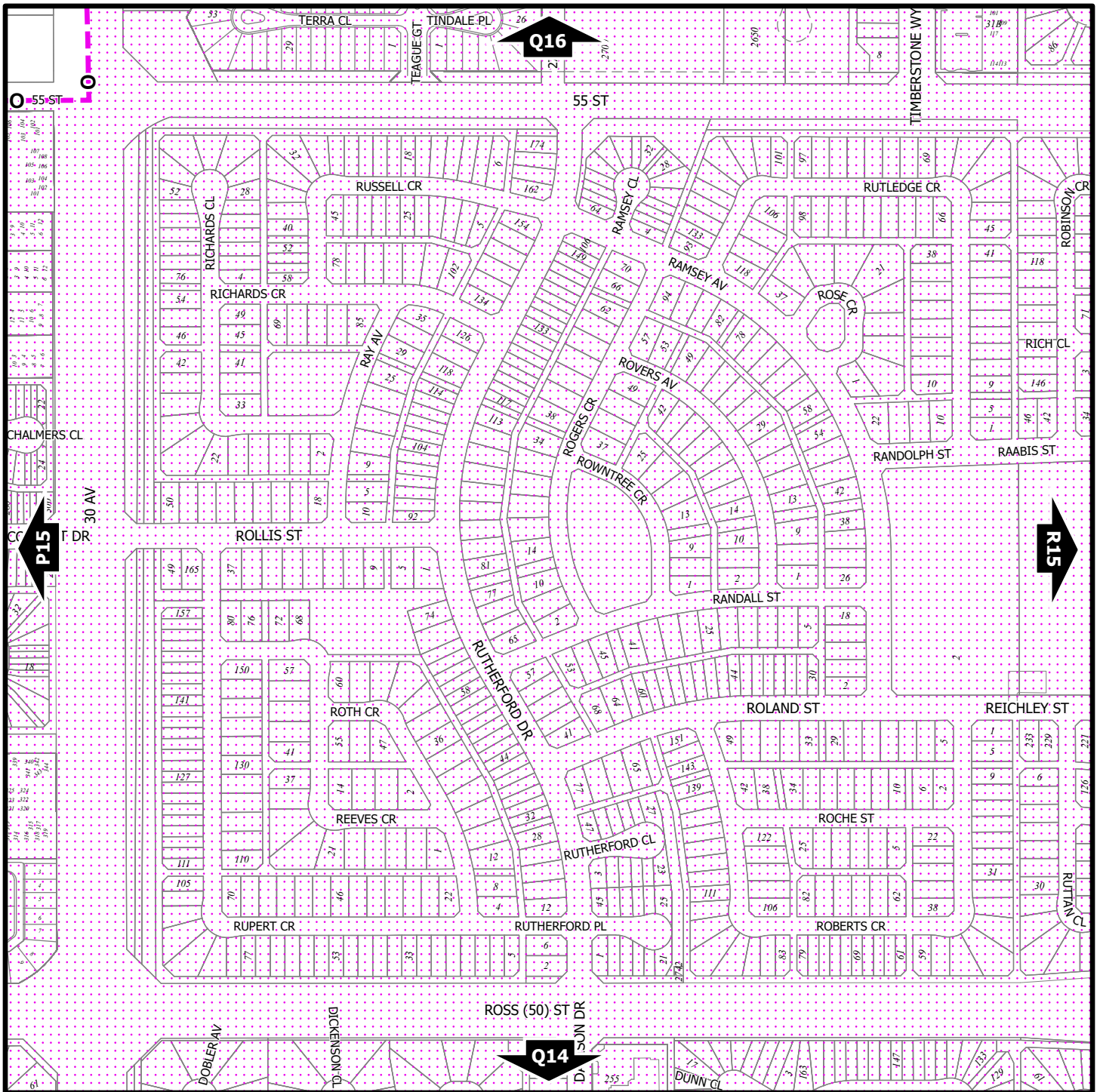




Zoning Bylaw 3357/2024

North



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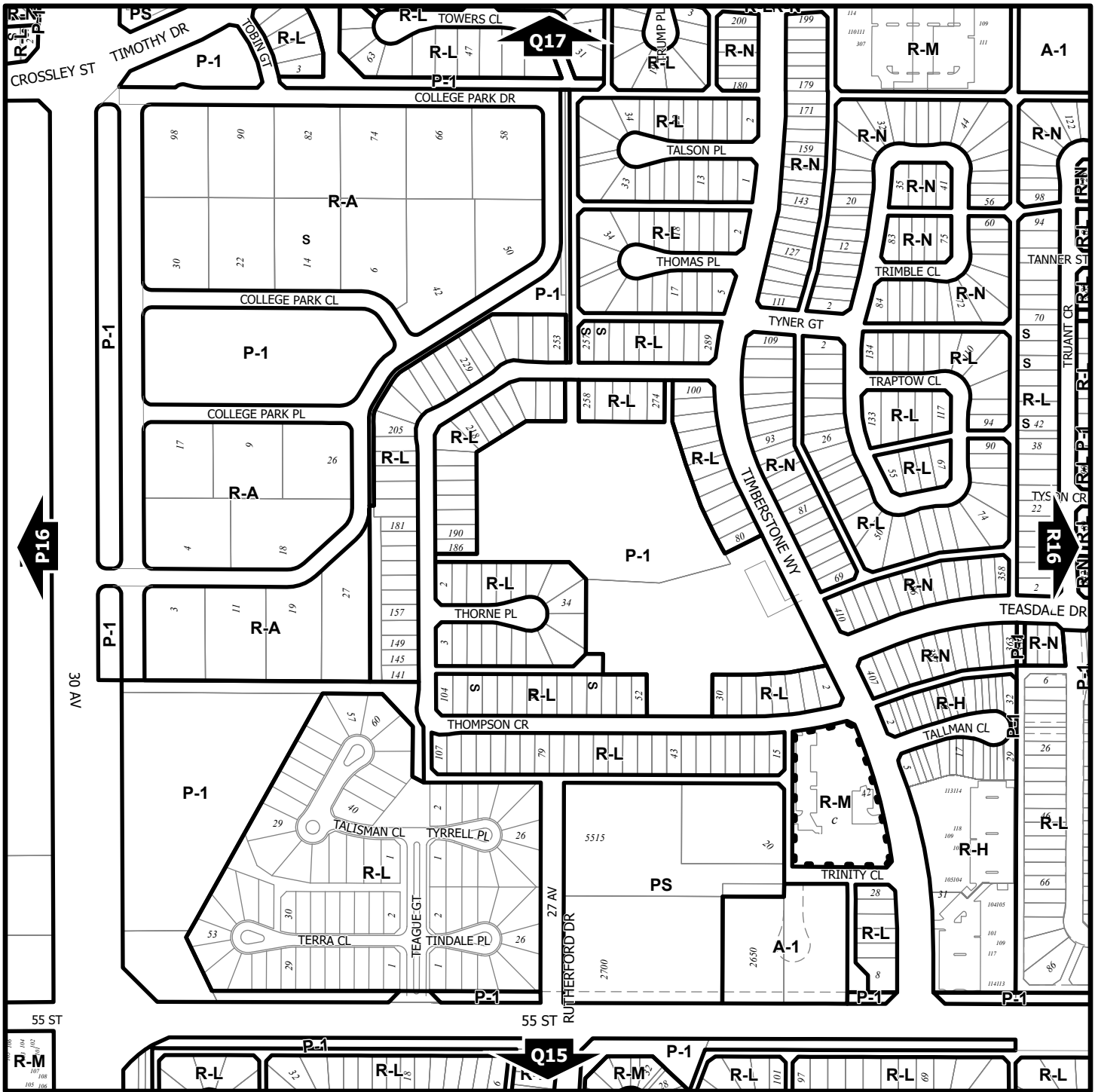
- | | | | | | |
|--|--------------------------------|--|-----------------------------|--|---------------|
| | AltaLink Consultation/ | | Landfill Site (approximate) | | Civic Address |
| | Potential Constraints Area | | Landfill Setback | | Proposed Lots |
| | Business Improvement Area | | Major Entry Area | | Railway |
| | Escarpment Area | | Overlay District | | City Boundary |
| | Flood Fringe | | Restricted Development Area | | |
| | Floodway | | Pipeline Setback | | |
| | Gaetz - Ross Heritage Area | | Wastewater Treatment | | |
| | Historical Preservation Sites | | Plant Setback | | |
| | Historically Significant Sites | | Railway Setback (15m) | | |
| | Historical Site Number | | Railway Setback (30m) | | |

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Land Use Constraints

Q15

NW¼ Sec14 38-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
- R-L** Land Use Zone
-  Exception to Zone
- e(ii)* Exception Number
-  Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
- HP-32* Historical Site Number
-  City Boundary
- 123* Civic Address
-  Railway
-  Proposed Lots

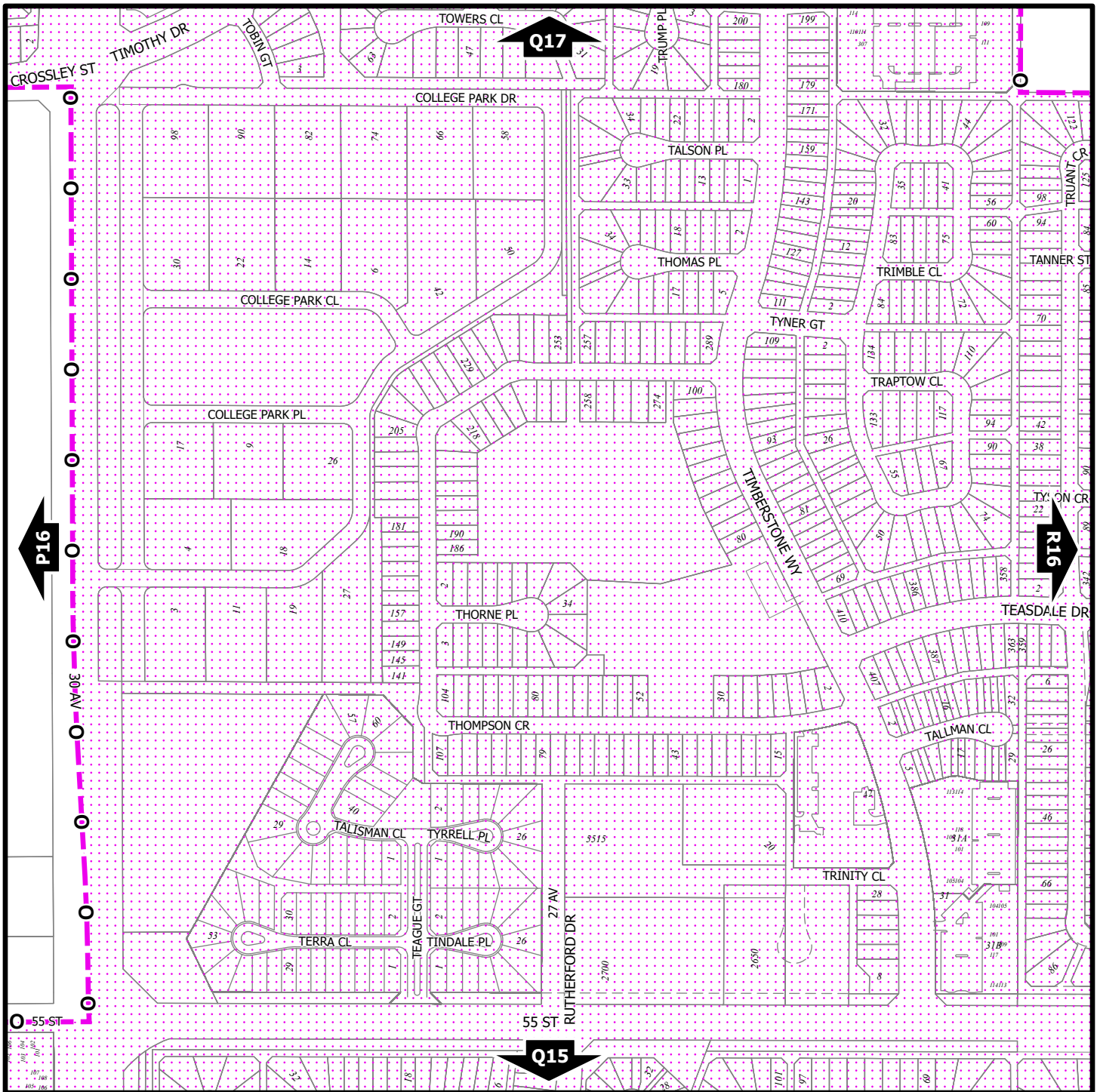
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Land Use Zones

Q16

SW¼ Sec23 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- G Gaetz - Ross Heritage Area
- HP-32 Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

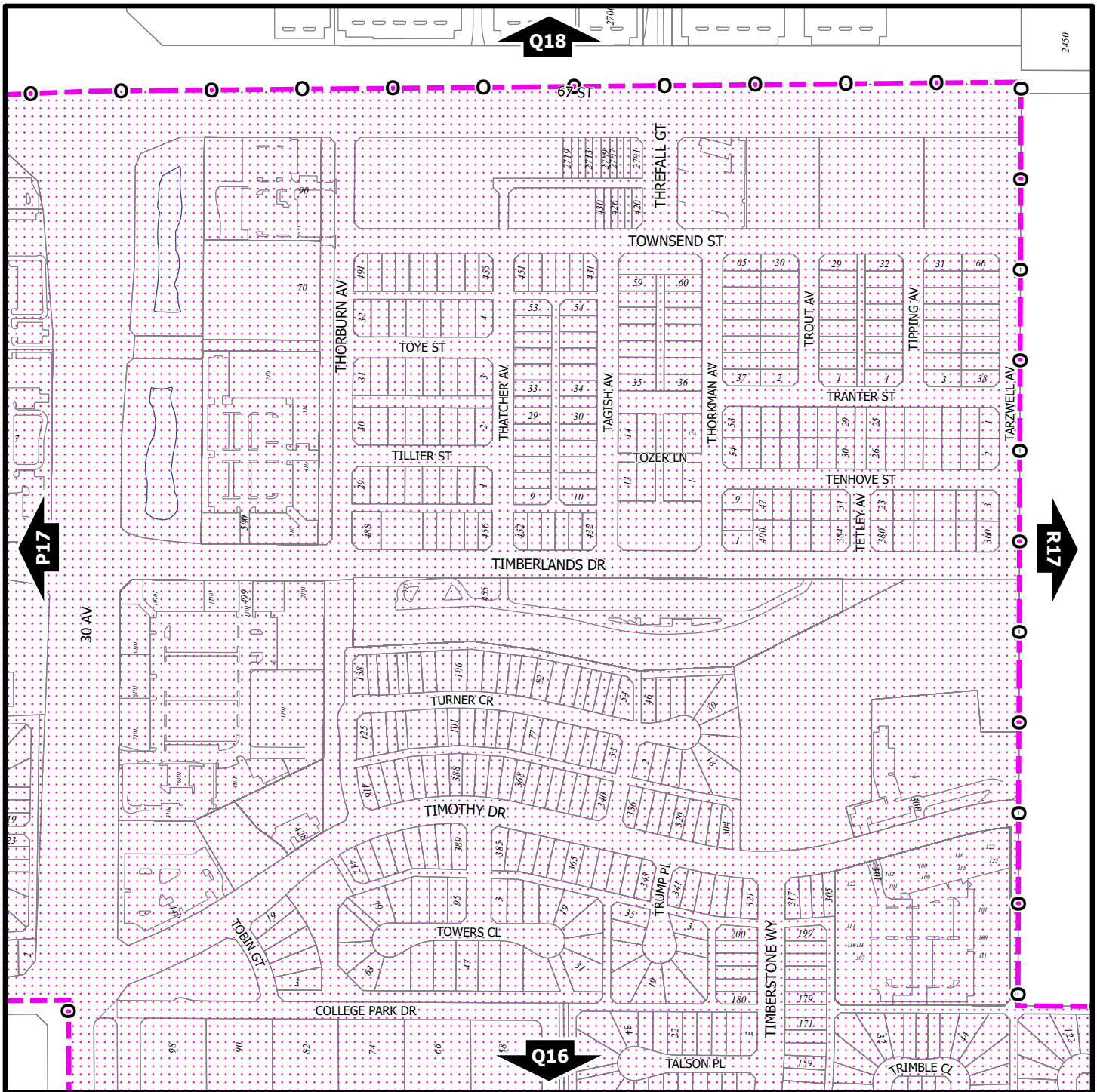
- 123 Civic Address
- Proposed Lots
- Railway
- City Boundary

