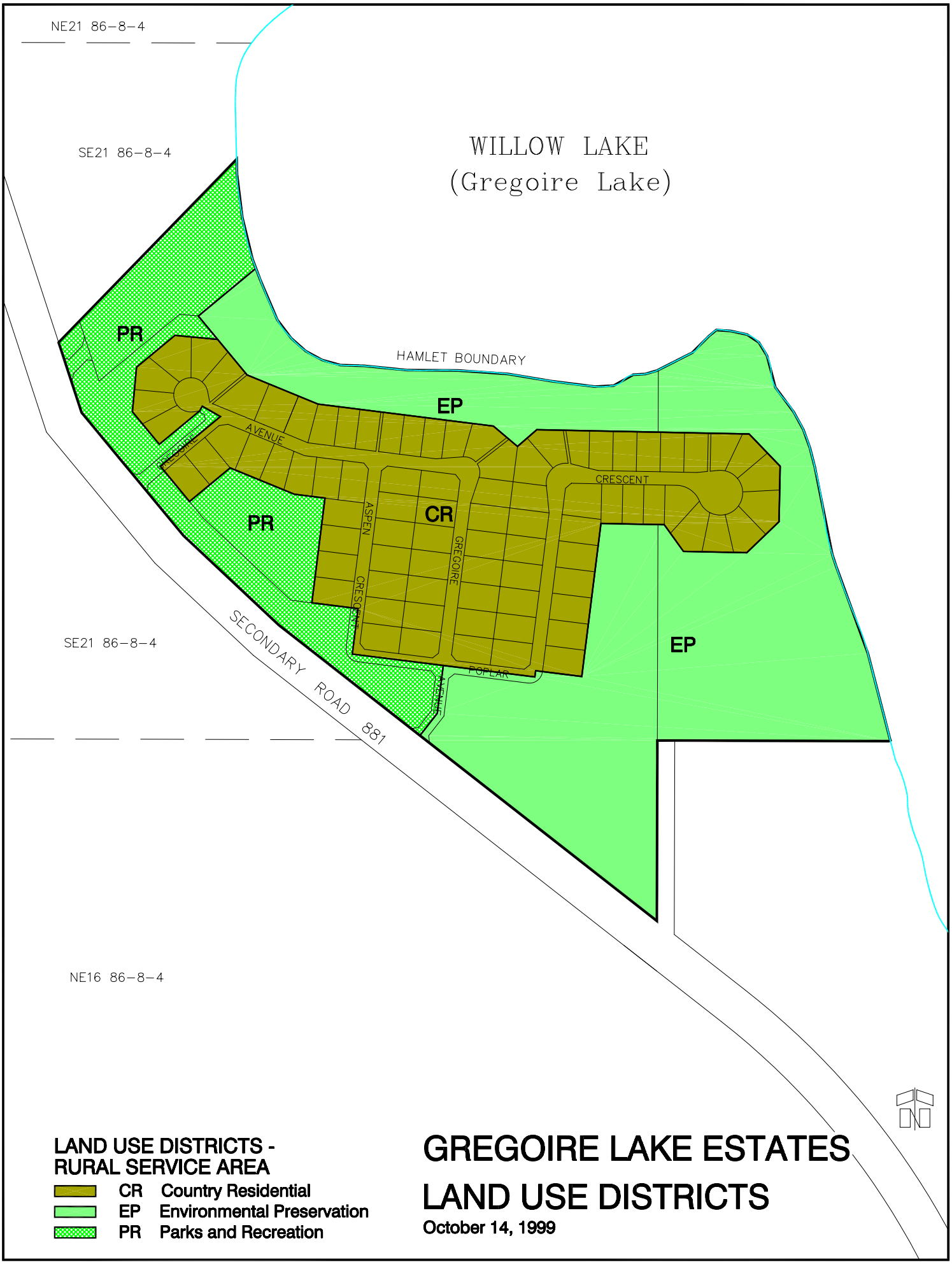
[redacted]

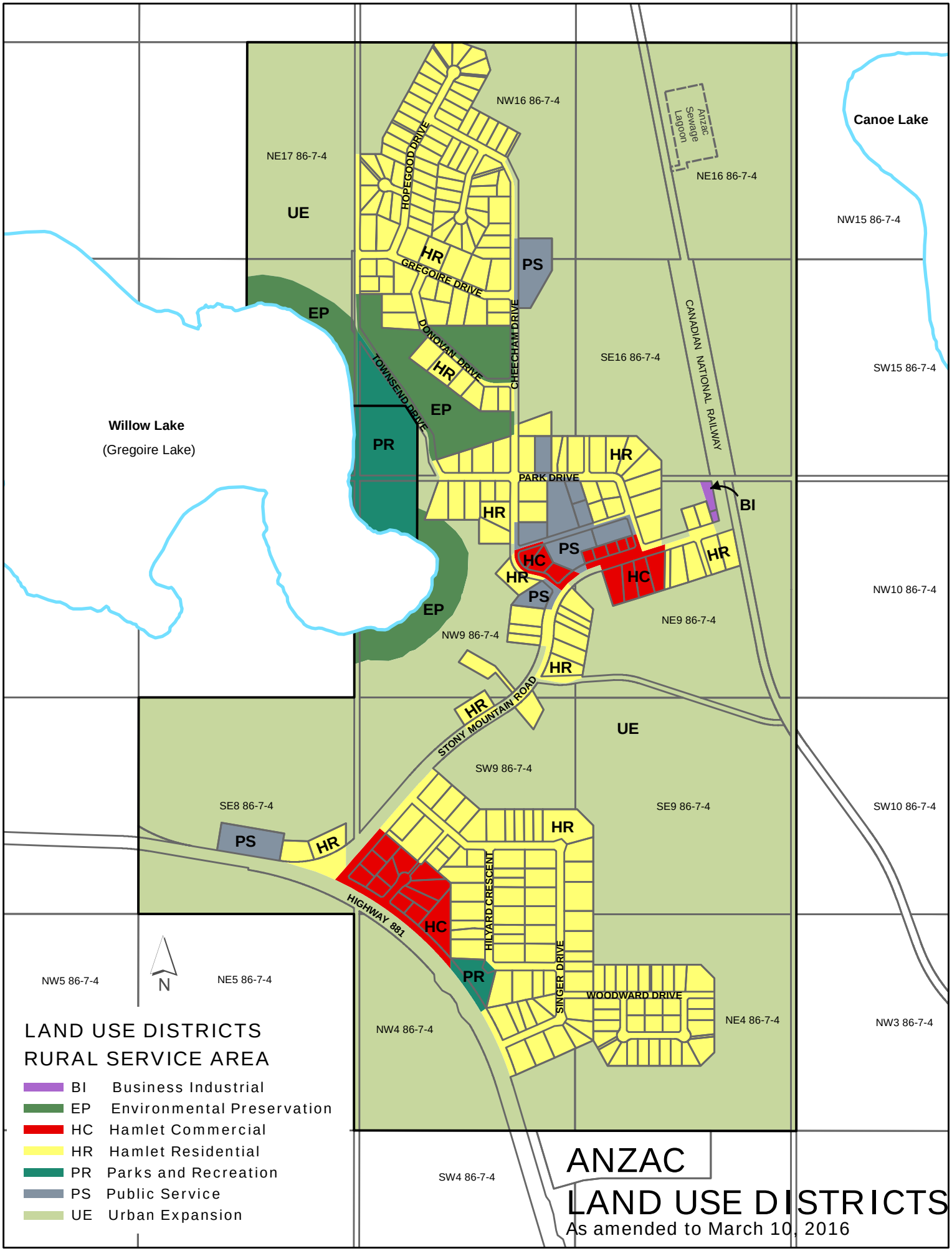
N

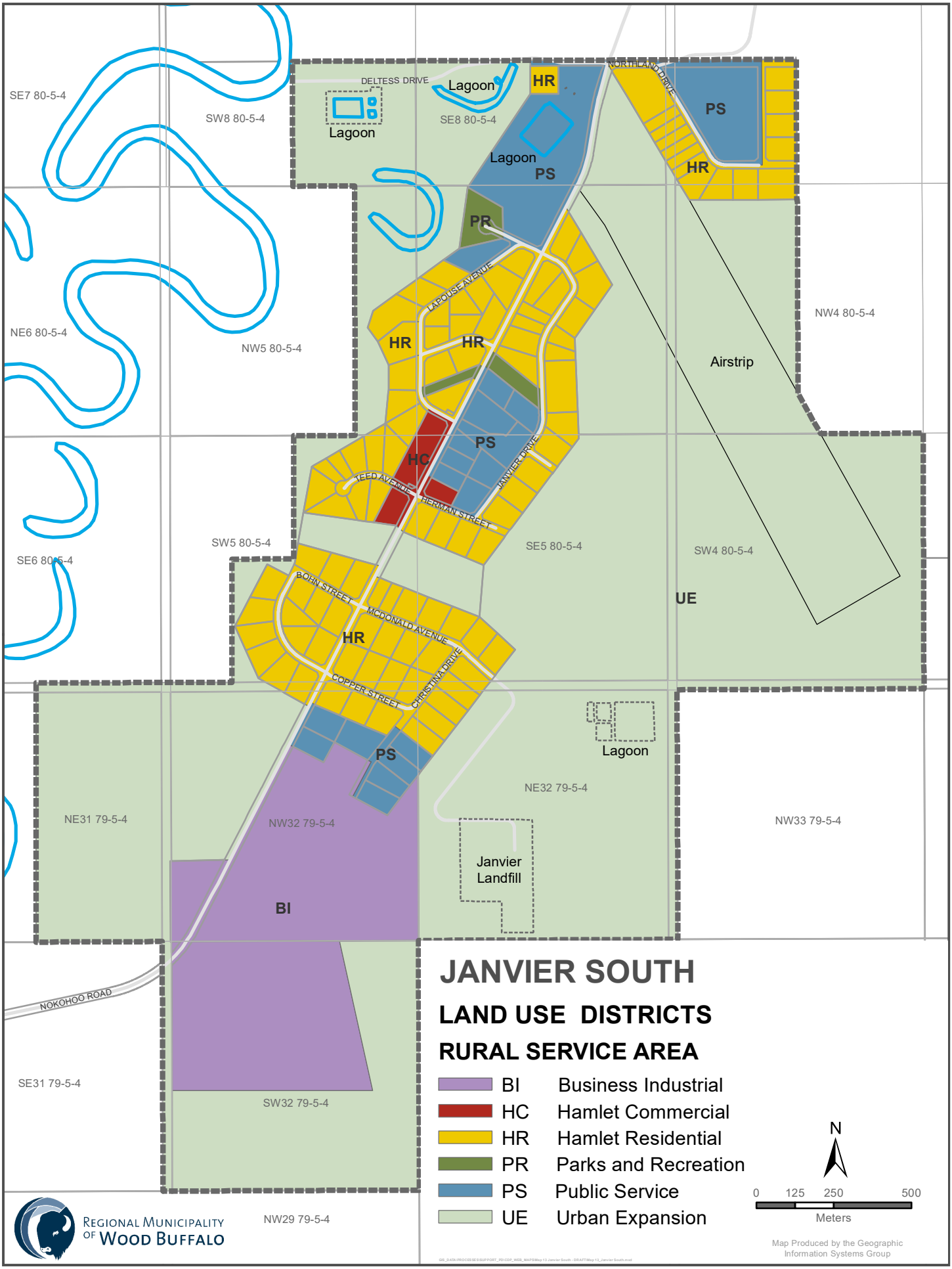
1 cm = 380 meters

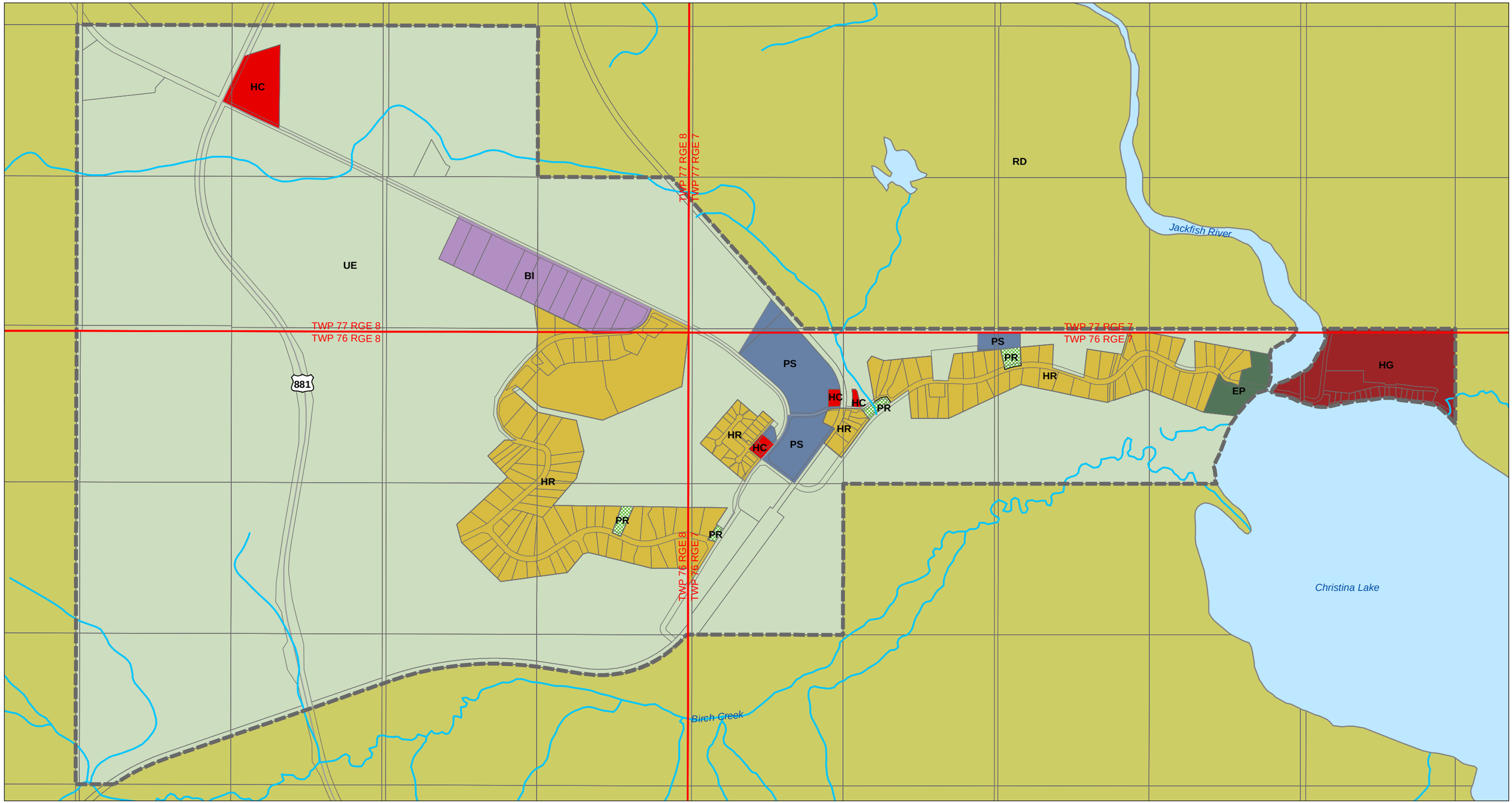
April 04, 2025

Map Produced by the Geographic Information Systems Group


NE21 86-8-4
SE21 86-8-4
WILLOW LAKE
(Gregoire Lake)
PR
HAMLET BOUNDARY
EP
AVENUE
GREGOIRE
CRESCENT
PR
ASPEN
CR
GREGOIRE
CRESCENT
SECONDARY ROAD 881
SE21 86-8-4
EP
POPLAR
AVENUE
NE16 86-8-4
LAND USE DISTRICTS -
RURAL SERVICE AREA
CR Country Residential
EP Environmental Preservation
PR Parks and Recreation
GREGOIRE LAKE ESTATES
LAND USE DISTRICTS
October 14, 1999


NW16 86-7-4
NE17 86-7-4
NE16 86-7-4
Canoe Lake
NW15 86-7-4
Anzac Sewage Lagoon
UE
HOPEGOOD DRIVE
HR
GREGOIRE DRIVE
PS
EP
DONOVAN DRIVE
CHEECHAM DRIVE
SE16 86-7-4
CANADIAN NATIONAL RAILWAY
SW15 86-7-4
TOWNSEND DRIVE
Willow Lake
(Gregoire Lake)
PR
PARK DRIVE
BI
HC
NW10 86-7-4
NE9 86-7-4
NW9 86-7-4
STONY MOUNTAIN ROAD
SW9 86-7-4
SE8 86-7-4
SE9 86-7-4
SW10 86-7-4
HIGHWAY 881
HILYARD CRESCENT
SINGER DRIVE
WOODWARD DRIVE
NW5 86-7-4
NE5 86-7-4
N
NW4 86-7-4
NE4 86-7-4
NW3 86-7-4
SW4 86-7-4
LAND USE DISTRICTS
RURAL SERVICE AREA
BI Business Industrial
EP Environmental Preservation
HC Hamlet Commercial
HR Hamlet Residential
PR Parks and Recreation
PS Public Service
UE Urban Expansion
ANZAC
LAND USE DISTRICTS
As amended to March 10, 2016


JANVIER SOUTH
LAND USE DISTRICTS
RURAL SERVICE AREA
BI Business Industrial
HC Hamlet Commercial
HR Hamlet Residential
PR Parks and Recreation
PS Public Service
UE Urban Expansion
N
0 125 250 500
Meters
Map Produced by the Geographic Information Systems Group
REGIONAL MUNICIPALITY OF WOOD BUFFALO
SE7 80-5-4
SW8 80-5-4
SE8 80-5-4
NE6 80-5-4
NW5 80-5-4
NW4 80-5-4
SW5 80-5-4
SE5 80-5-4
SW4 80-5-4
SE6 80-5-4
NE31 79-5-4
NW32 79-5-4
NE32 79-5-4
NW33 79-5-4
SE31 79-5-4
SW32 79-5-4
NW29 79-5-4
DELTESS DRIVE
NORTHLAND DRIVE
LAPOUSE AVENUE
TEED AVENUE
HERMAN STREET
JANVIER DRIVE
BOHN STREET
MCDONALD AVENUE
COPPER STREET
CHRISTINA DRIVE
NOKOHOO ROAD
Lagoon
Airstrip
UE
Janvier Landfill
HR
PS
PR
HC
BI



Land Use Districts - Rural Service Area

- BI Business Industrial
- HC Hamlet Commercial
- HR Hamlet Residential
- PS Public Service
- UE Urban Expansion
- EP Environmental Protection
- HG Hamlet General
- PR Parks and Recreation
- RD Rural District