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Land Use Constraints

Q16

SW¼ Sec23 38-27-W4



Zoning Bylaw 3357/2024

North



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- AC AltaLink Consultation/
- B Potential Constraints Area
- BI Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment
- Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

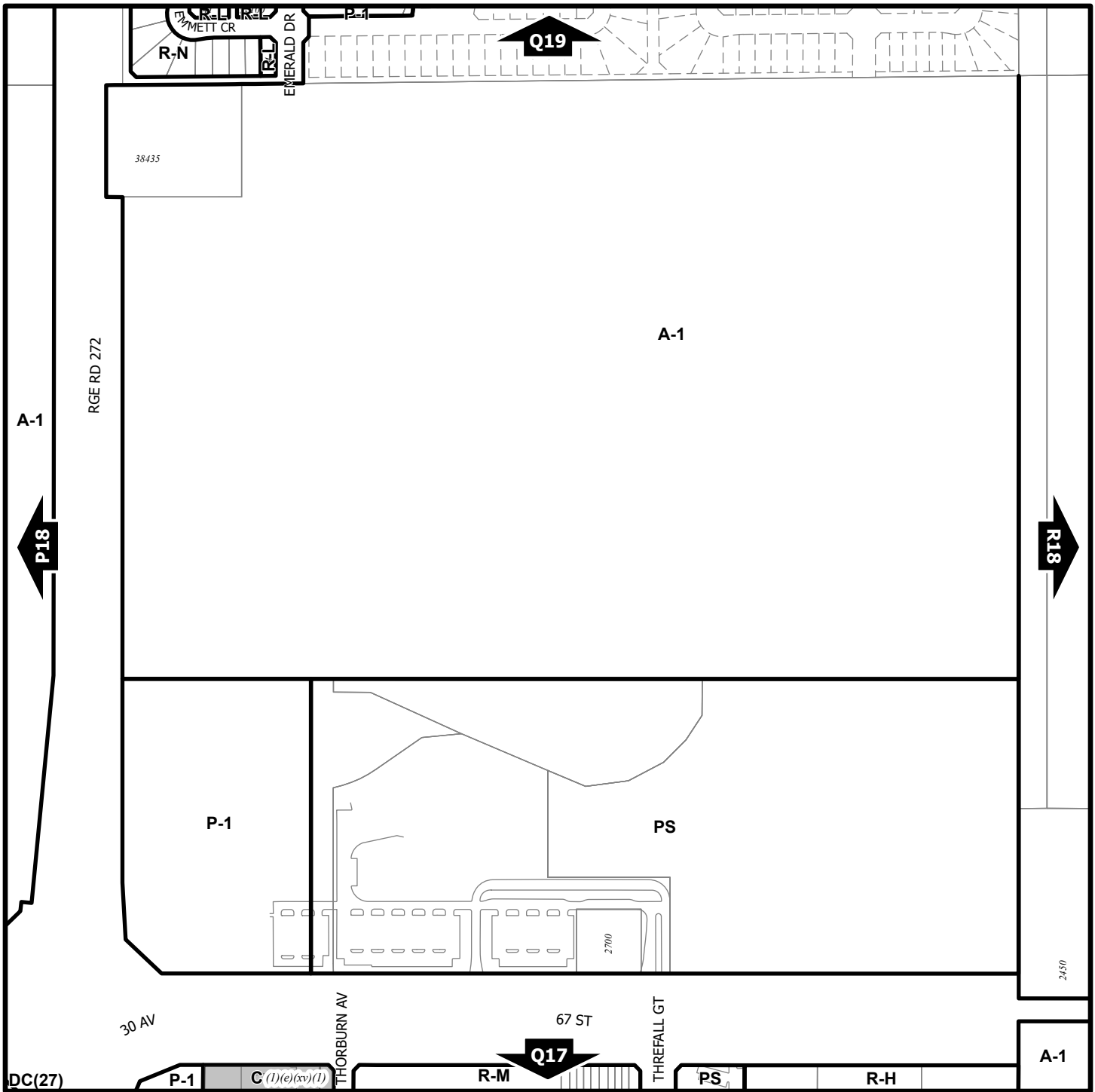
- 123 Civic Address
- Proposed Lots
- +++ Railway
- City Boundary

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Land Use Constraints

Q17

NW¼ Sec23 38-27-W4



Zoning Bylaw 3357/2024

North



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- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

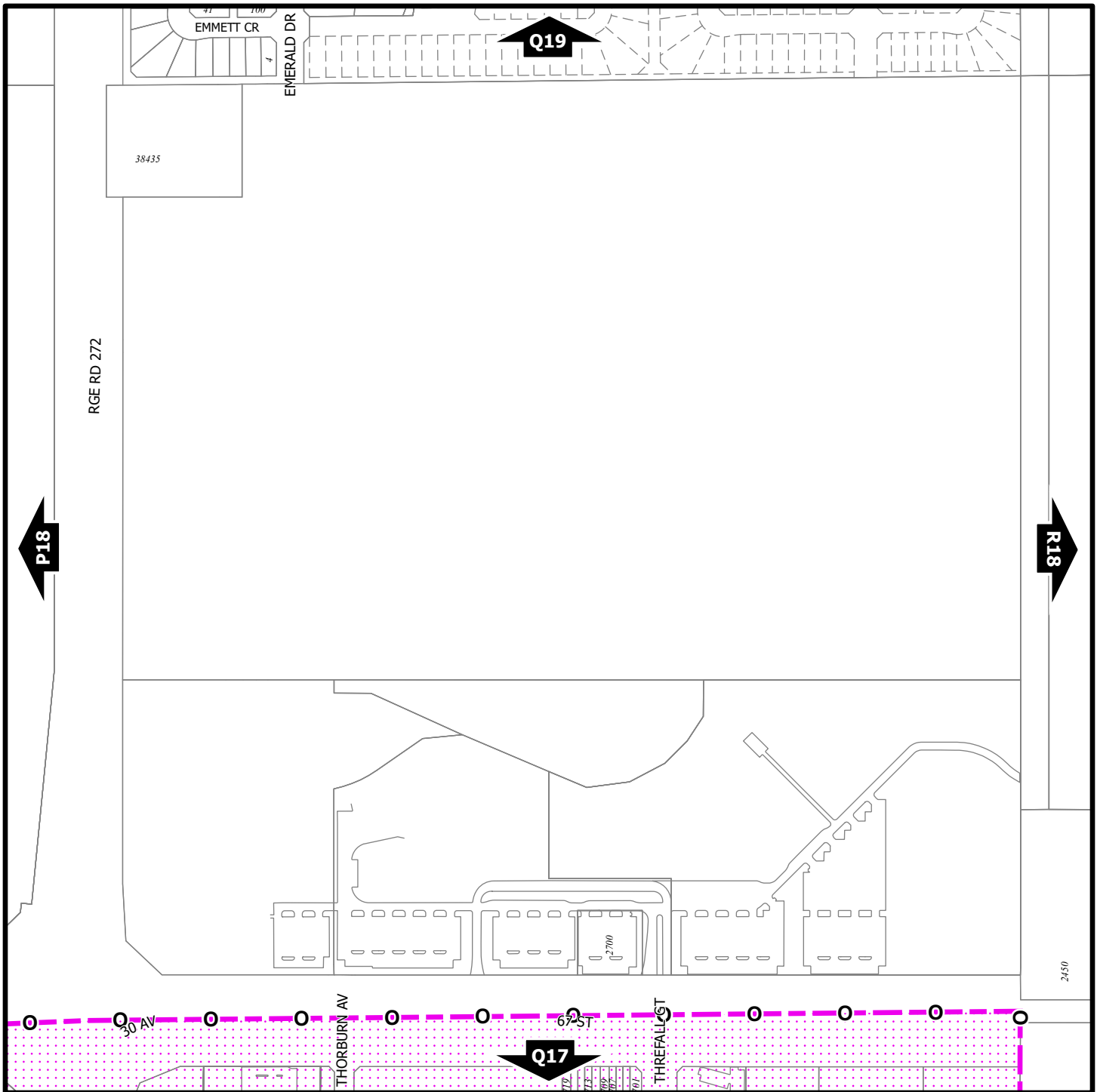
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Land Use Zones

Q18

SW¼ Sec26 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)
B	Business Improvement Area	Landfill Setback
Escarpment Area		Major Entry Area
Flood Fringe		Overlay District
Floodway		Restricted Development Area
Gaetz - Ross Heritage Area		Pipeline Setback
Historical Preservation Sites		Wastewater Treatment Plant Setback
Historically Significant Sites		Railway Setback (15m)
HP-32	Historical Site Number	Railway Setback (30m)

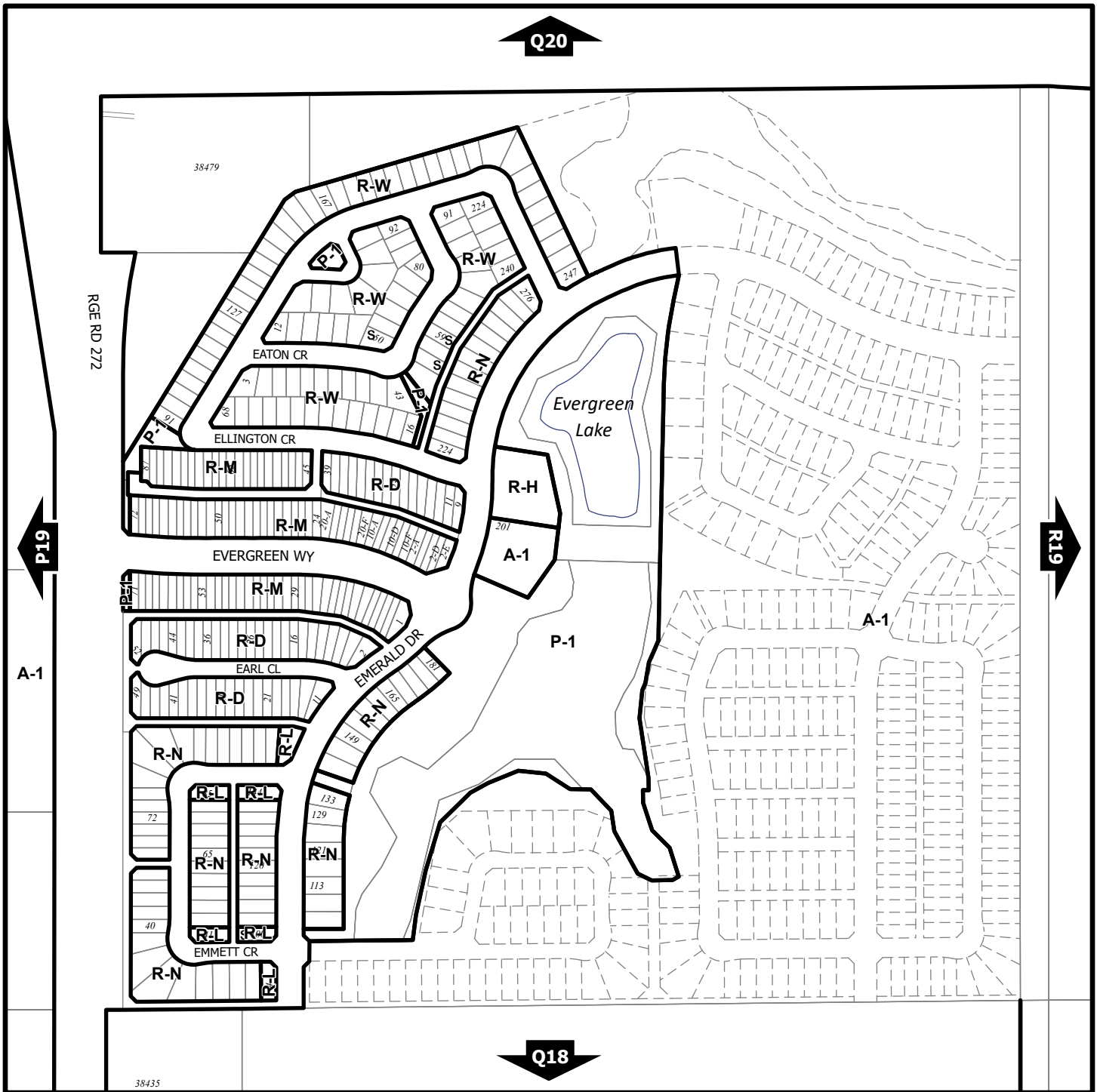
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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Land Use Constraints

Q18

SW1/4 Sec26 38-27-W4



Zoning Bylaw 3357/2024

North



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- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

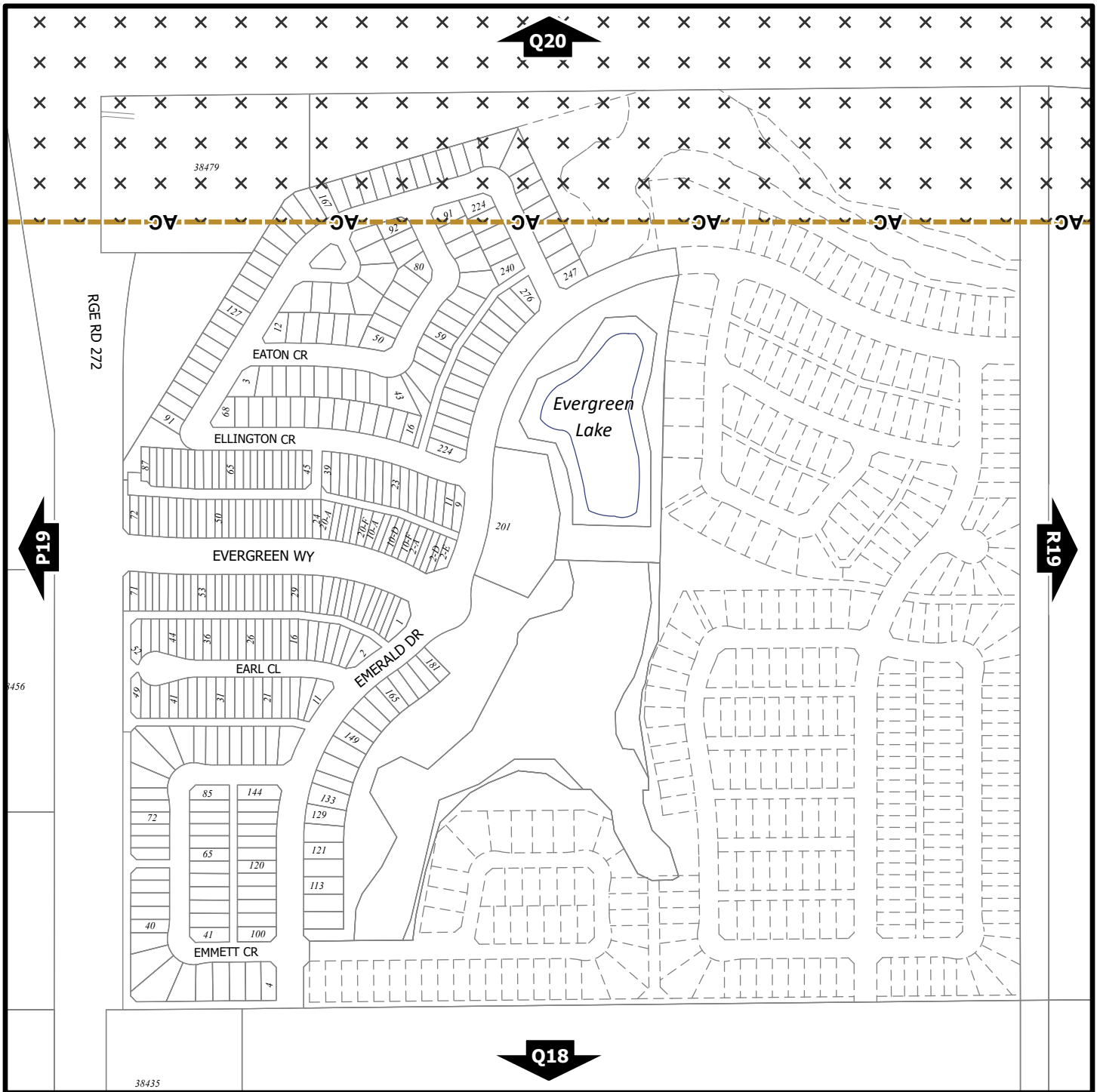
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Land Use Zones

Q19

NW¼ Sec26 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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	AltaLink Consultation/ Potential Constraints Area
	Business Improvement Area
	Escarpment Area
	Flood Fringe
	Floodway
	Gaetz - Ross Heritage Area
	Historical Preservation Sites
	Historically Significant Sites
	Historical Site Number