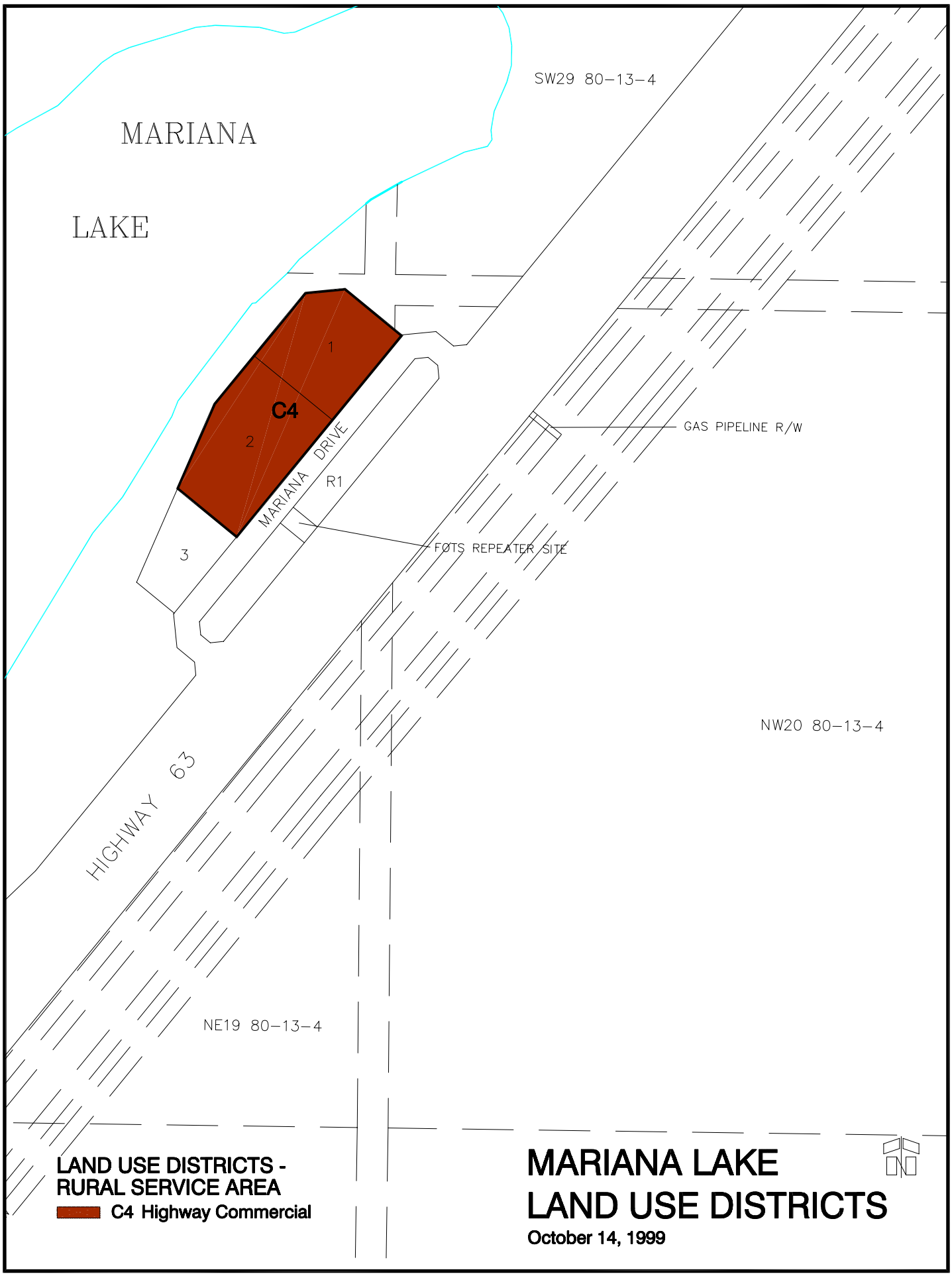
CONKLIN
LAND USE DISTRICTS
BYLAW 99/059 - MAP 14