	Landfill Site (approximate)
	Landfill Setback
	Major Entry Area
	Overlay District
	Restricted Development Area
	Pipeline Setback
	Wastewater Treatment Plant Setback
	Railway Setback (15m)
	Railway Setback (30m)

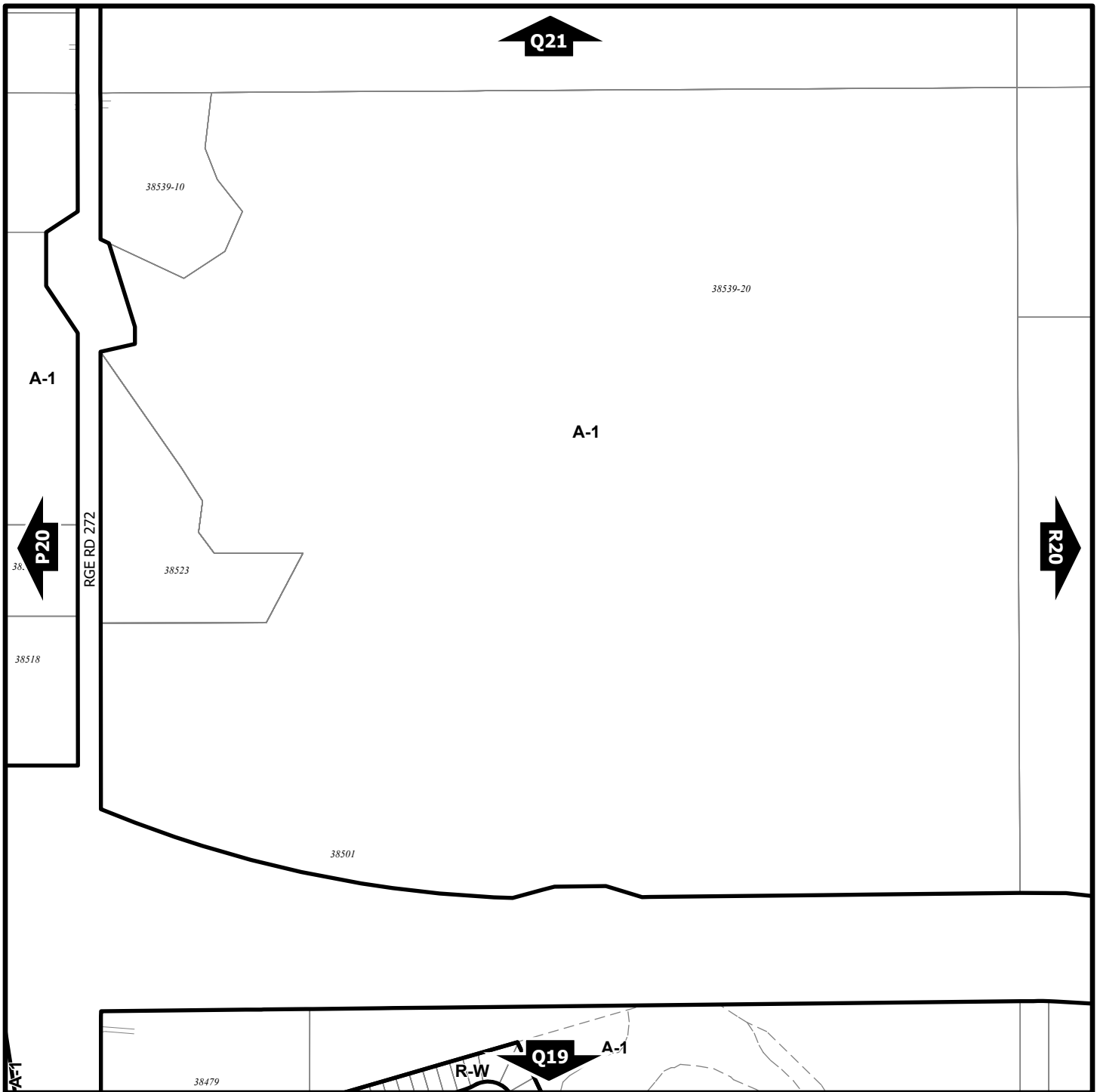
123 Civic Address
 --- Proposed Lots
 +++ Railway
 --- City Boundary

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Land Use Constraints

Q19

NW¼ Sec26 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

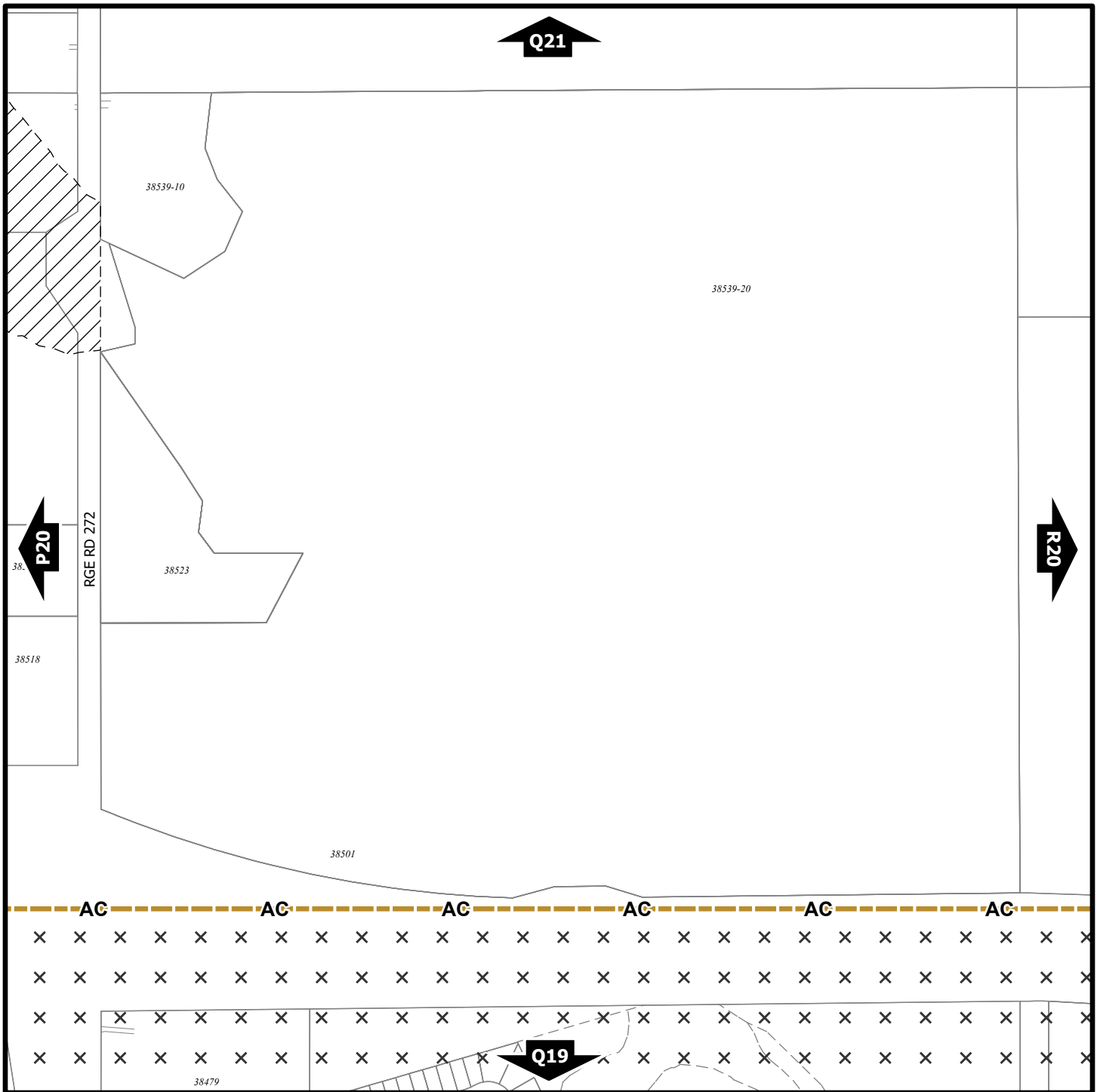
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Land Use Zones

Q20

SW¼ Sec35 38-27-W4

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Zoning Bylaw 3357/2024

North

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AC	AltaLink Consultation/ Potential Constraints Area
B	Business Improvement Area
	Escarpment Area
	Flood Fringe
	Floodway
	Gaetz - Ross Heritage Area
	Historical Preservation Sites
	Historically Significant Sites
HP-32	Historical Site Number

	Landfill Site (approximate)
	Landfill Setback
	Major Entry Area
	Overlay District
	Restricted Development Area
	Pipeline Setback
	Wastewater Treatment Plant Setback
	Railway Setback (15m)
	Railway Setback (30m)

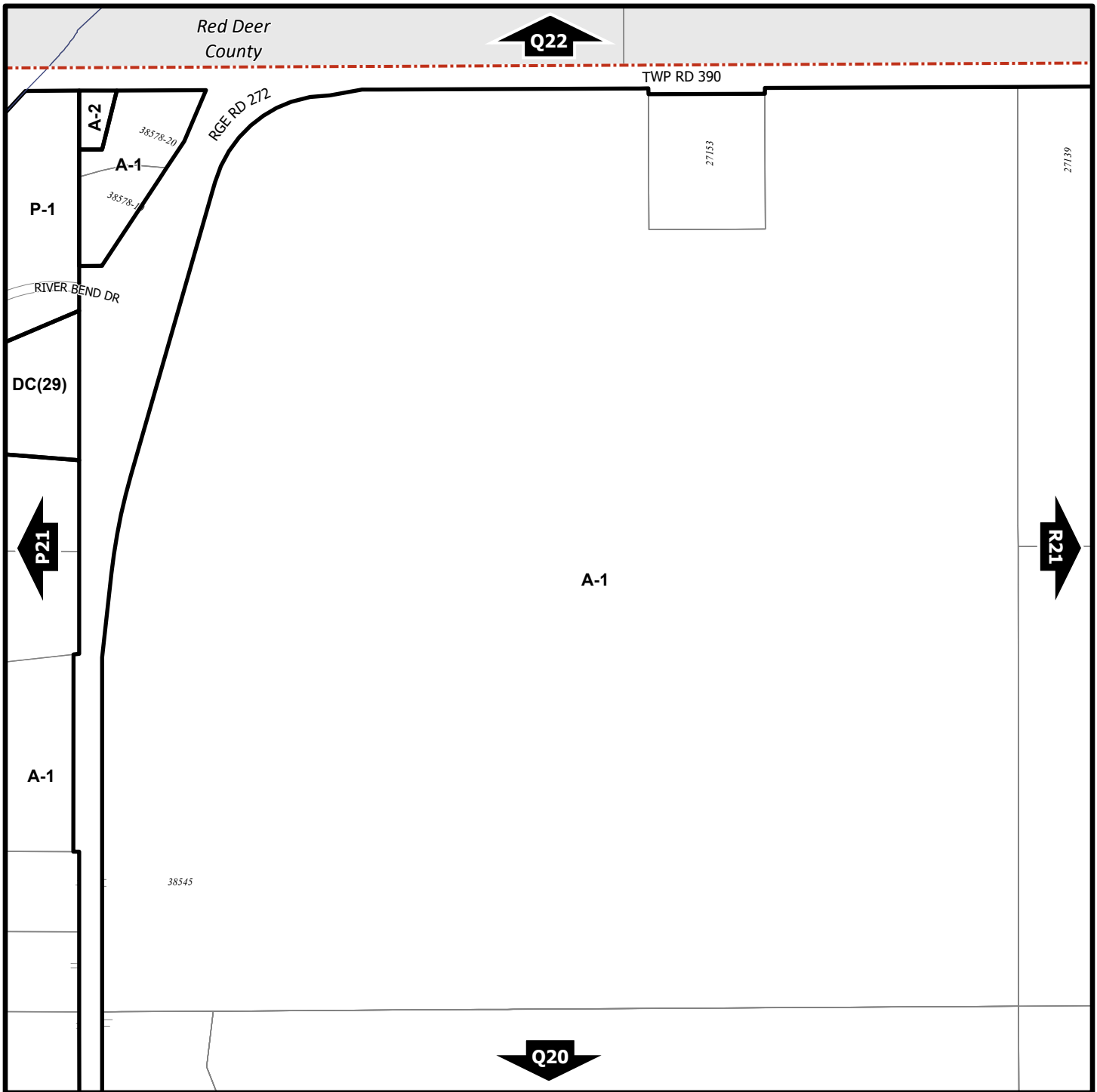
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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Land Use Constraints

Q20

SW1/4 Sec35 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

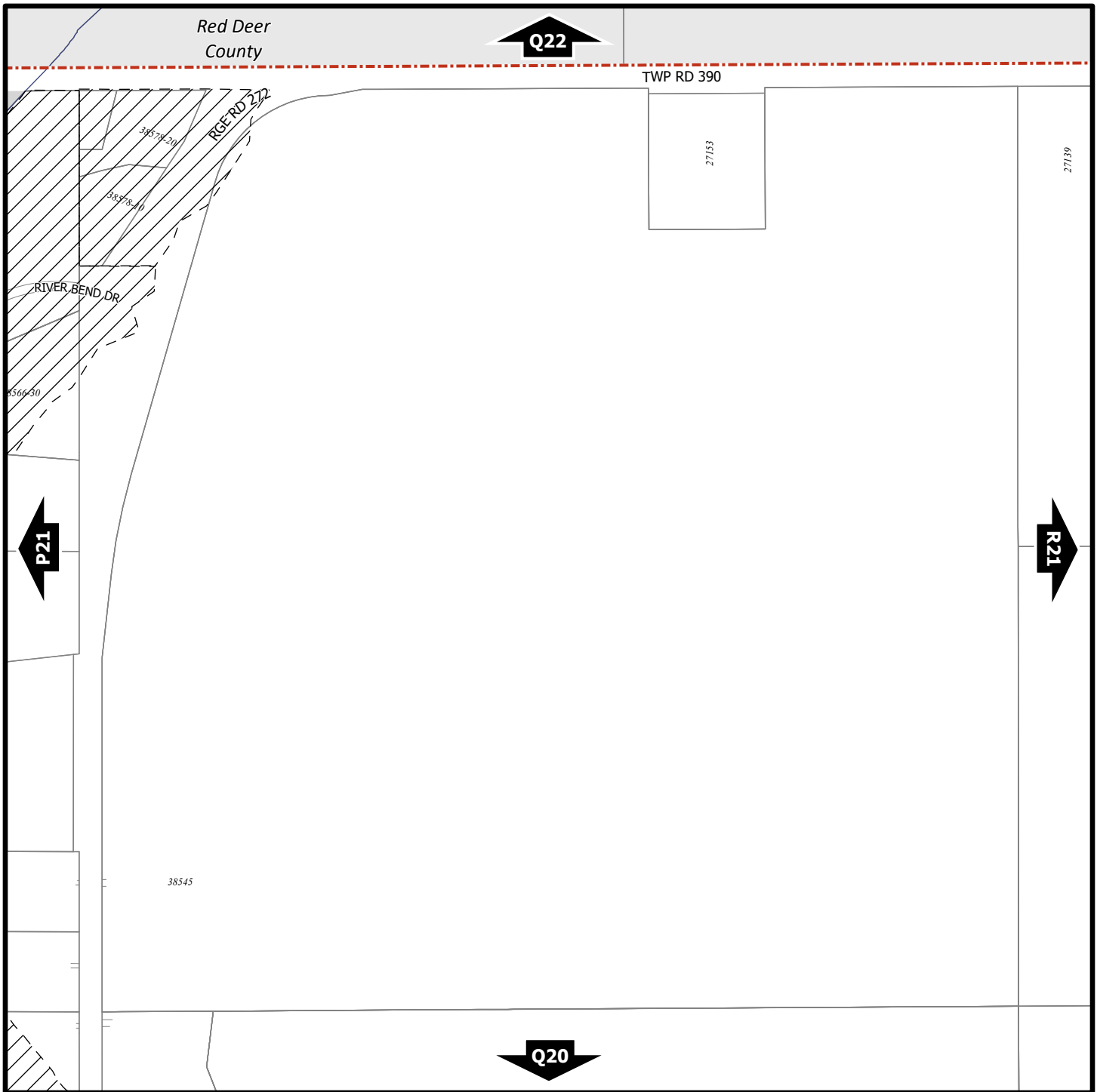
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Land Use Zones

Q21

NW¼ Sec35 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

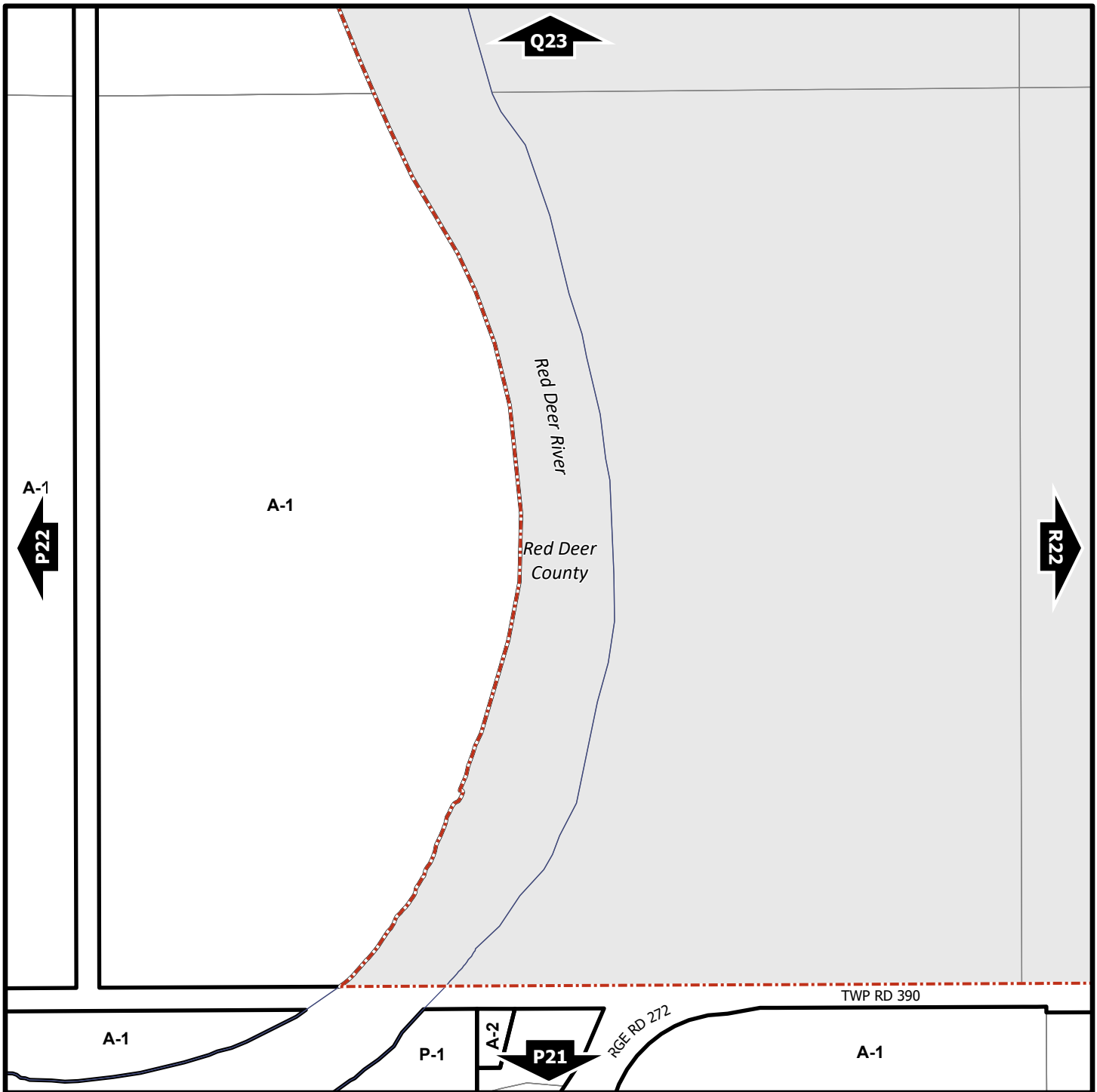
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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Land Use Constraints

Q21

NW1/4 Sec35 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

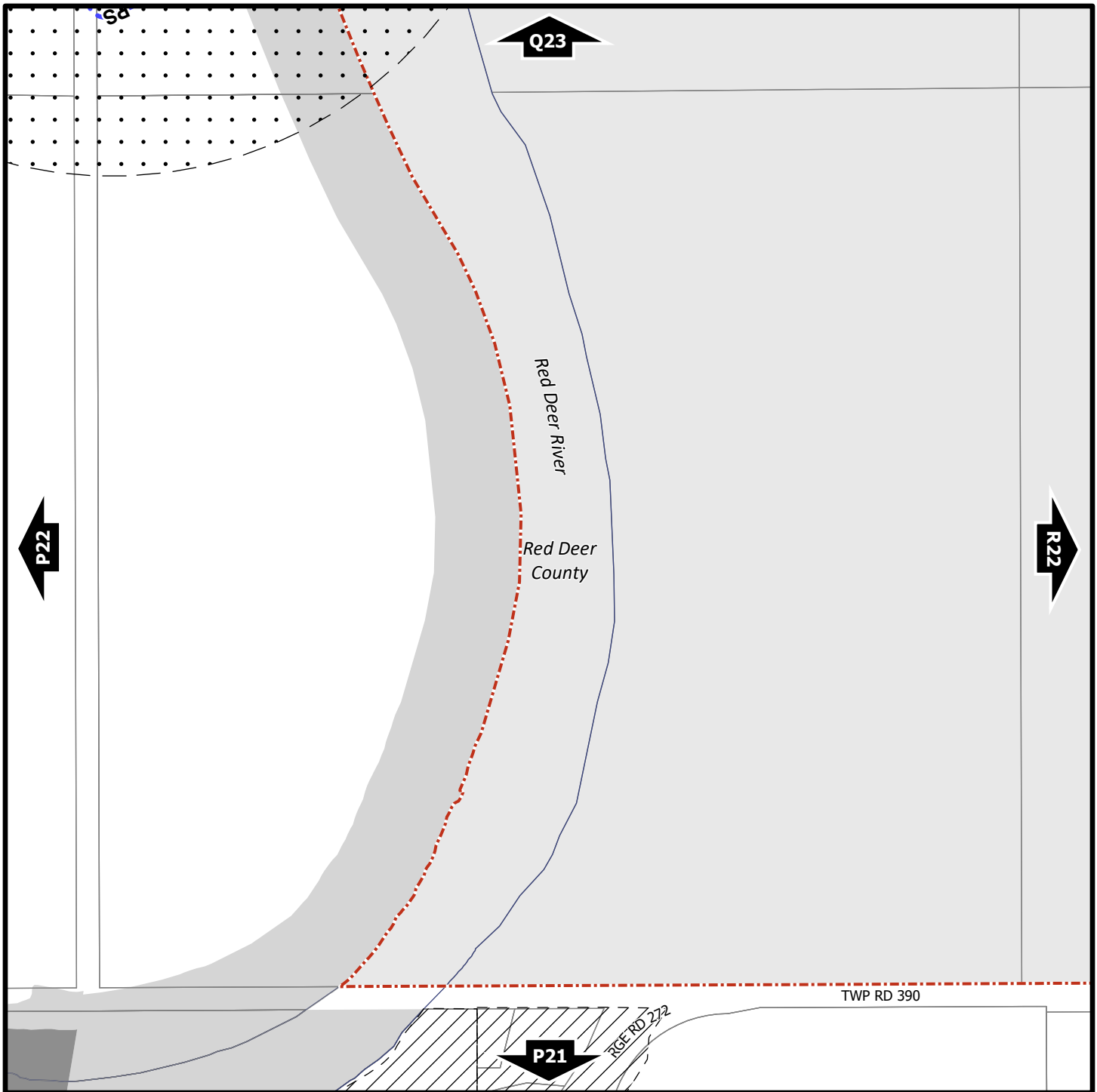
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Land Use Zones

Q22

SW¼ Sec1 39-27-W4

Refer to Constraints Map



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North

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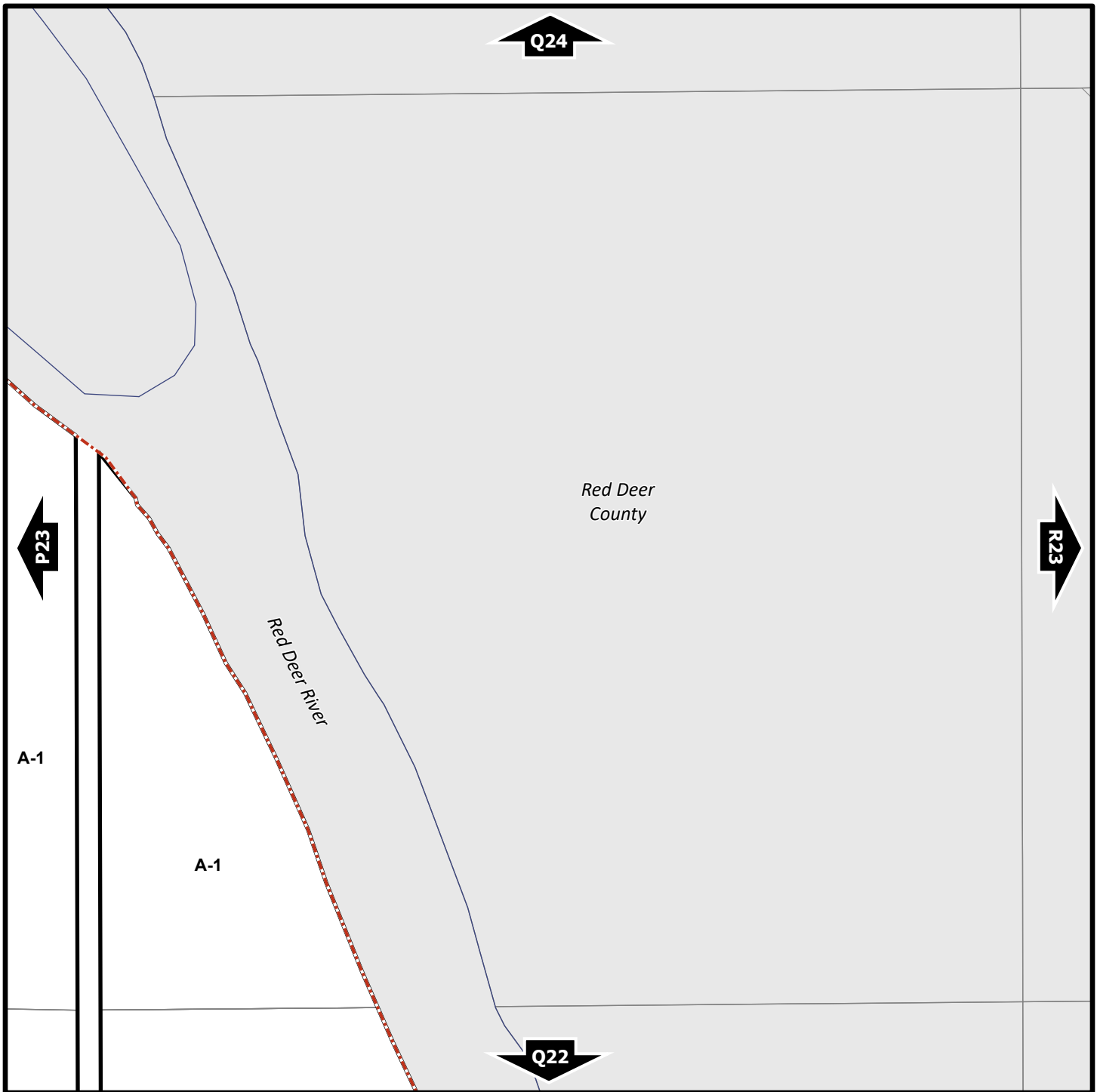
AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)	123 Civic Address
B	Business Improvement Area	Landfill Setback	Proposed Lots
Escarpment Area		Major Entry Area	Railway
Flood Fringe		Overlay District	City Boundary
Floodway		Restricted Development Area	
Gaetz - Ross Heritage Area		Pipeline Setback	
Historical Preservation Sites		Wastewater Treatment Plant Setback	
Historically Significant Sites		Railway Setback (15m)	
HP-32 Historical Site Number		Railway Setback (30m)	

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Land Use Constraints

Q22

SW¼ Sec1 39-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
- R-L** Land Use Zone
-  Exception to Zone
- e(ii)* Exception Number
-  Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
- HP-32* Historical Site Number
-  City Boundary
- 123* Civic Address
-  Railway
-  Proposed Lots

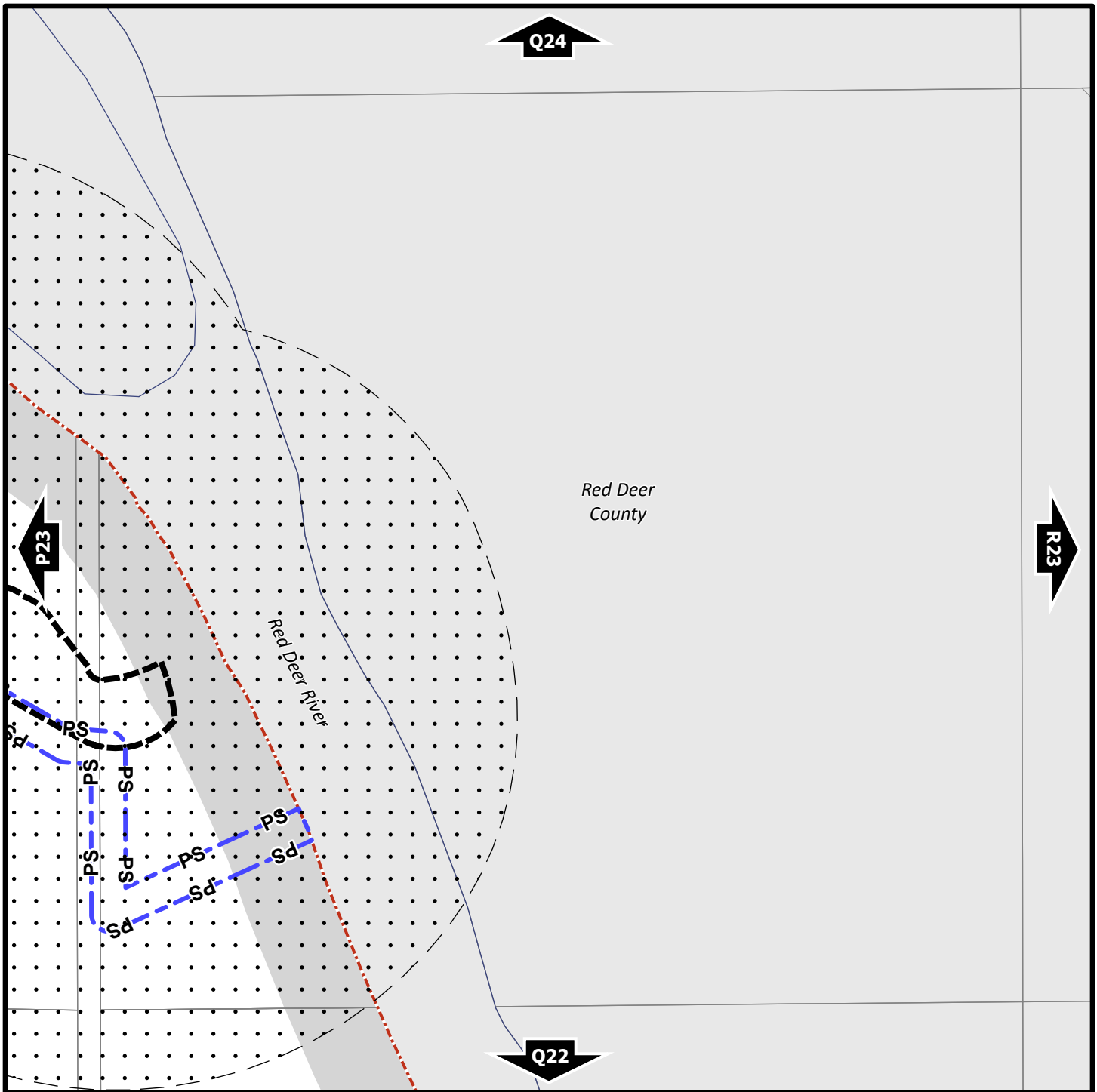
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Land Use Zones