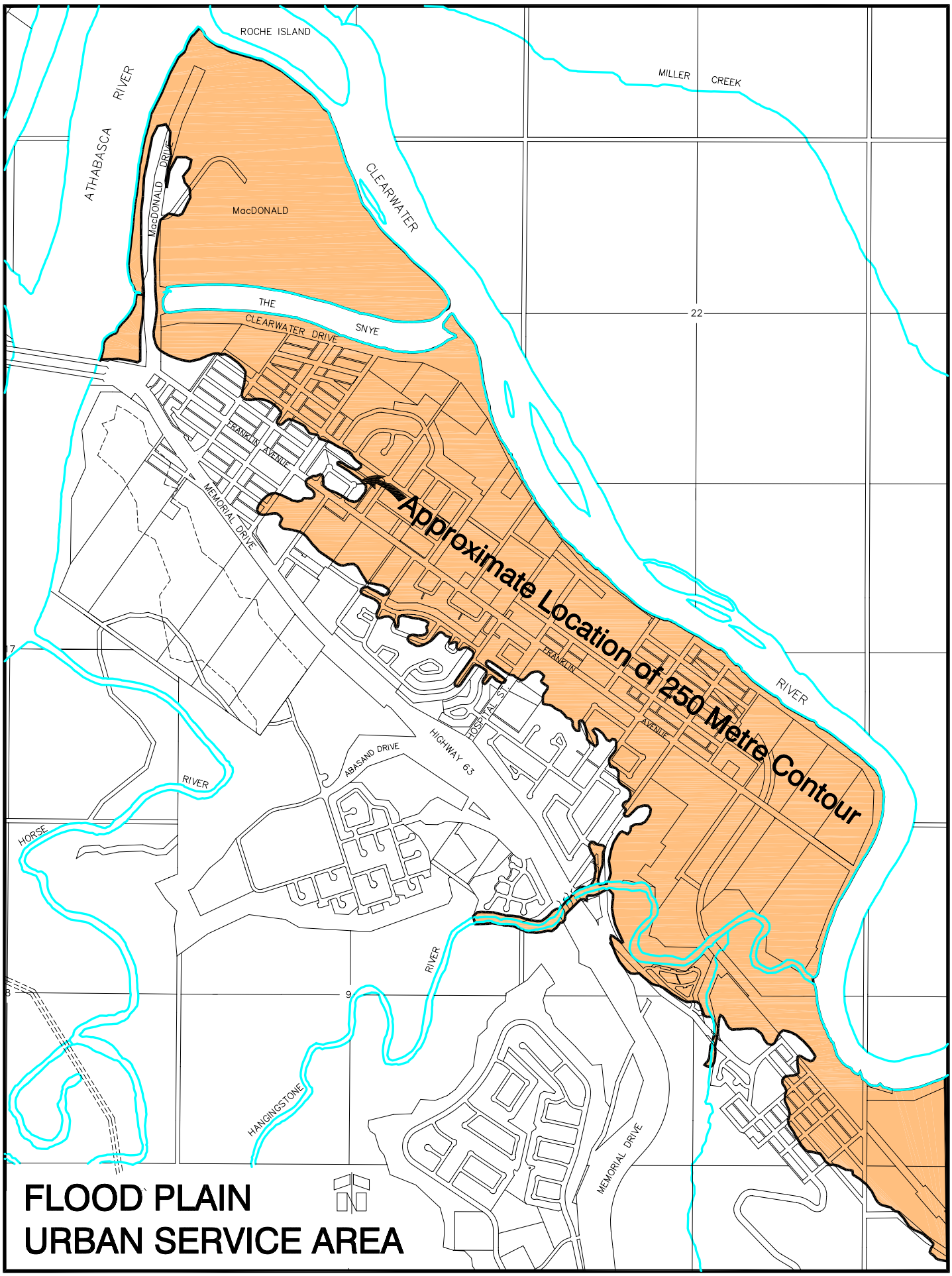
Amendment Date: July 8, 2019

N

1 cm = 190 meters

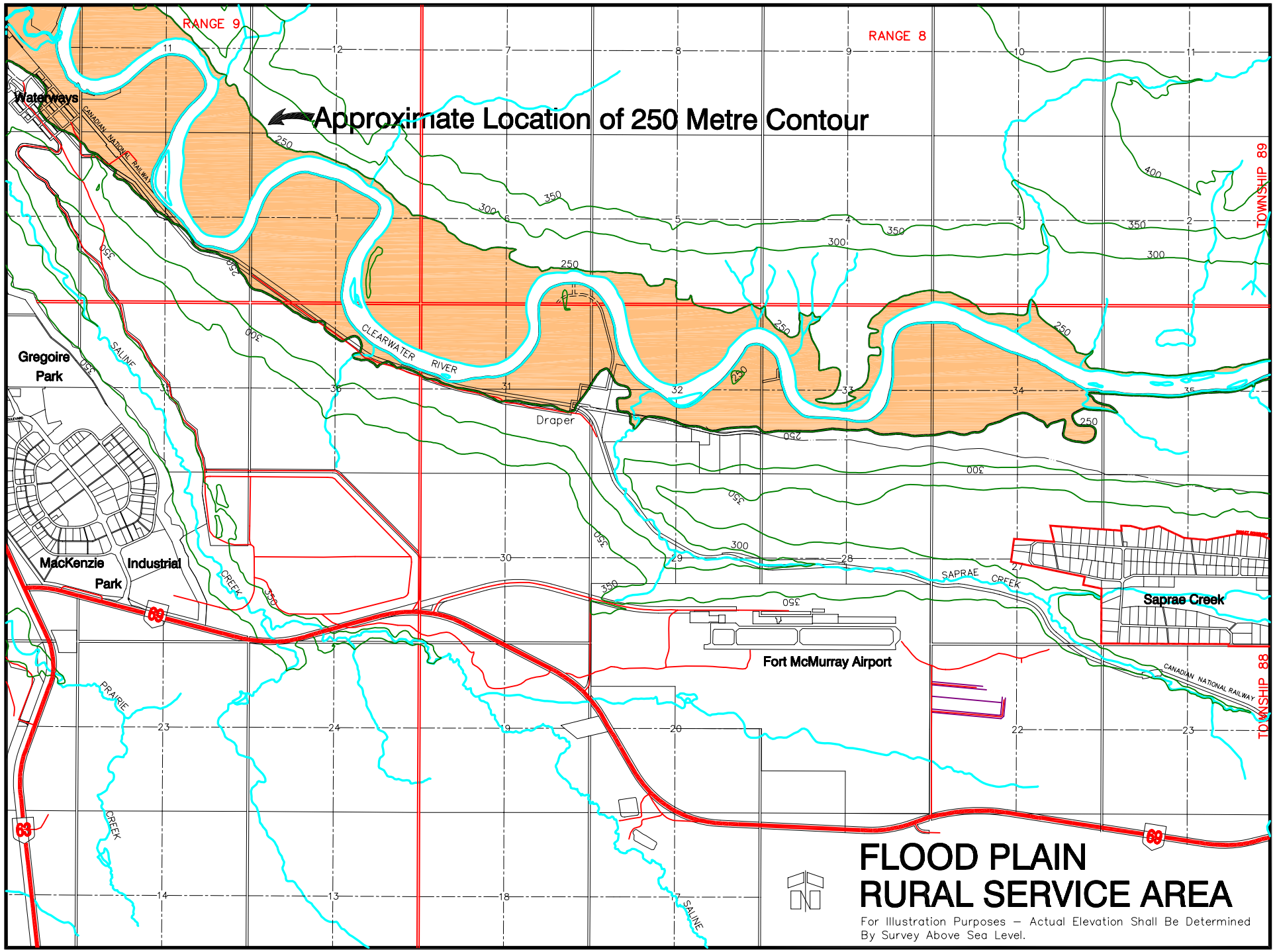
30 May 2023
Map produced for Community Development Branch


MARIANA
LAKE
SW29 80-13-4
1
C4
2
MARIANA DRIVE
R1
3
GAS PIPELINE R/W
FØTS REPEATER SITE
NW20 80-13-4
HIGHWAY 63
NE19 80-13-4
LAND USE DISTRICTS -
RURAL SERVICE AREA
C4 Highway Commercial
MARIANA LAKE
LAND USE DISTRICTS
October 14, 1999



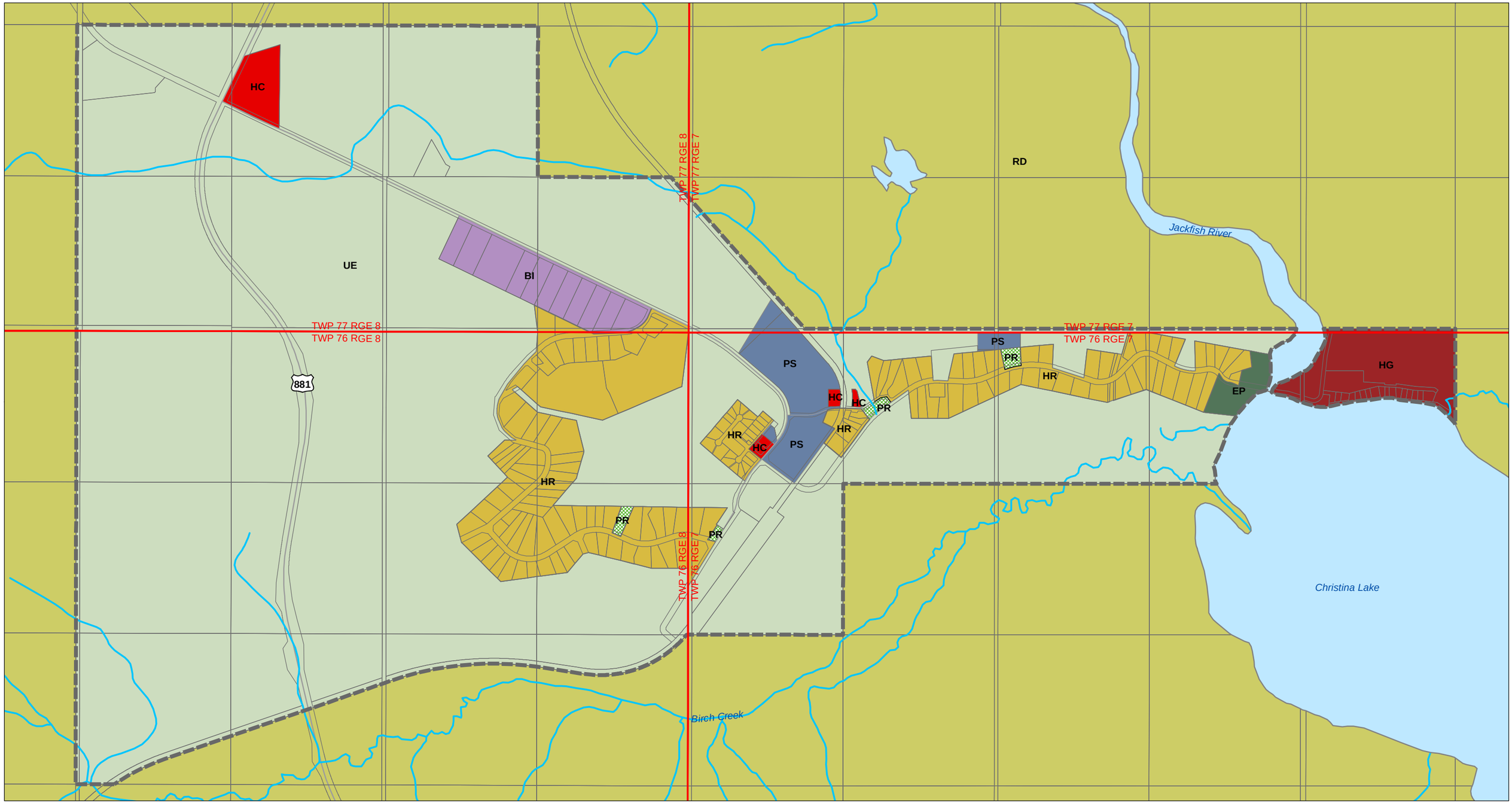
For Illustration Purposes – Actual Elevation Shall Be Determined By Survey Above Sea Level.

Lub–U250m



APPENDIX "C" Map 2

Lub–R250m



Land Use Districts - Rural Service Area

- BI Business Industrial
- HC Hamlet Commercial
- HR Hamlet Residential
- PS Public Service
- UE Urban Expansion
- EP Environmental Protection
- HG Hamlet General
- PR Parks and Recreation
- RD Rural District