Q23

NW¼ Sec1 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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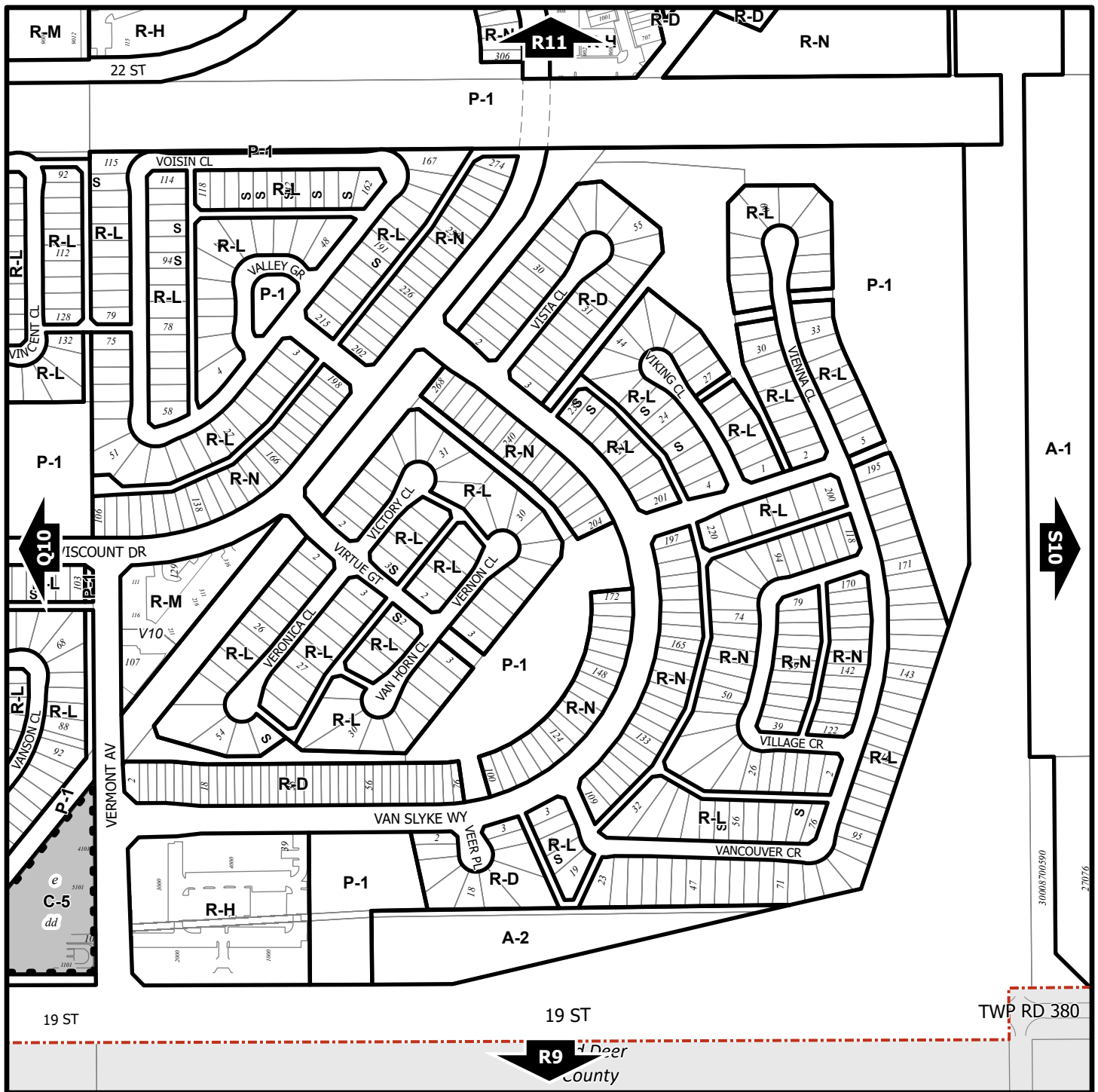
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

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Land Use Constraints

Q23

NW¼ Sec1 39-27-W4



Zoning Bylaw 3357/2024

North



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- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

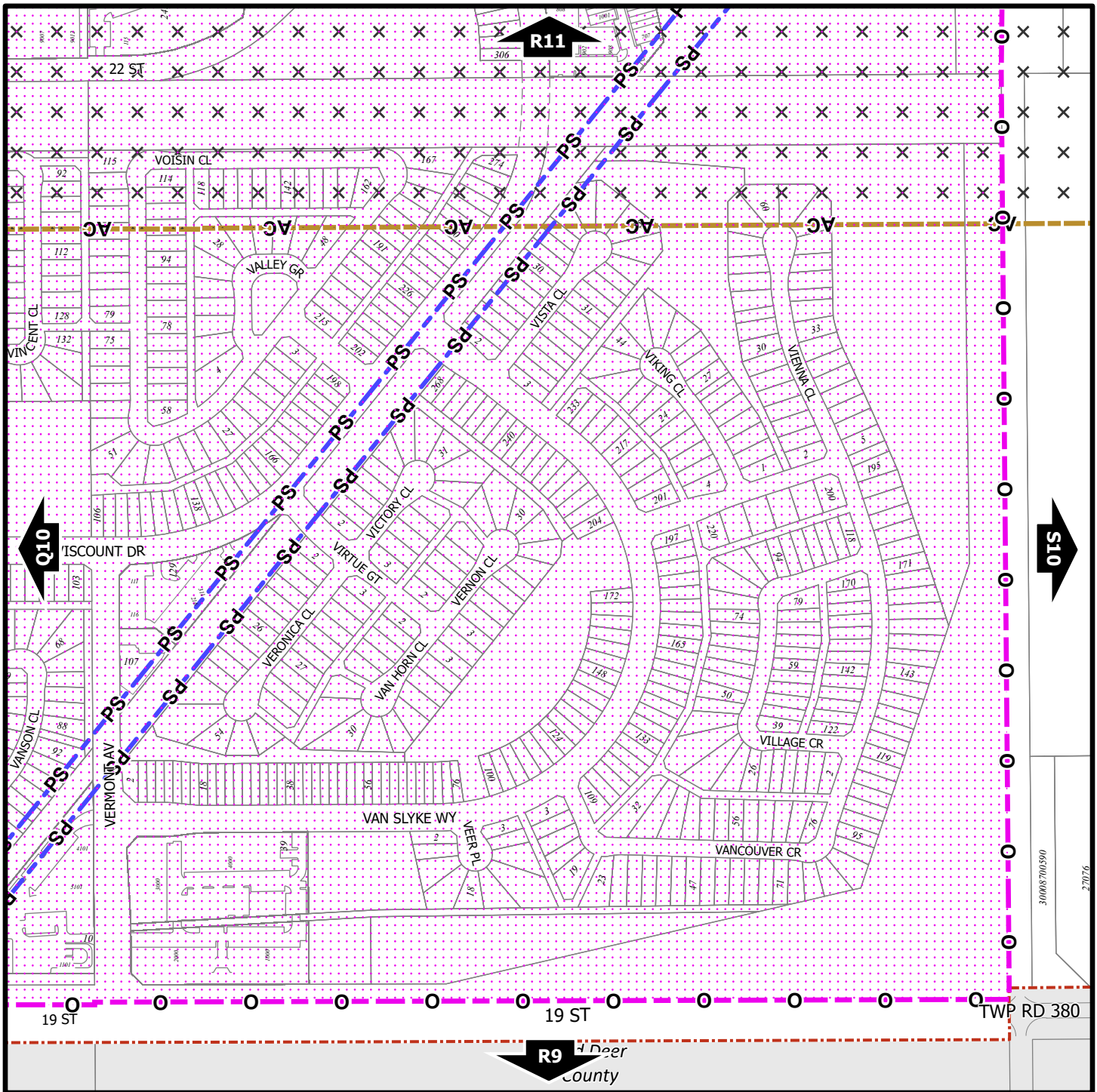
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Land Use Zones

R10

SE¼ Sec2 38-27-W4

Refer to Constraints Map



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North

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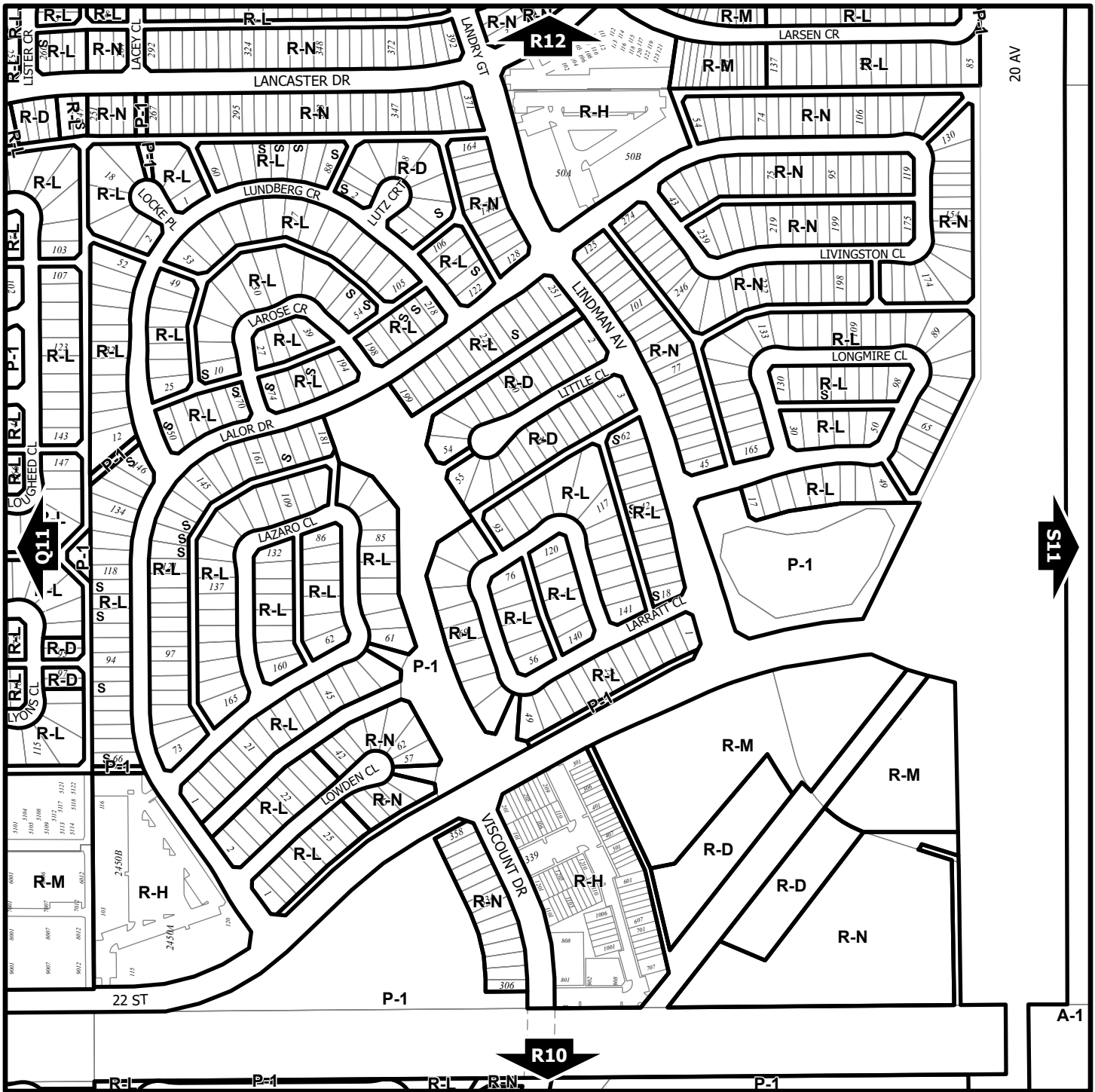
AC AltaLink Consultation/ Potential Constraints Area B Business Improvement Area E Escarpment Area F Flood Fringe G Floodway H Gaetz - Ross Heritage Area HP-32 Historical Preservation Sites HP-32 Historically Significant Sites HP-32 Historical Site Number	Landfill Site (approximate) Landfill Setback Major Entry Area Overlay District RDA Restricted Development Area PS Pipeline Setback Wastewater Treatment Plant Setback Railway Setback (15m) Railway Setback (30m)	123 Civic Address Proposed Lots Railway City Boundary
---	---	---

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Land Use Constraints

R10

SE¼ Sec2 38-27-W4



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North



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- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S* Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

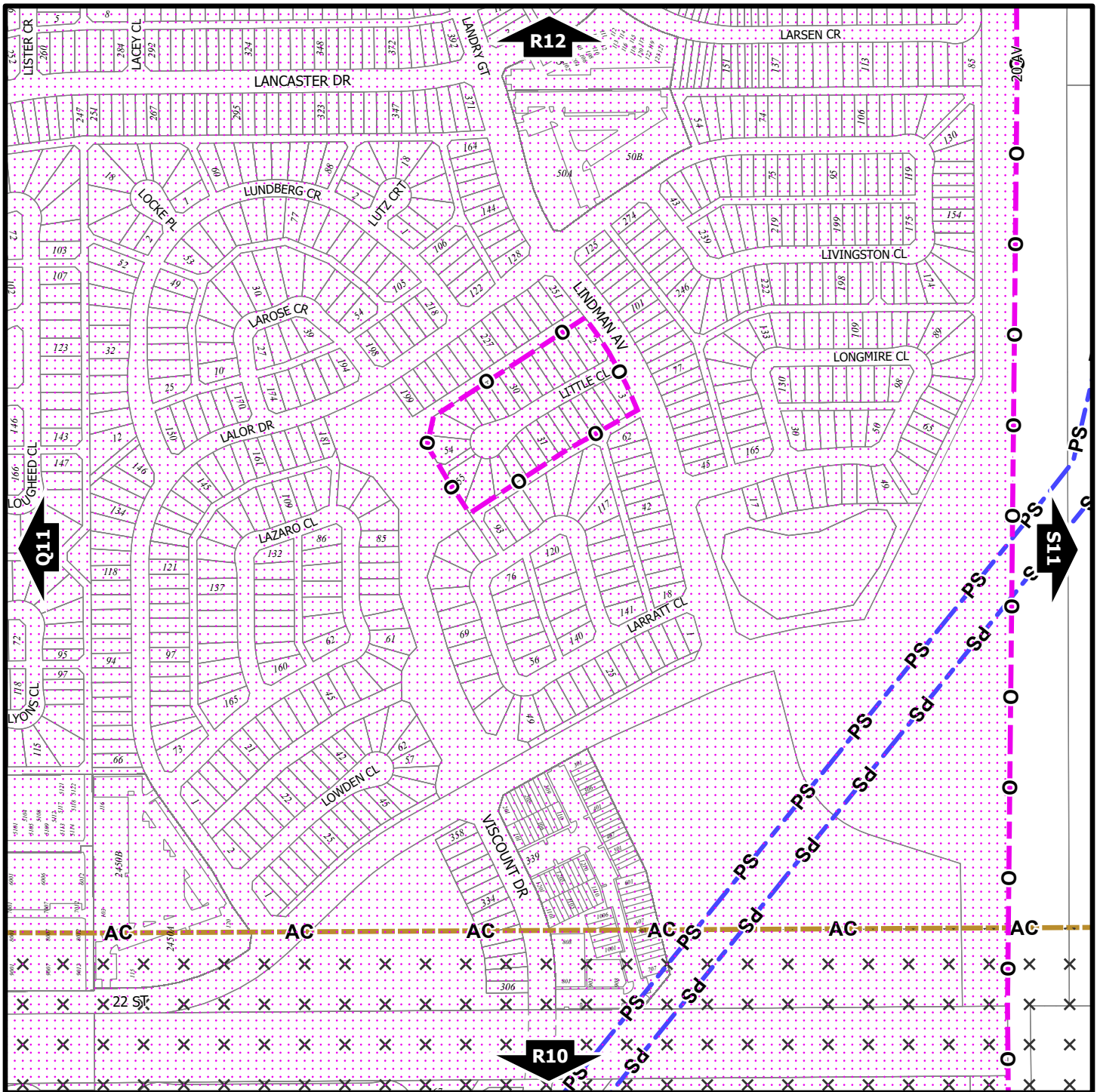
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Land Use Zones

R11

NE¼ Sec2 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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- AC AltaLink Consultation/
Potential Constraints Area
- B Business Improvement Area
- Escarpment Area Escarpment Area
- Flood Fringe Flood Fringe
- Floodway Floodway
- G Gaetz - Ross Heritage Area
- HP-32 Historical Preservation Sites
- X Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate) Landfill Site (approximate)
- Landfill Setback Landfill Setback
- Major Entry Area Major Entry Area
- Overlay District Overlay District
- RDA Restricted Development Area
- PS Pipeline Setback
- Wastewater Treatment Wastewater Treatment
- Plant Setback Plant Setback
- Railway Setback (15m) Railway Setback (15m)
- Railway Setback (30m) Railway Setback (30m)