CONKLIN
LAND USE DISTRICTS
BYLAW 99/059 - MAP 14

Amendment Date: July 8, 2019

N

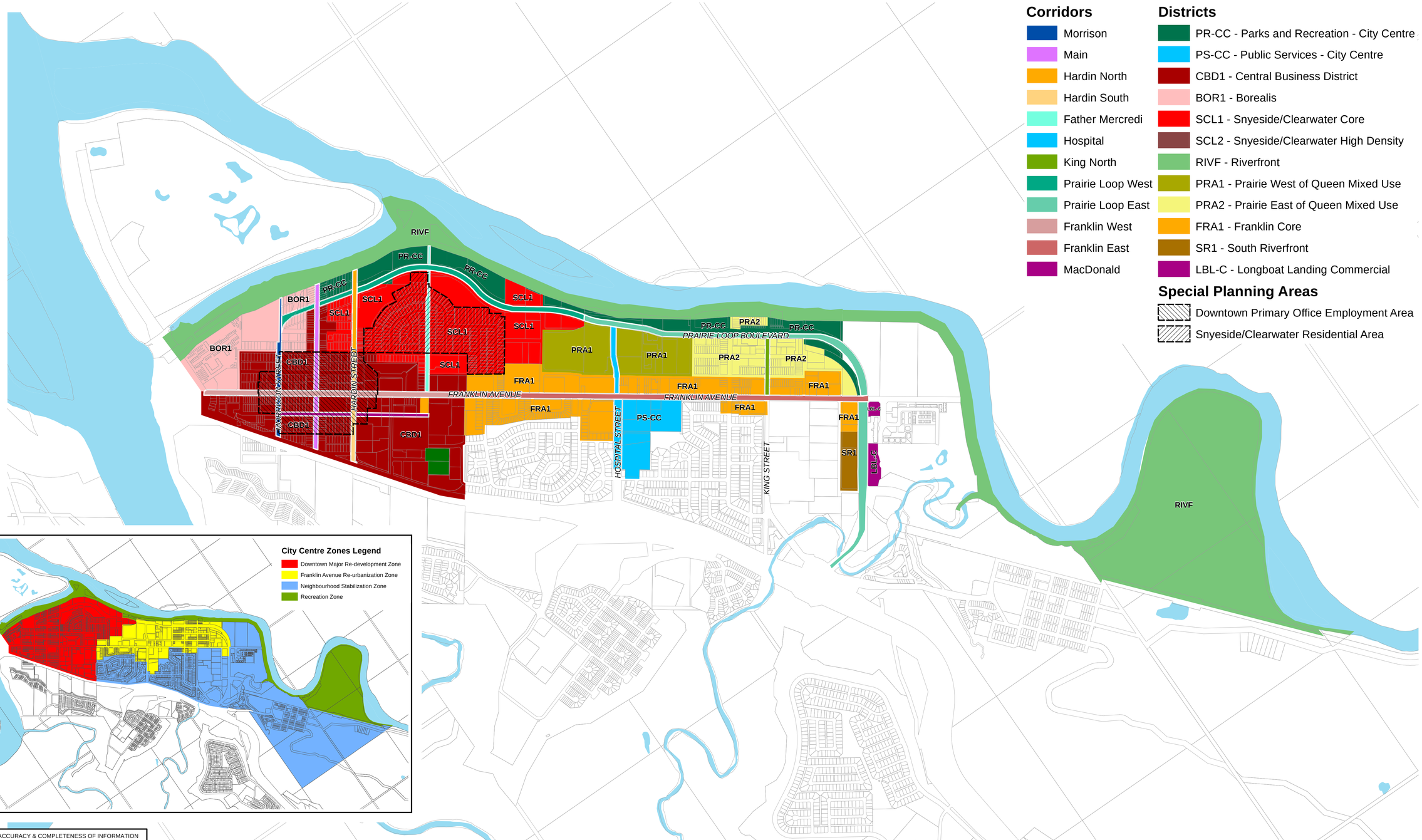
1 cm = 190 meters

30 May 2023
Map produced for Community Development Branch

Bylaw No. 99/059 (BL 12/012, 12/013, 13/004, 14/032, 15/017, 18/028, 18/029)
City Centre Land Use Bylaw

REGIONAL MUNCIPALITY OF WOOD BUFFALO

DATE: 31 MAY 2023
INFOSOURCE: REGIONAL MUNICIPALITY OF WOOD BUFFALO



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.

C:\Data\TTOX93928_LUB_CONSOLIDATION_2018\Appendix 1 Districts and Corridors - May 31_2023.mxd Last updated by perier on Wednesday, May 31, 2023 at 2:57:47 PM

CITY CENTRE DISTRICTS AND CORRIDORS MAP

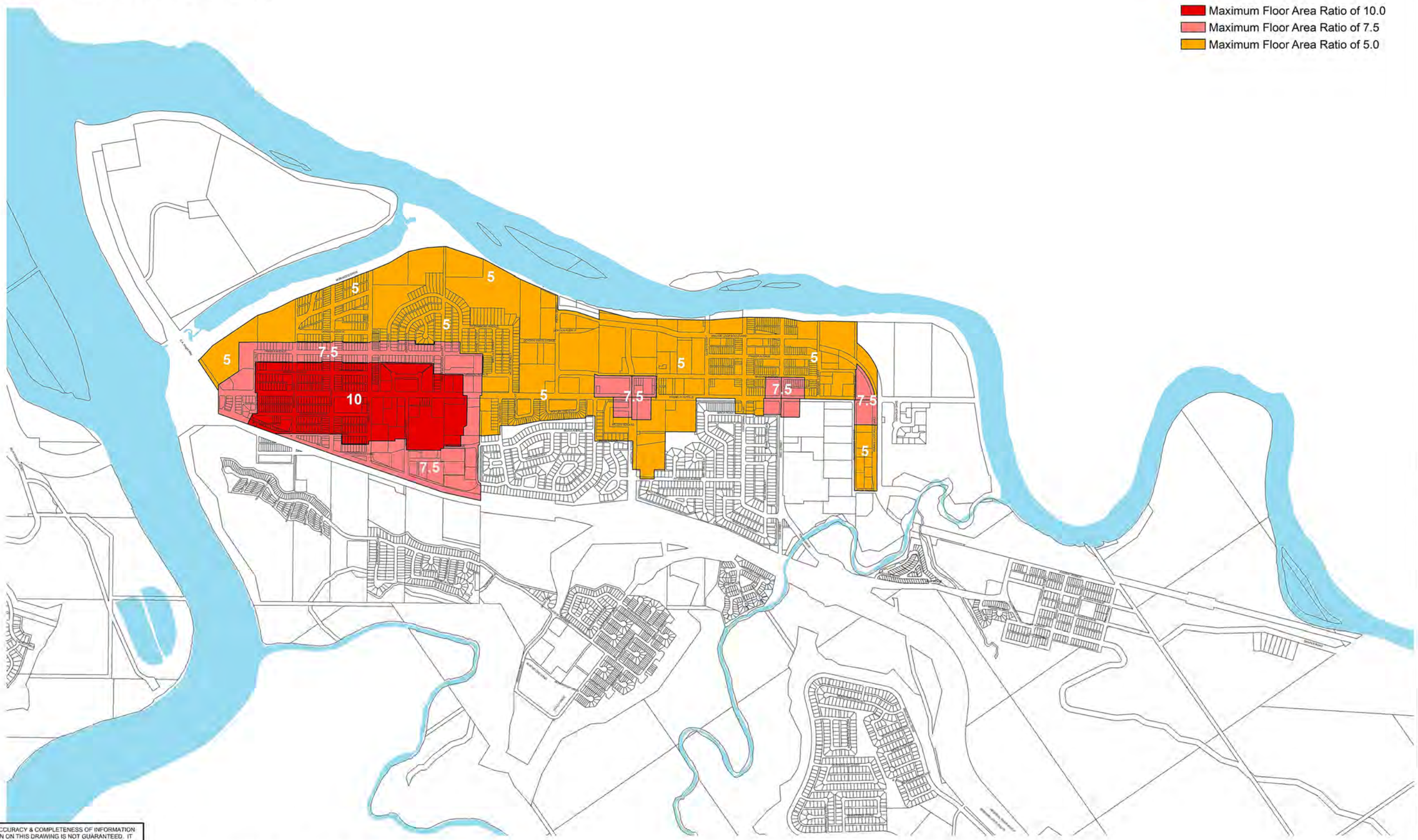
APPENDIX

1

DATE: JANUARY 2013
INFOSOURCE: REGIONAL MUNICIPALITY OF WOOD BUFFALO

REGIONAL MUNCIPALITY OF WOOD BUFFALO

CITY CENTRE FLOOR AREA RATIO 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.