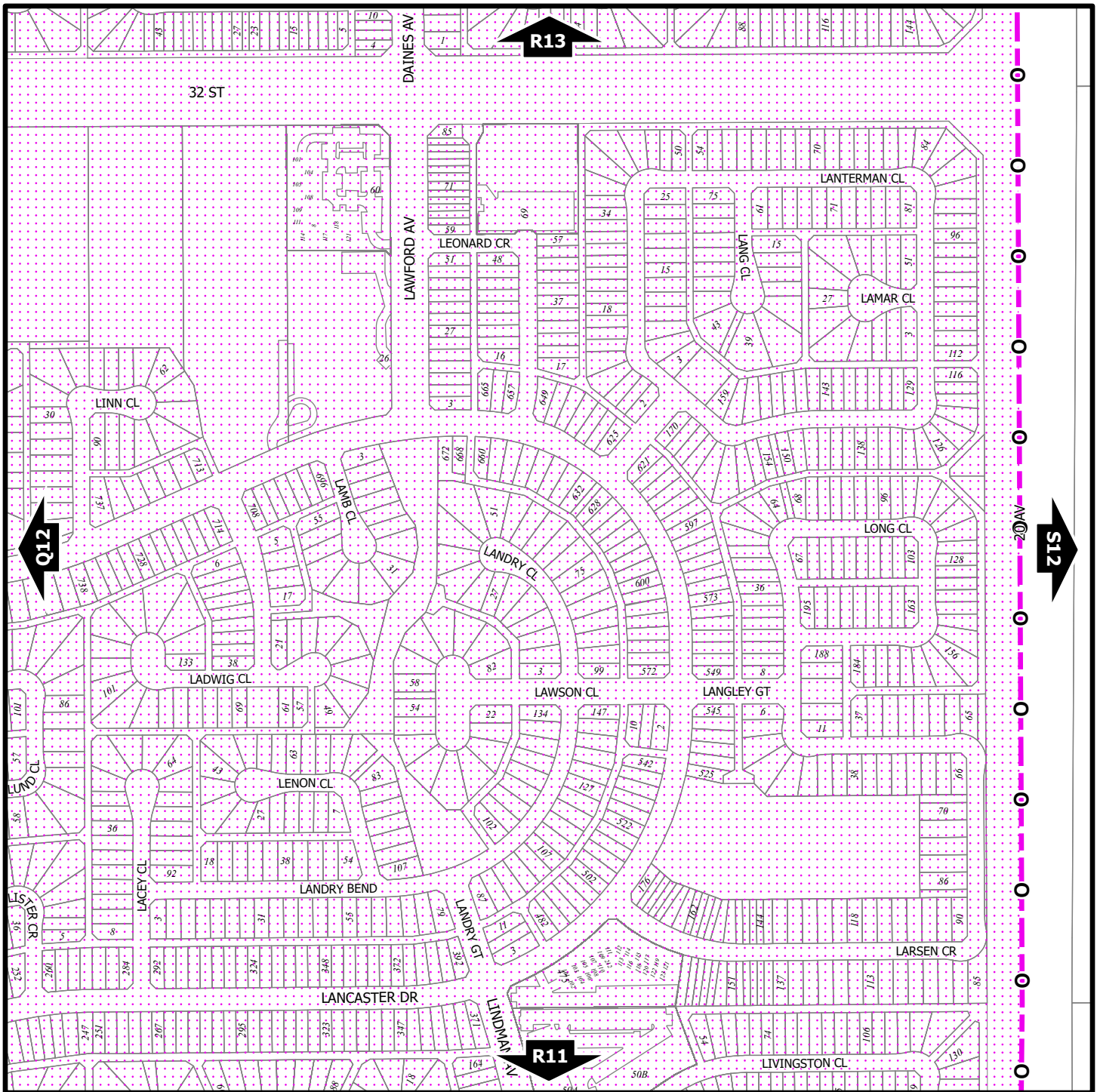
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

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Land Use Constraints

R11

NE¼ Sec2 38-27-W4



Zoning Bylaw 3357/2024

North



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	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment
	Historically Significant Sites		Plant Setback
	Historical Site Number		Railway Setback (15m)
			Railway Setback (30m)

123 Civic Address

Proposed Lots

Railway

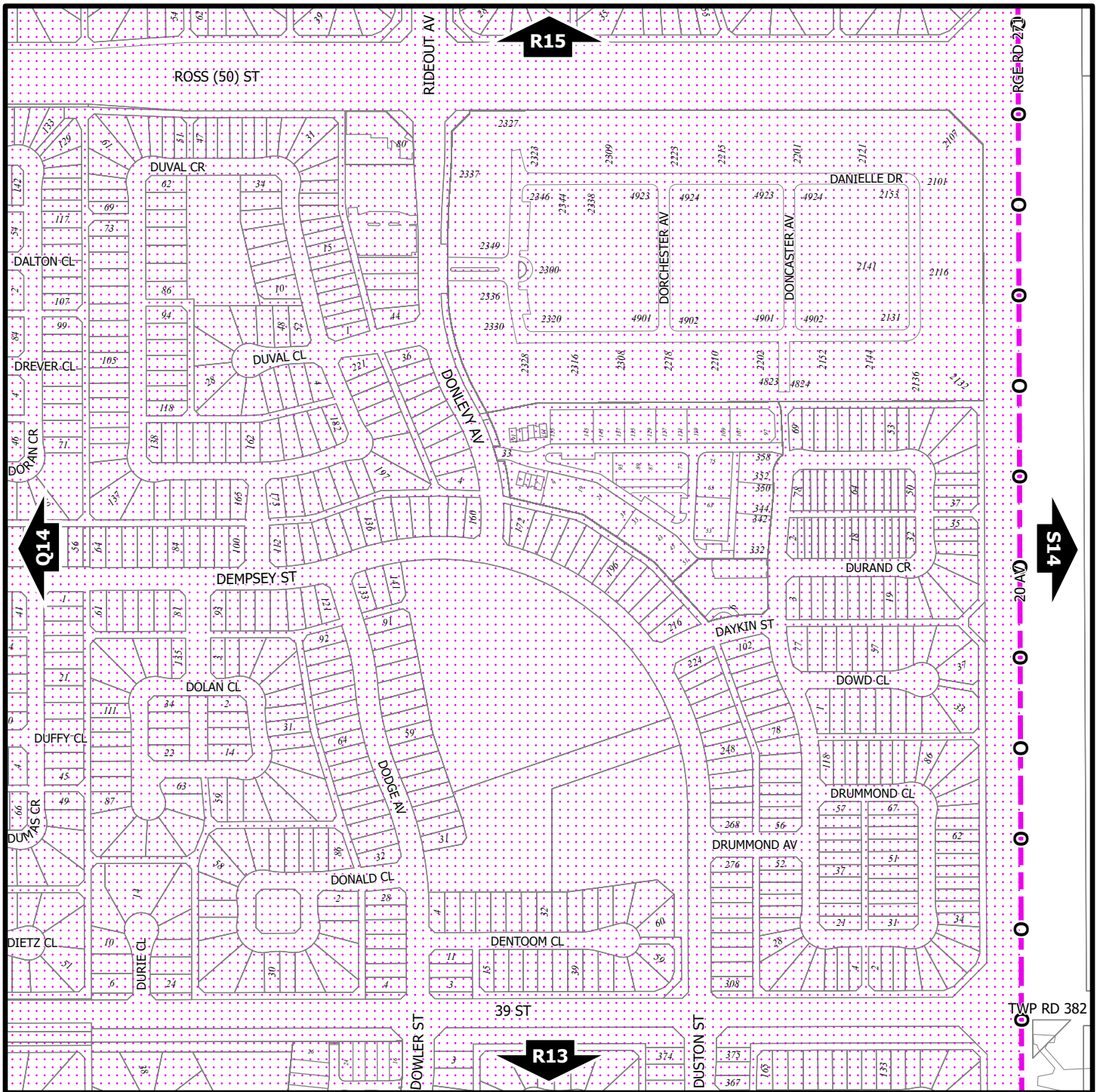
City Boundary

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Land Use Constraints

R12

SE¼ Sec11 38-27-W4



Zoning Bylaw 3357/2024

North



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AltaLink Consultation/
Potential Constraints Area



Business Improvement Area



Escarpment Area



Flood Fringe



Floodway



Gaetz - Ross Heritage Area



Historical Preservation Sites



Historically Significant Sites



Historical Site Number



Landfill Site (approximate)



Landfill Setback



Major Entry Area



Overlay District



Restricted Development Area



Pipeline Setback



Wastewater Treatment
Plant Setback



Railway Setback (15m)



Railway Setback (30m)

123 Civic Address

Proposed Lots

Railway

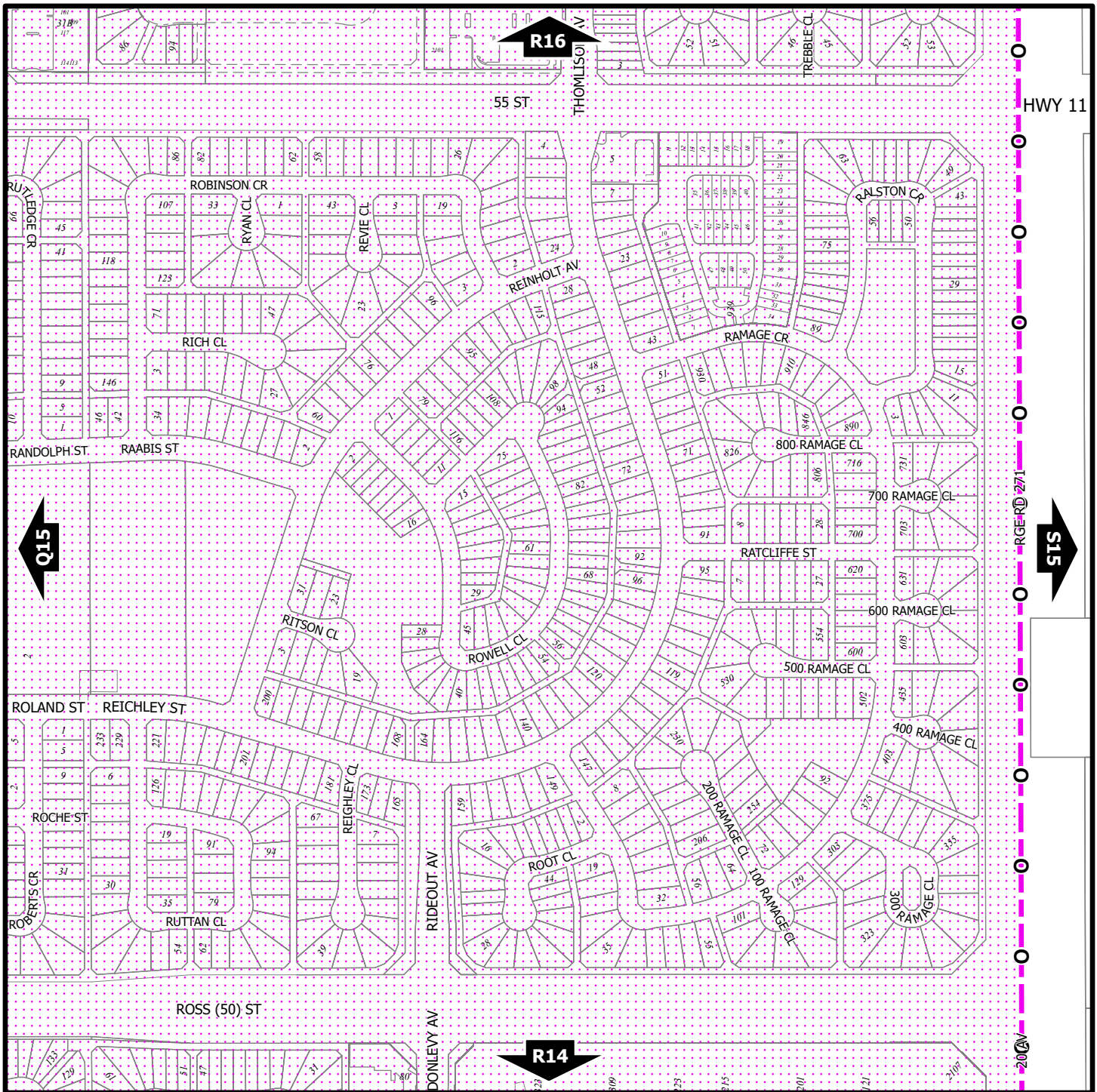
City Boundary

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Land Use Constraints

R14

SE¼ Sec14 38-27-W4



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North

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- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- E Escarpment Area
- F Flood Fringe
- G Floodway
- H Gaetz - Ross Heritage Area
- I Historical Preservation Sites
- J Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- RDA Restricted Development Area
- PS Pipeline Setback
- Wastewater Treatment Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

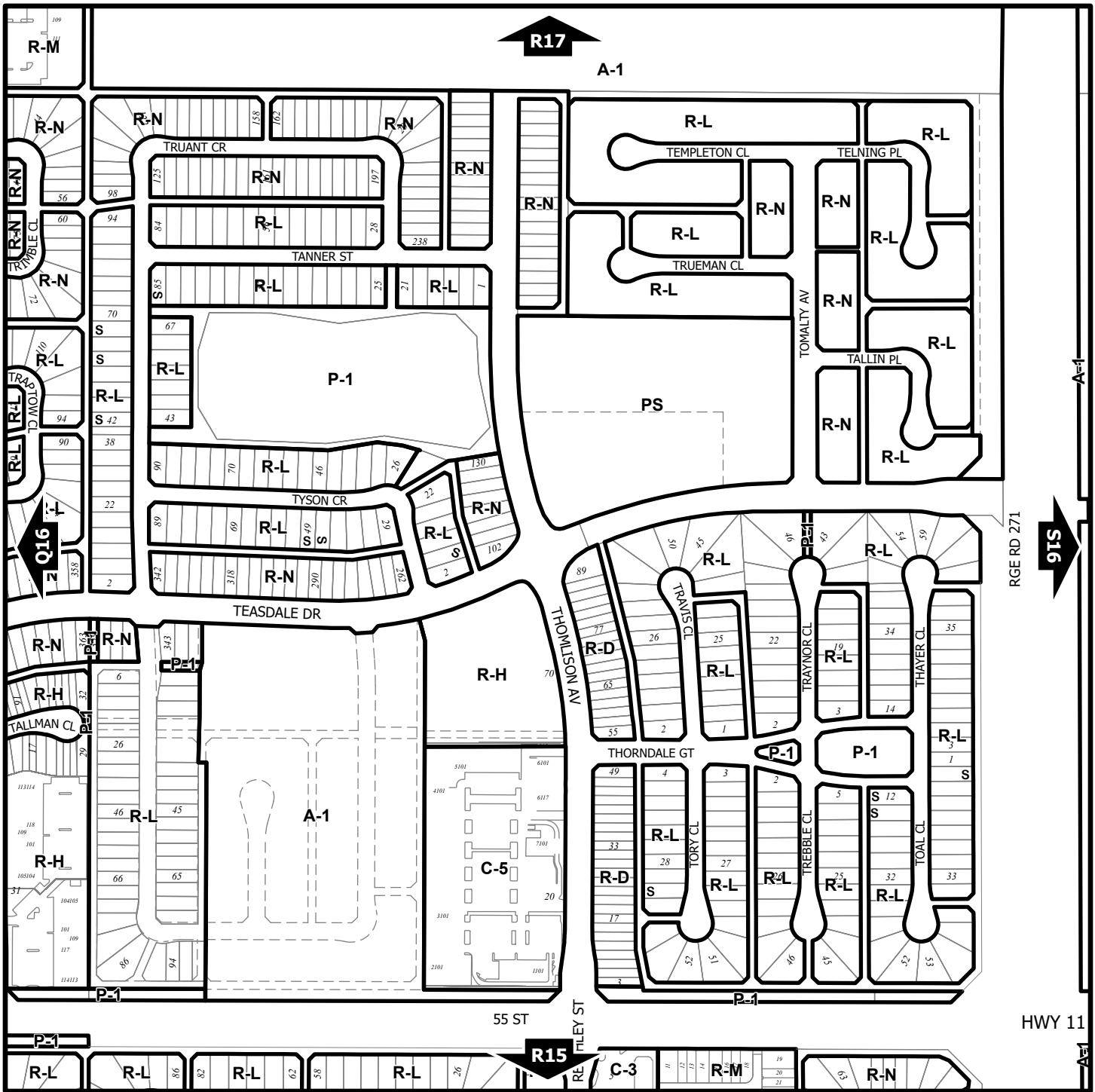
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

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Land Use Constraints

R15

NE¼ Sec14 38-27-W4



Zoning Bylaw 3357/2024

North



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- Land Use Zone Boundary
- Land Use Zone
- Exception to Zone
- Exception Number
- Exempted from Zone
- Exempted Number
- Height Overlay Zone
- Density Overlay Zone
- Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- Historical Site Number
- City Boundary
- Civic Address
- Railway
- Proposed Lots