APPENDIX

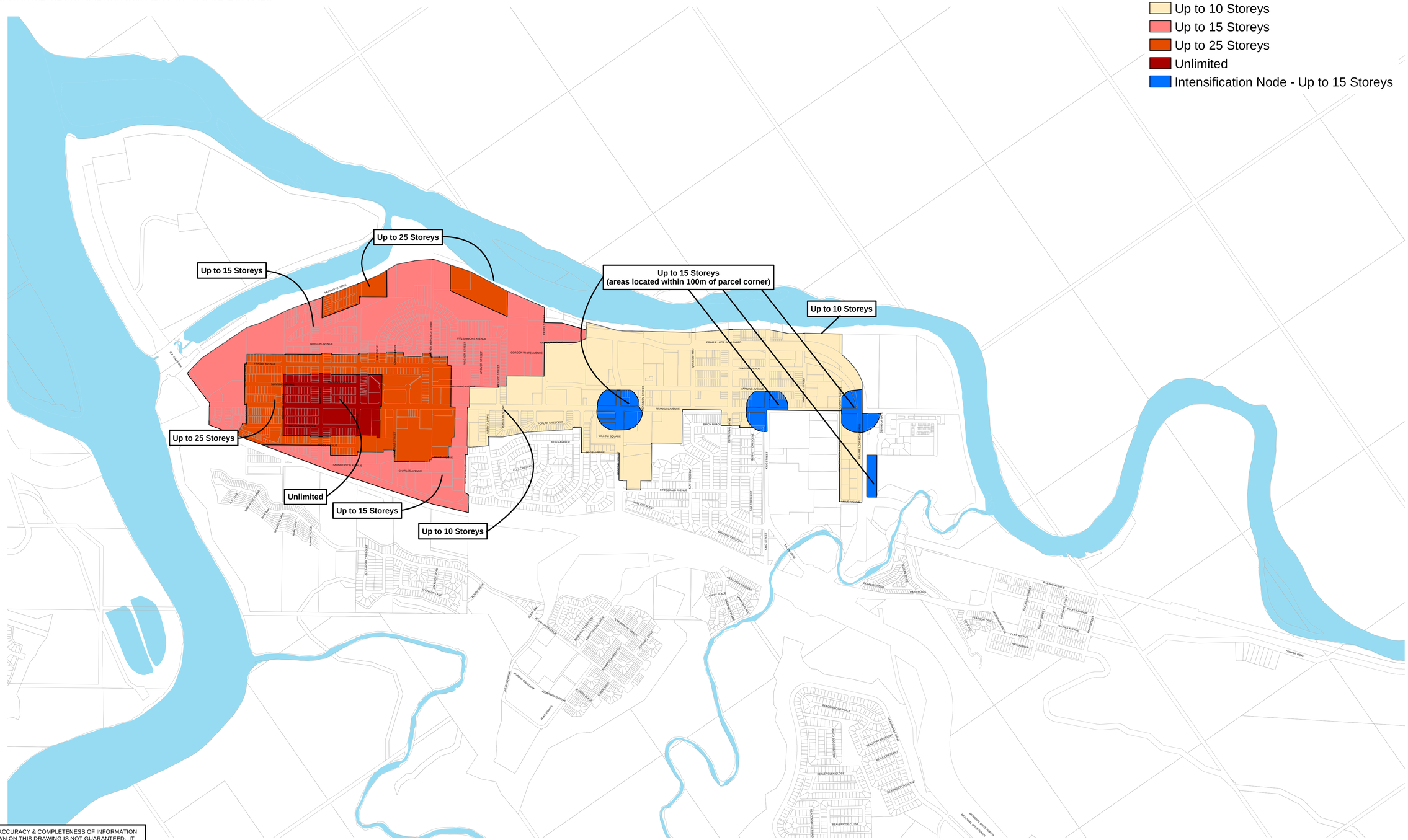
2

REGIONAL MUNICIPALITY OF WOOD BUFFALO

Bylaw No. 99/059 (BL 12/012, 12/013, 14/032)
City Centre Land Use Bylaw

REGIONAL MUNCIPALITY OF WOOD BUFFALO

DATE: SEPTEMBER 2014
INFOSOURCE: REGIONAL MUNICIPALITY OF WOOD BUFFALO



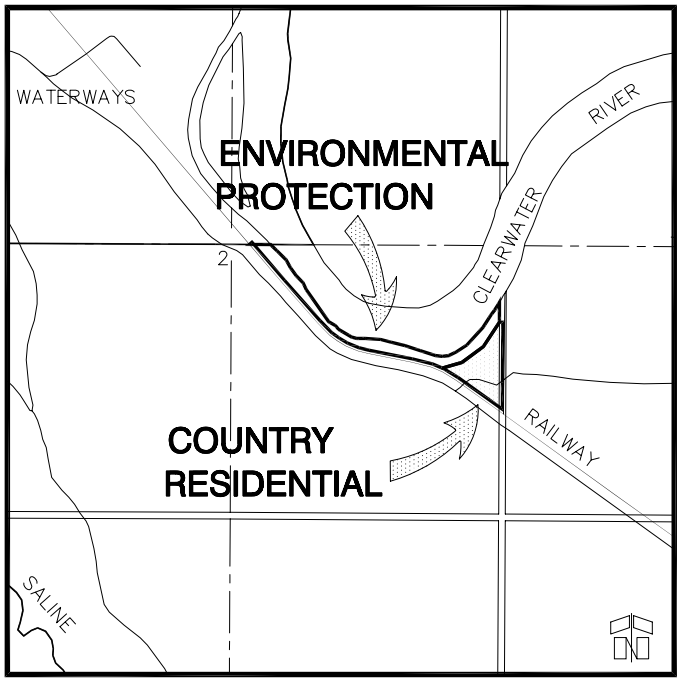
THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

\\woodbuffalo.ab.ca\SHARE\DP\RD_DEPT\PD_MAPPING\Community Development\Mapping_Tech\City Centre\Appendix 3 Height - Updated Bylaw Info_Rev1.mxd Last updated by pererr on Friday, December 05, 2014 at 4:30:31 PM

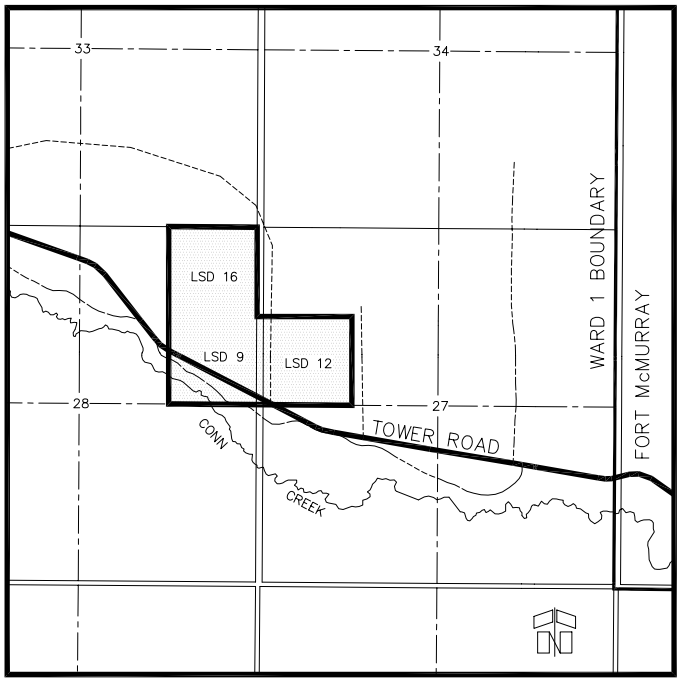
CITY CENTRE HEIGHT MAP

APPENDIX

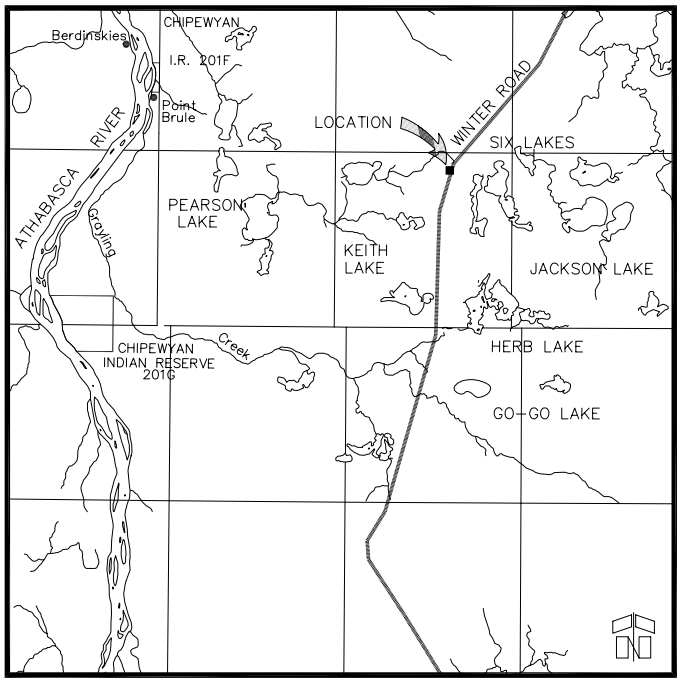
3



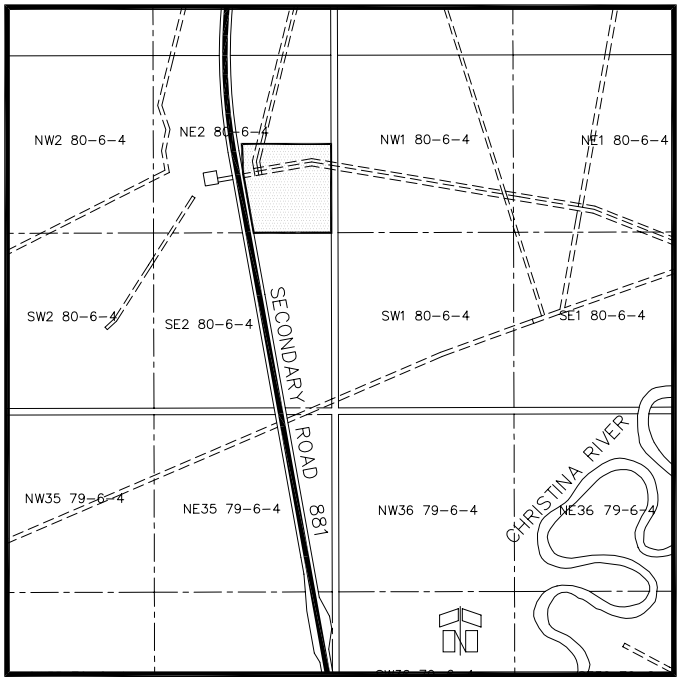
1 Country Residential District & Environmental Protection
(Lots 1 & 2 – CR, Lot 3 ER – EP, Plan 992 3971)