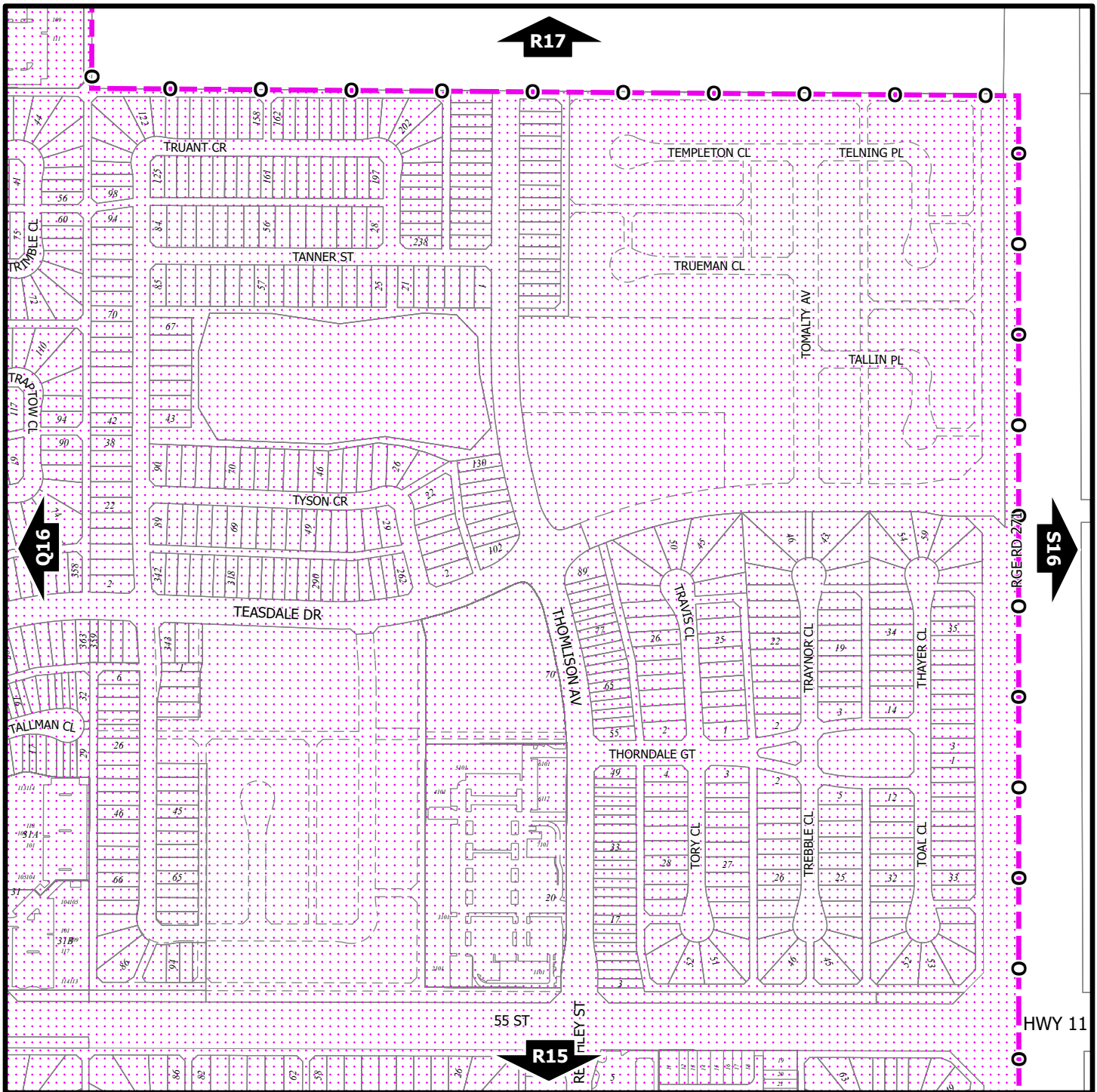
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Land Use Zones

R16

SE1/4 Sec23 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
- Flood Fringe
- Floodway
- Gaetz - Ross Heritage Area
- Historical Preservation Sites
- Historically Significant Sites
- HP-32 Historical Site Number

- Landfill Site (approximate)
- Landfill Setback
- Major Entry Area
- Overlay District
- Restricted Development Area
- Pipeline Setback
- Wastewater Treatment Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

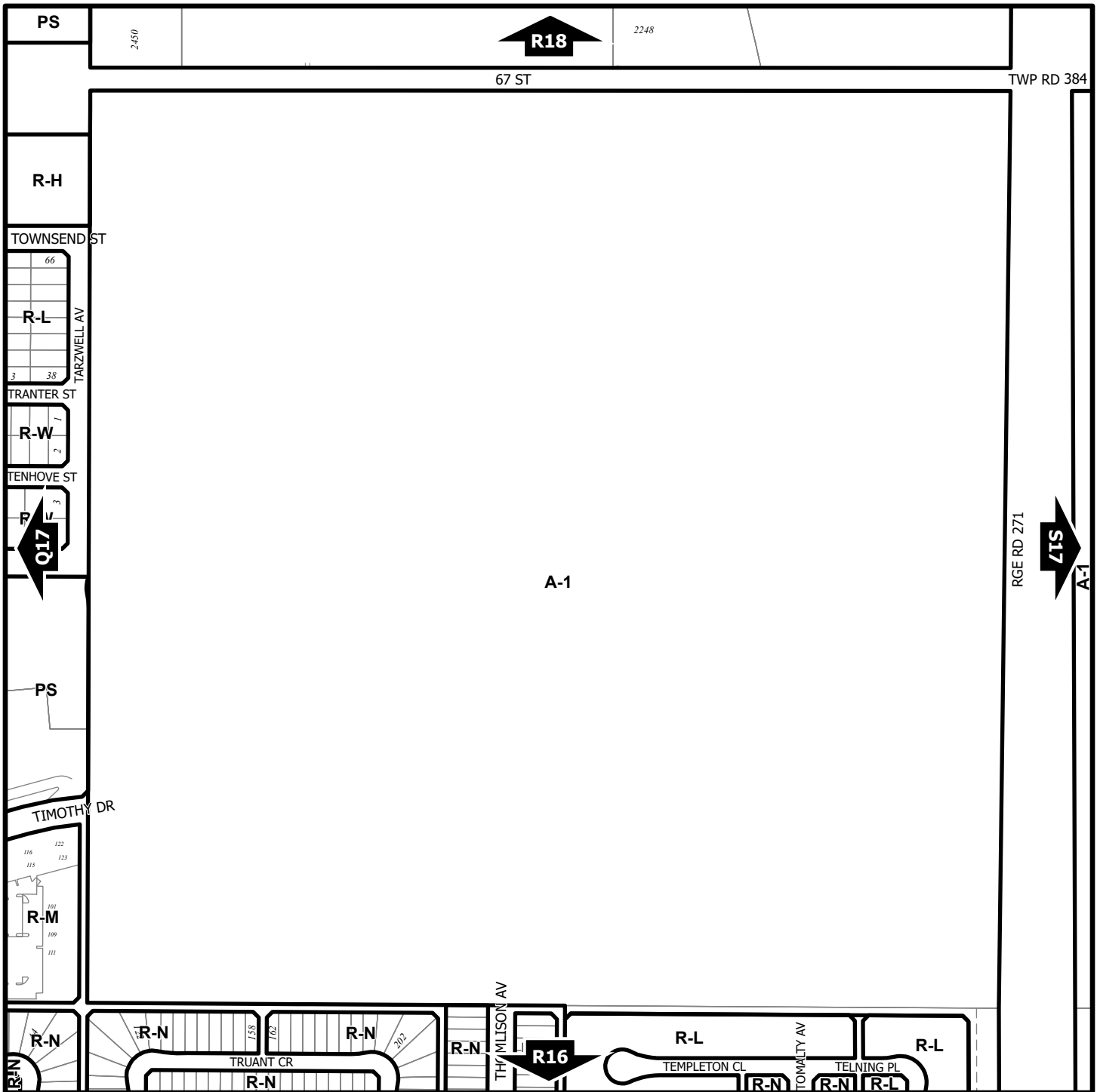
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

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Land Use Constraints

R16

SE¼ Sec23 38-27-W4



Zoning Bylaw 3357/2024

North



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- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

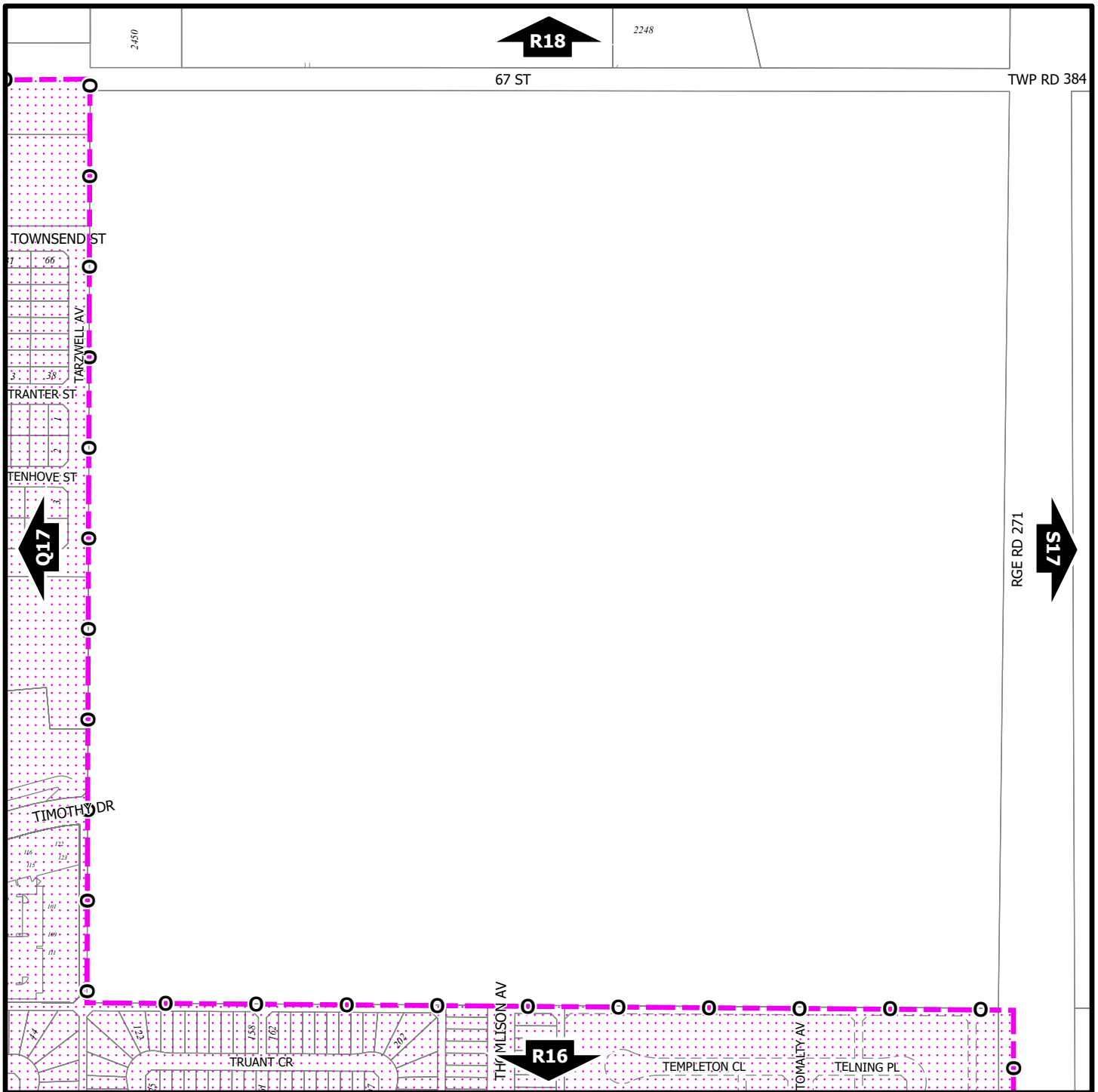
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Land Use Zones

R17

NE¼ Sec23 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)
	Business Improvement Area		Landfill Setback
	Escarpment Area		Major Entry Area
	Flood Fringe		Overlay District
	Floodway		Restricted Development Area
	Gaetz - Ross Heritage Area		Pipeline Setback
	Historical Preservation Sites		Wastewater Treatment Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

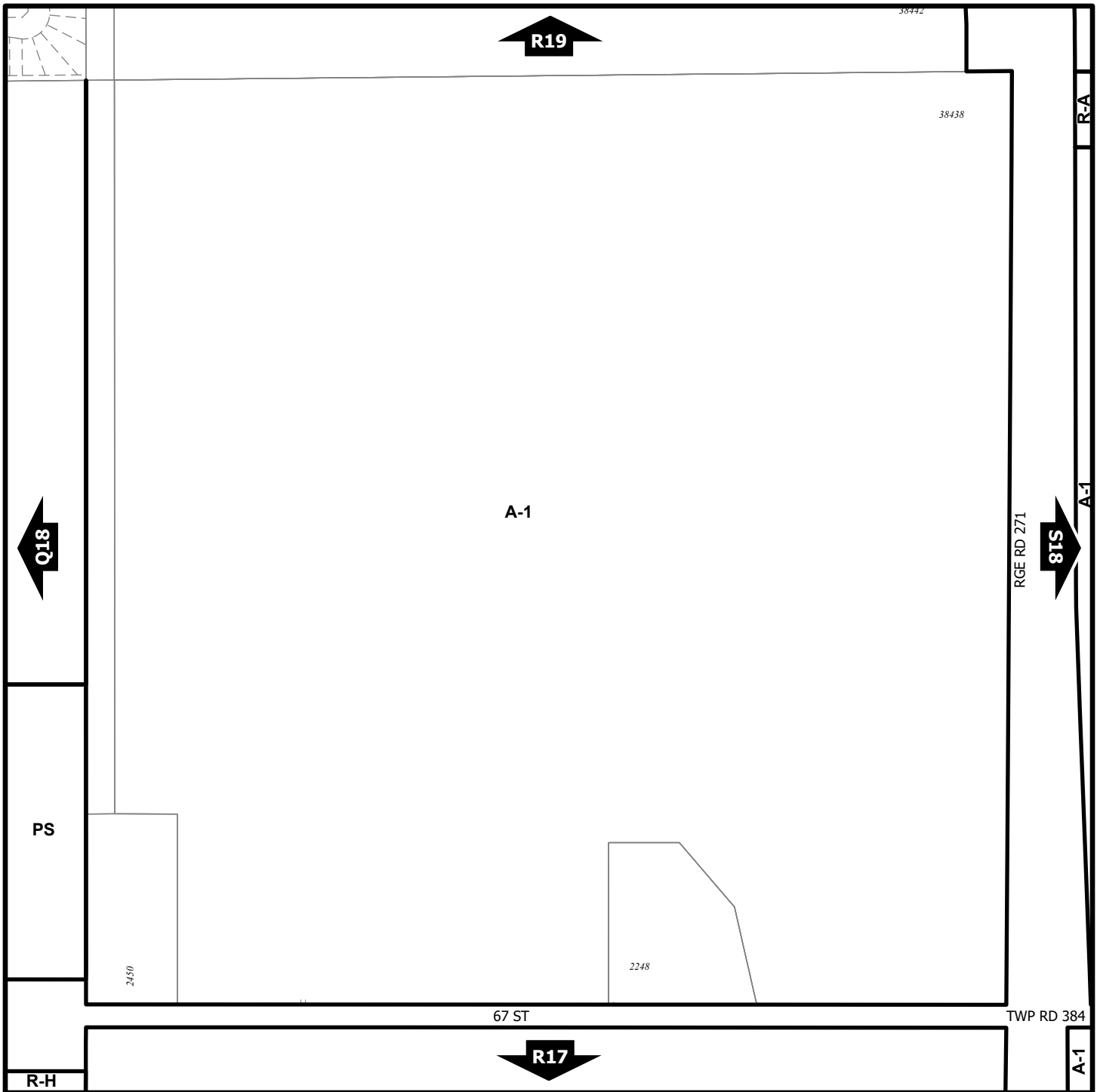
--- City Boundary

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Land Use Constraints

R17

NE 1/4 Sec 23 38-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
-  **R-L** Land Use Zone
-  Exception to Zone
-  *e(ii)* Exception Number
-  Exempted from Zone
-  *2a* Exempted Number
-  *V18* Height Overlay Zone
-  *D95* Density Overlay Zone
-  **S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
-  *HP-32* Historical Site Number
-  City Boundary
-  *123* Civic Address
-  + + + + Railway
-  - - - - Proposed Lots