2 Rural District
(LSD 9 & 16 of Section 28, LSD 12 of Section 27, Twp.89, Rge.10, W4)



3 Highway Commercial
(LSD 8 of Section 34, Twp.103, Rge.7, W4)

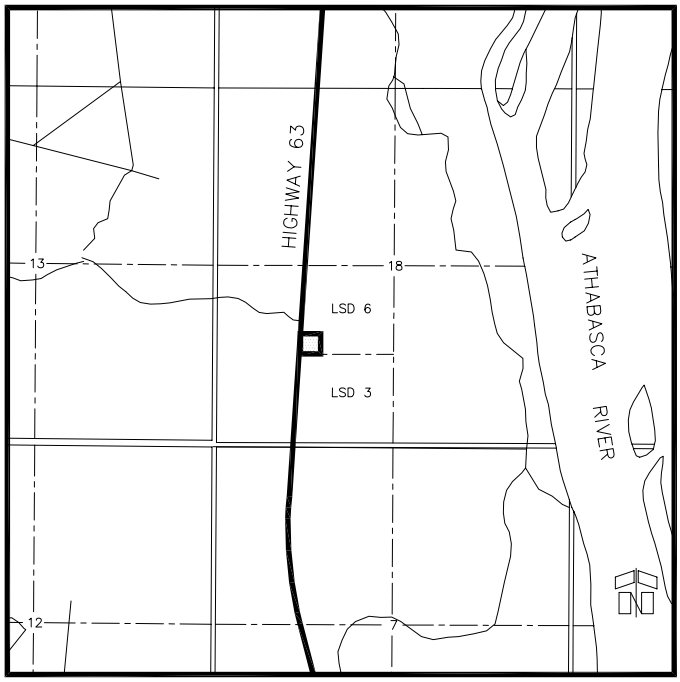


4 Highway Commercial
(LSD 9 of Section 2, Twp.80, Rge.6, W4)

Note:
If not privately owned, sketch's are based on lease boundary

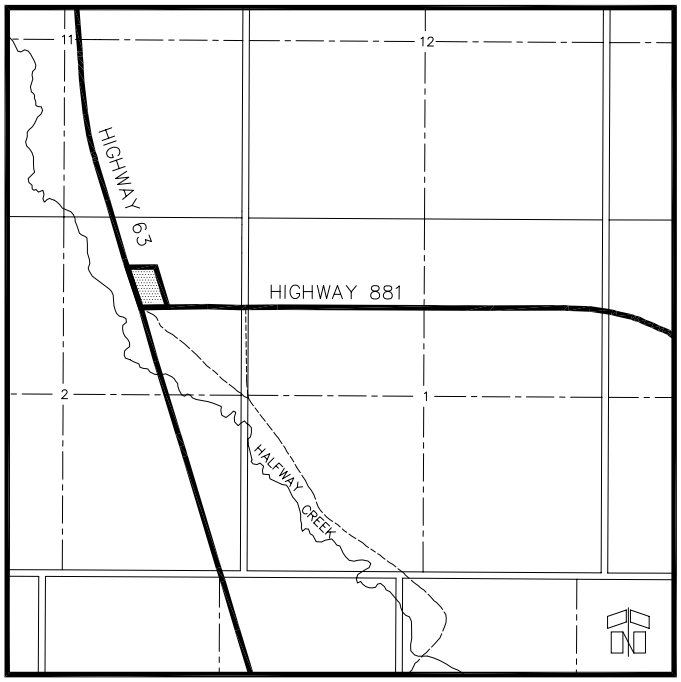
DETAIL MAPS
LAND USE DISTRICT

Lub–Thumb



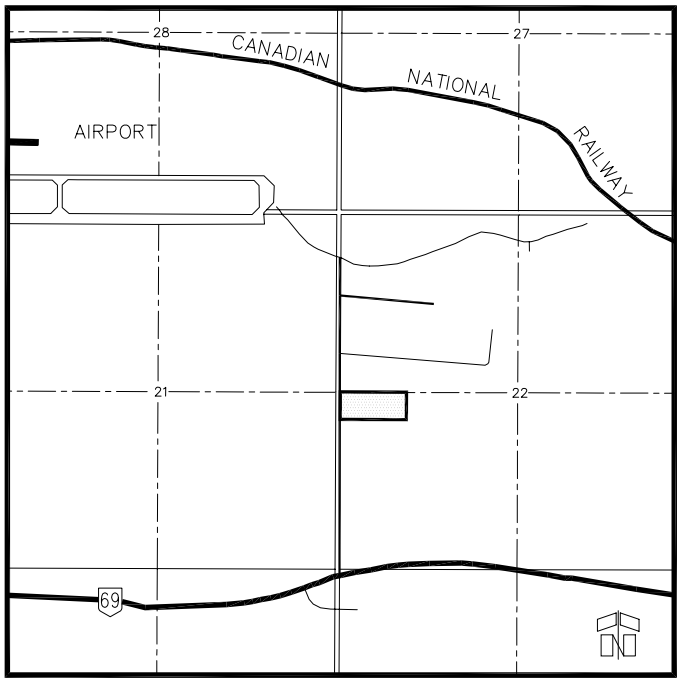
5 Business Industrial

(Portion of S.W. 1/4 Section 18, Twp.90, Rge.9, W4)



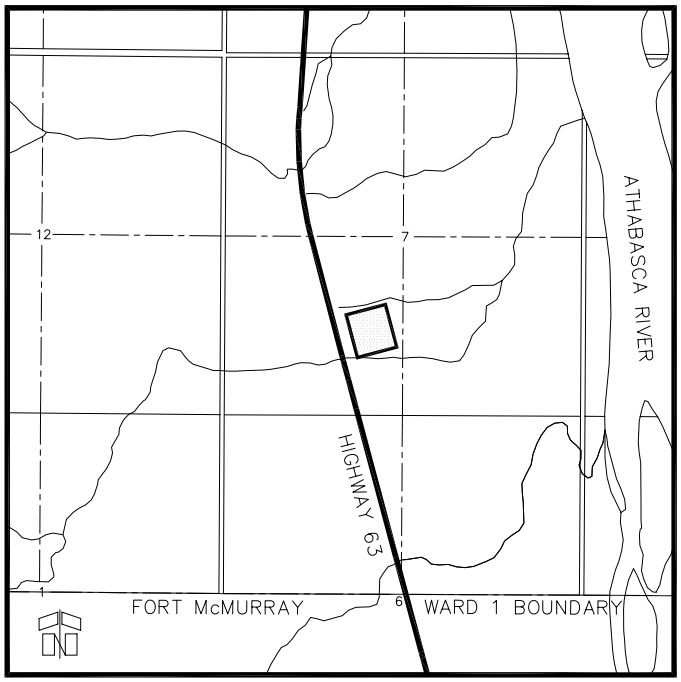
6 Highway Commercial

(Portion of N.E. 1/4 Section 2, Twp.87, Rge.9, W4)



7 Rural District

(Portion of S.W. 1/4 Section 22, Twp.88, Rge.8, W4)



(Revised Legal Description Feb. 2001)

8 Business Industrial

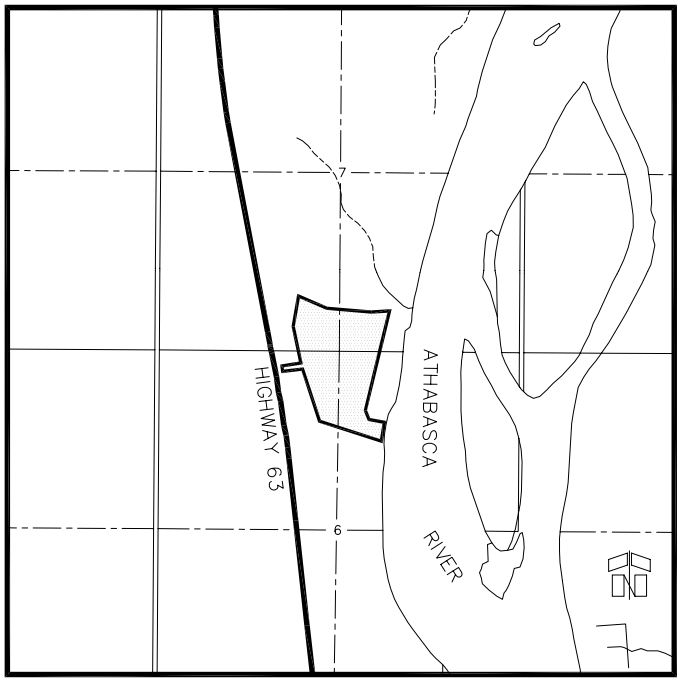
(Portion of S.W. 1/4 Section 7, Twp.90, Rge.9, W4)

Note:

If not privately owned, sketch's are based on lease boundary

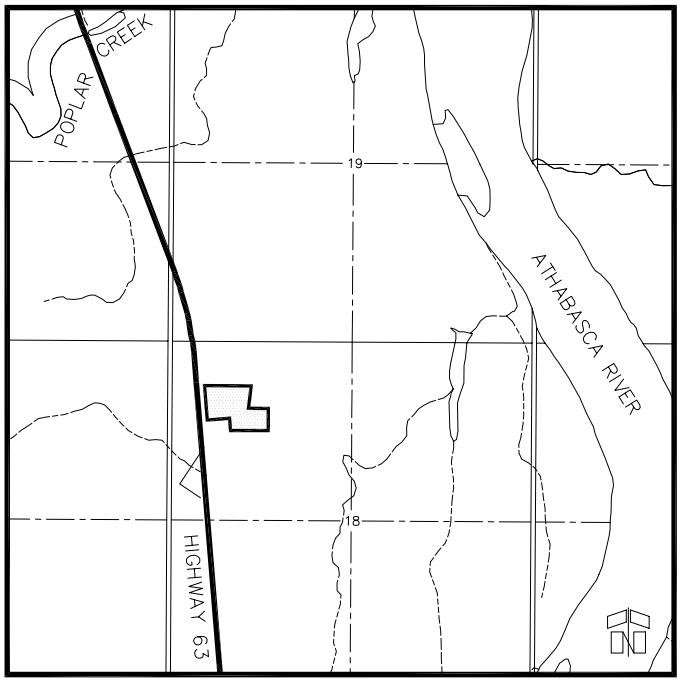
DETAIL MAPS
LAND USE DISTRICT

Lub–Thumb



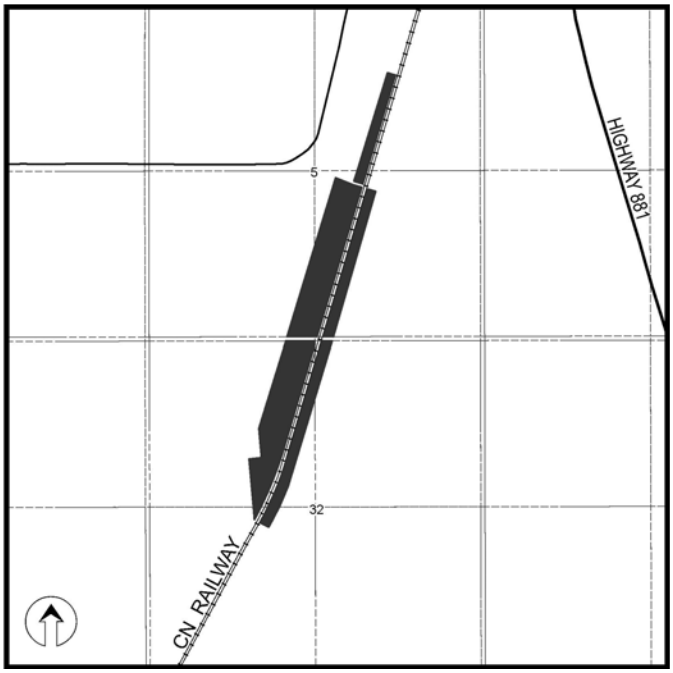
9 Business Industrial

14 & 15, in Section 6, and LSD's 2 & 3, in Section 7, Twp.91, Rge.9, W4)



10 Business Industrial

(Within LSD's 13 & 14, N.W. 1/4 Section 18, Twp.91, Rge.9, W4)

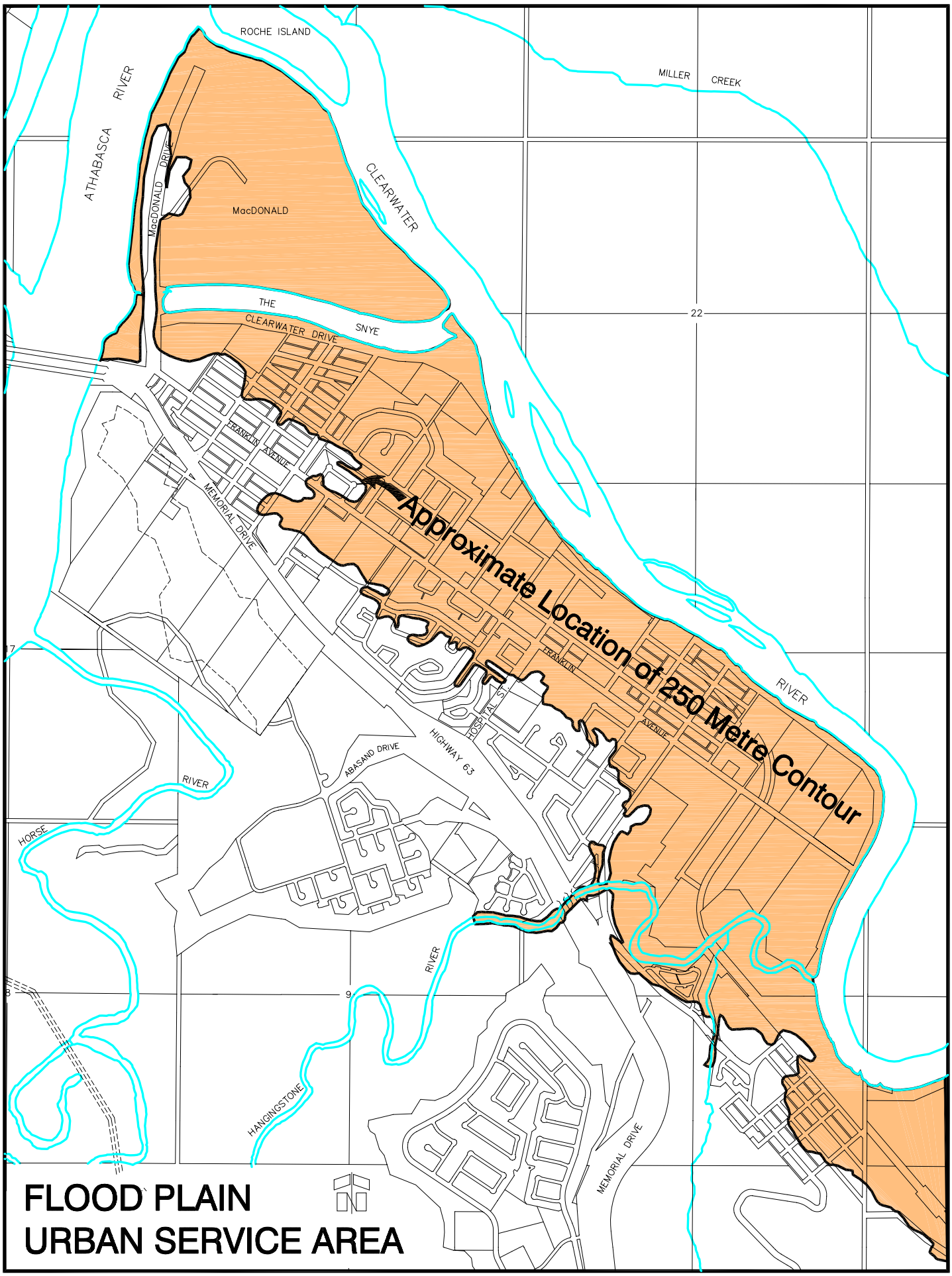


11 Business Industrial Unserviced

(Within portions of W 1/2 Section 32, Twp 81, Rge 6, NE Section 32, Twp 81, Rge 6, South Section 5, Twp 82, Rge 6 and NE Section 5, Twp 82, Rge 6

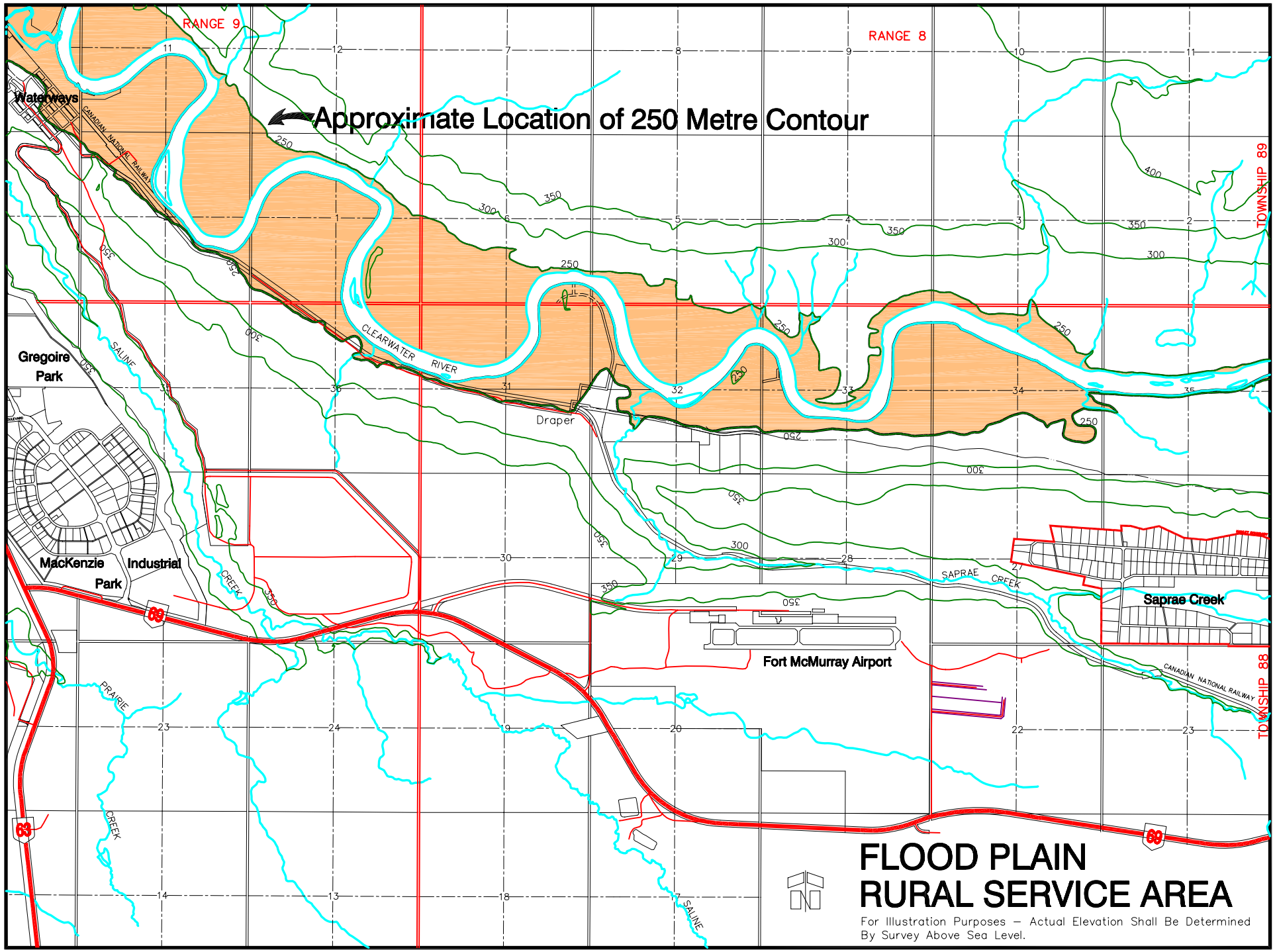
DETAIL MAPS
LAND USE DISTRICT

Lub–Thumb



For Illustration Purposes – Actual Elevation Shall Be Determined By Survey Above Sea Level.

Lub–U250m



APPENDIX "C" Map 2

Lub–R250m