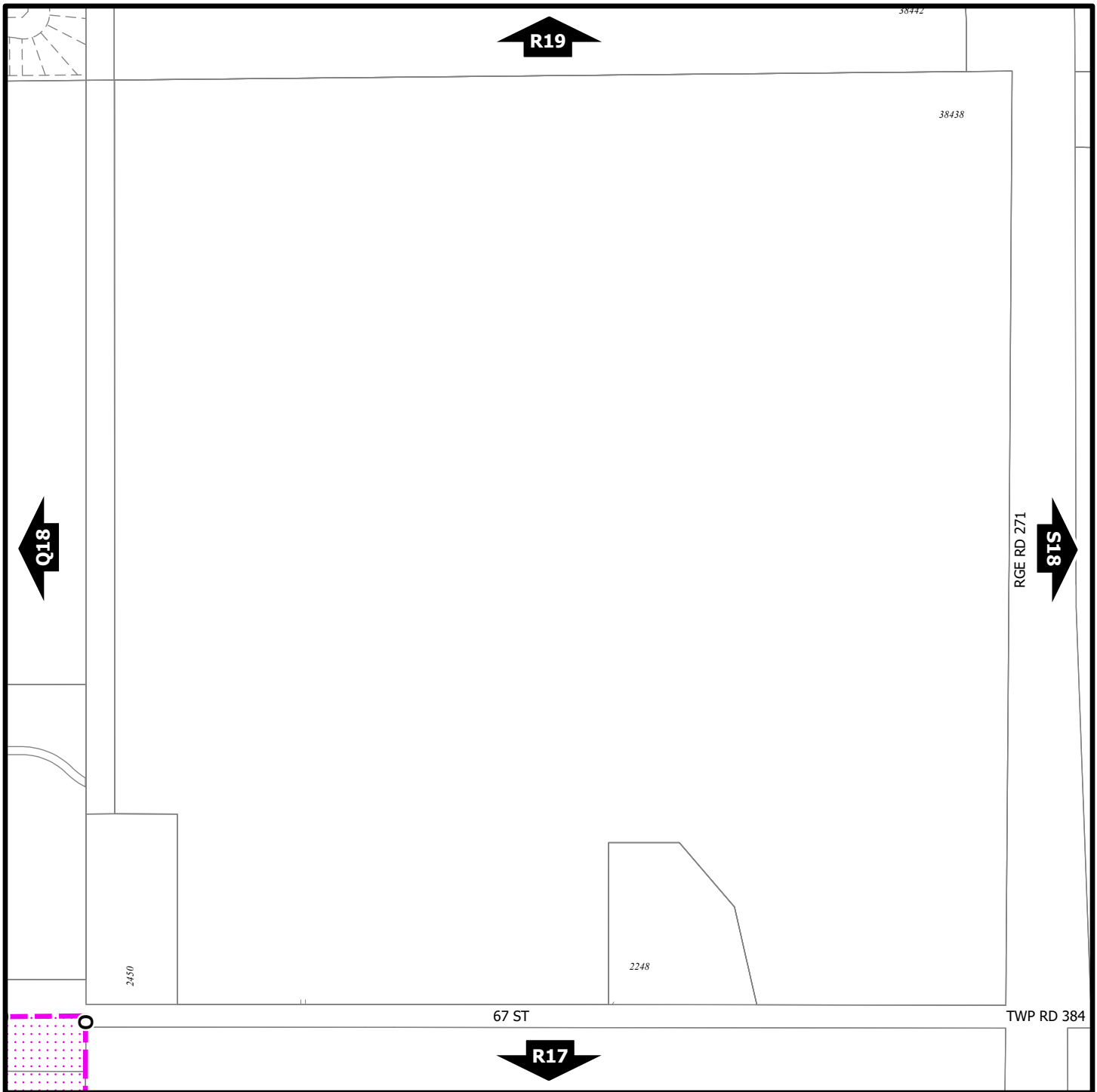
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Land Use Zones

R18

SE¼ Sec26 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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AC AltaLink Consultation/ Potential Constraints Area B Business Improvement Area Escarpment Area Flood Fringe Floodway Gaetz - Ross Heritage Area Historical Preservation Sites Historically Significant Sites HP-32 Historical Site Number	Landfill Site (approximate) Landfill Setback Major Entry Area Overlay District Restricted Development Area Pipeline Setback Wastewater Treatment Plant Setback Railway Setback (15m) Railway Setback (30m)
---	--

123 Civic Address

--- Proposed Lots

++++ Railway

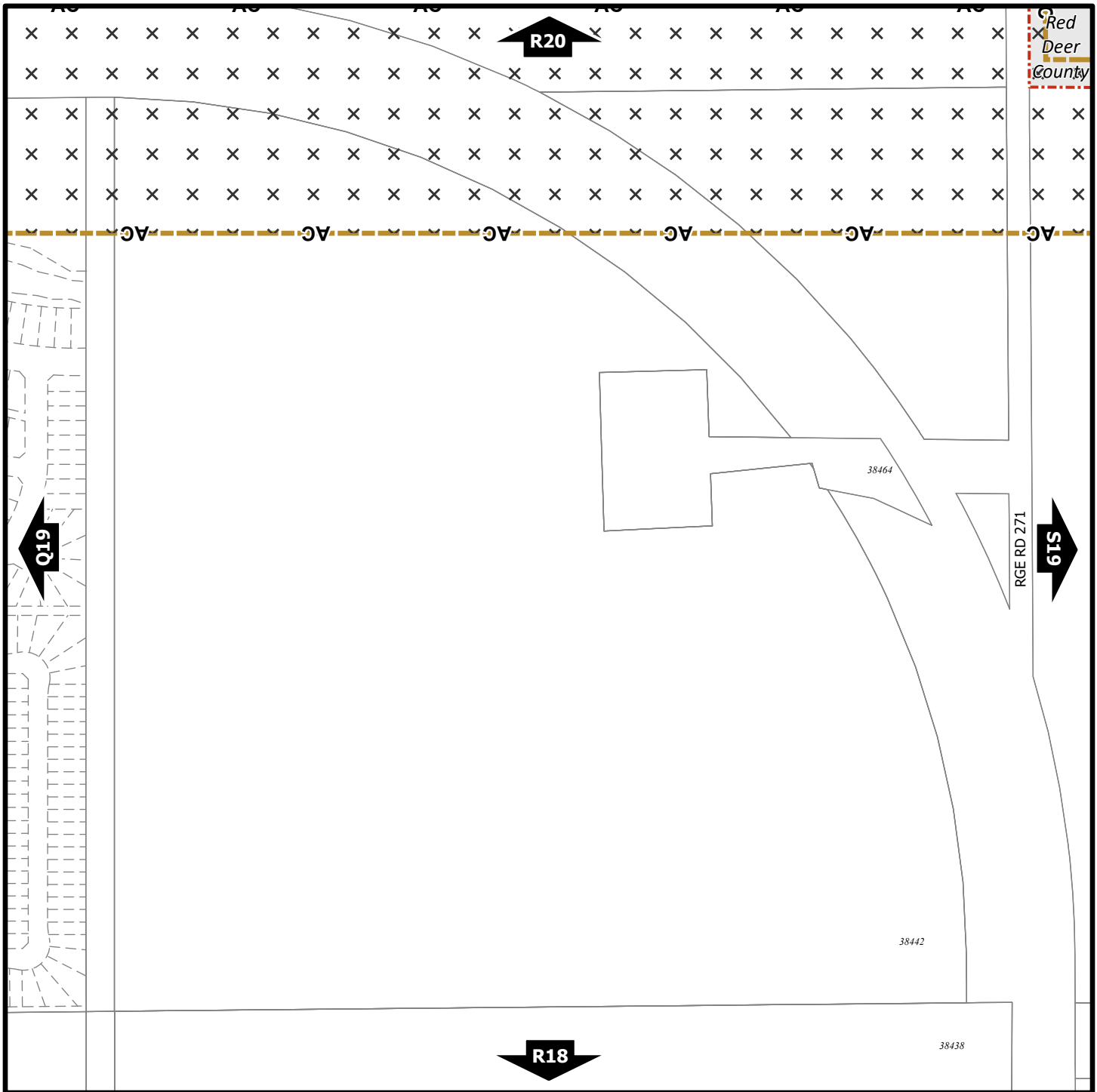
--- City Boundary

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Land Use Constraints

R18

SE¼ Sec26 38-27-W4



Zoning Bylaw 3357/2024

North

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AC	AltaLink Consultation/ Potential Constraints Area
B	Business Improvement Area
	Escarpment Area
	Flood Fringe
	Floodway
	Gaetz - Ross Heritage Area
	Historical Preservation Sites
	Historically Significant Sites
HP-32	Historical Site Number

	Landfill Site (approximate)
	Landfill Setback
	Major Entry Area
	Overlay District
	Restricted Development Area
	Pipeline Setback
	Wastewater Treatment Plant Setback
	Railway Setback (15m)
	Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

--- City Boundary

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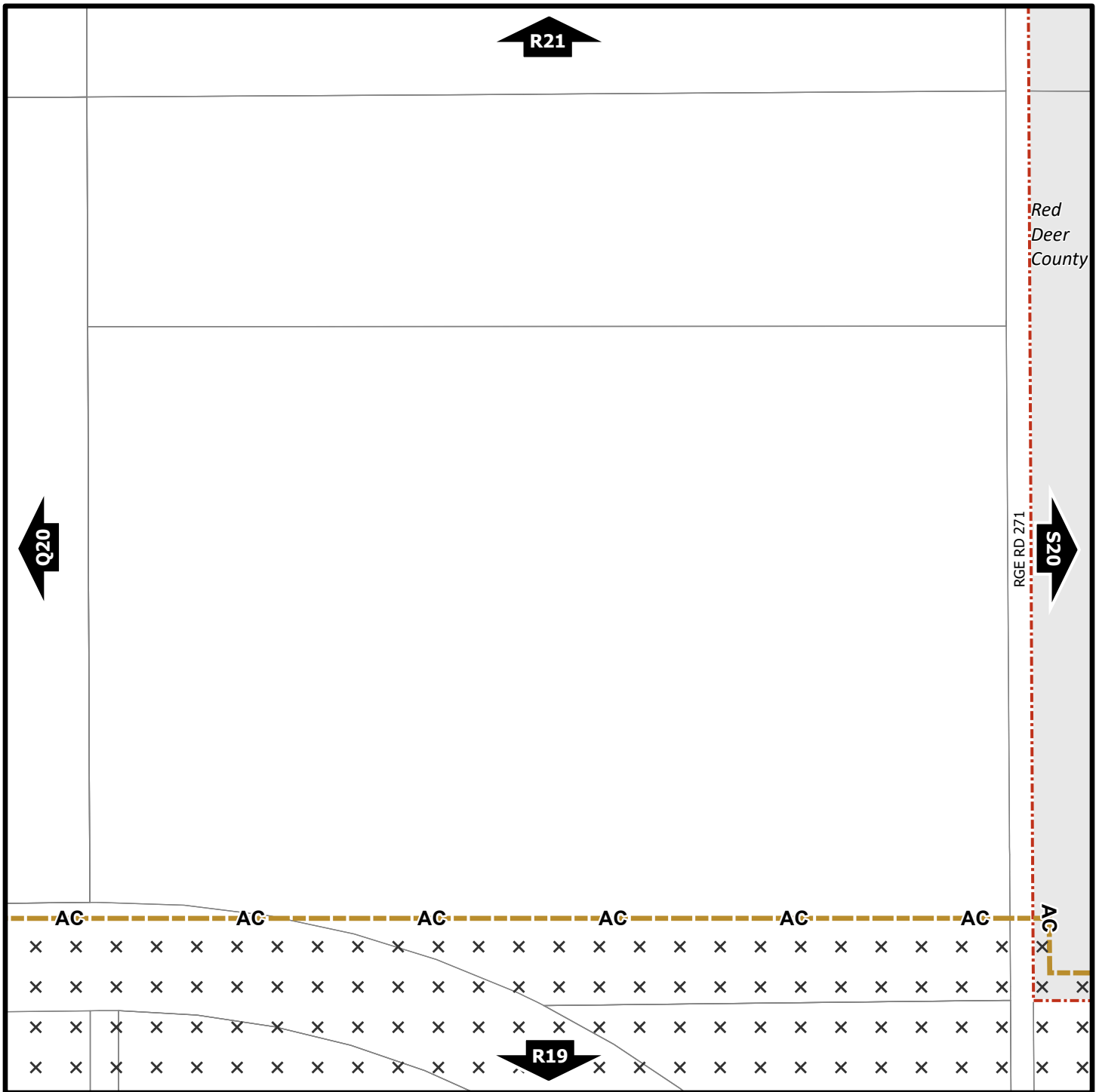
Land Use Constraints

R19

NE¼ Sec26 38-27-W4



Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
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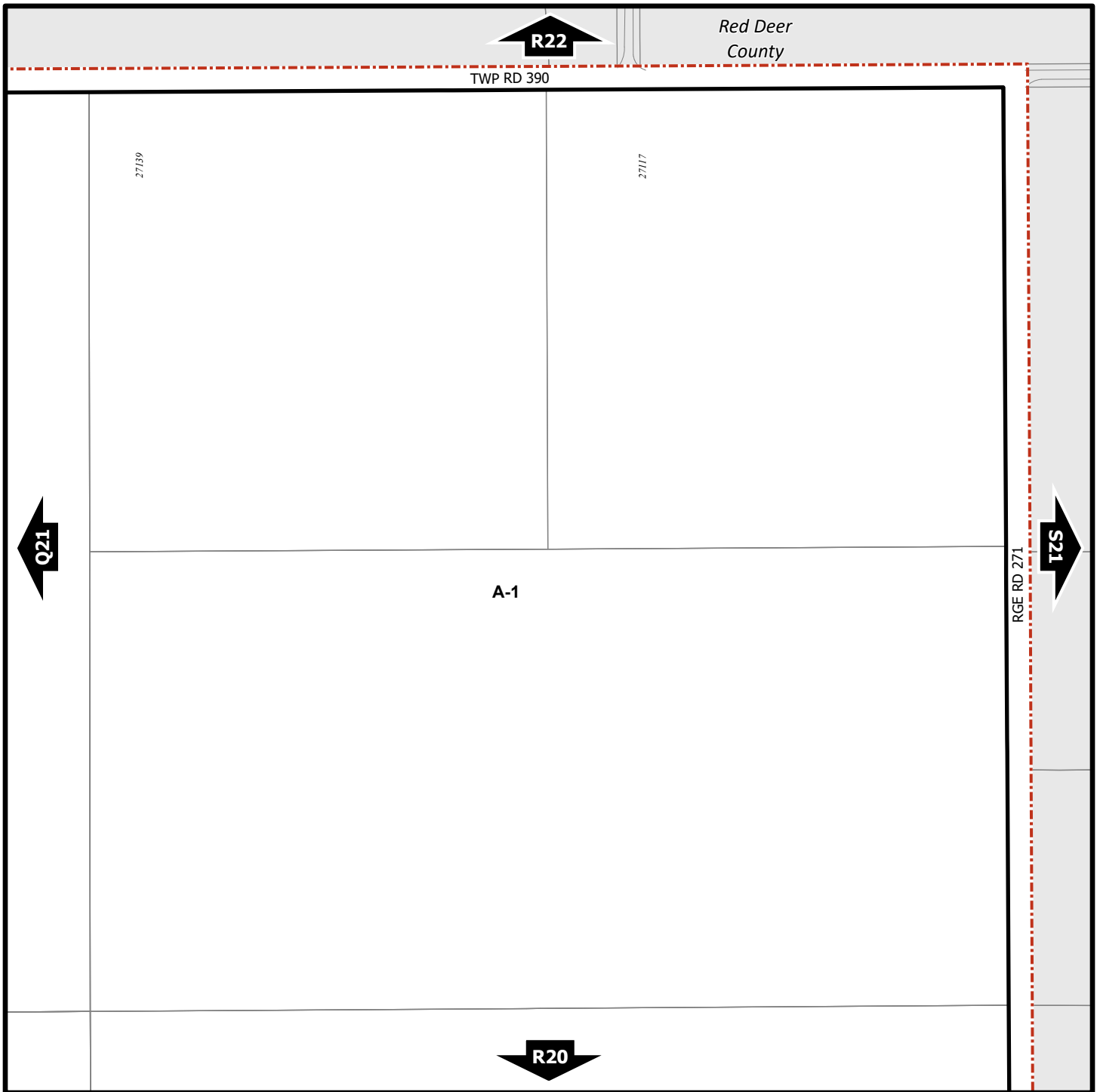
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	HP-32 Historical Site Number		Railway Setback (30m)		

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Land Use Constraints

R20

SE¼ Sec35 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

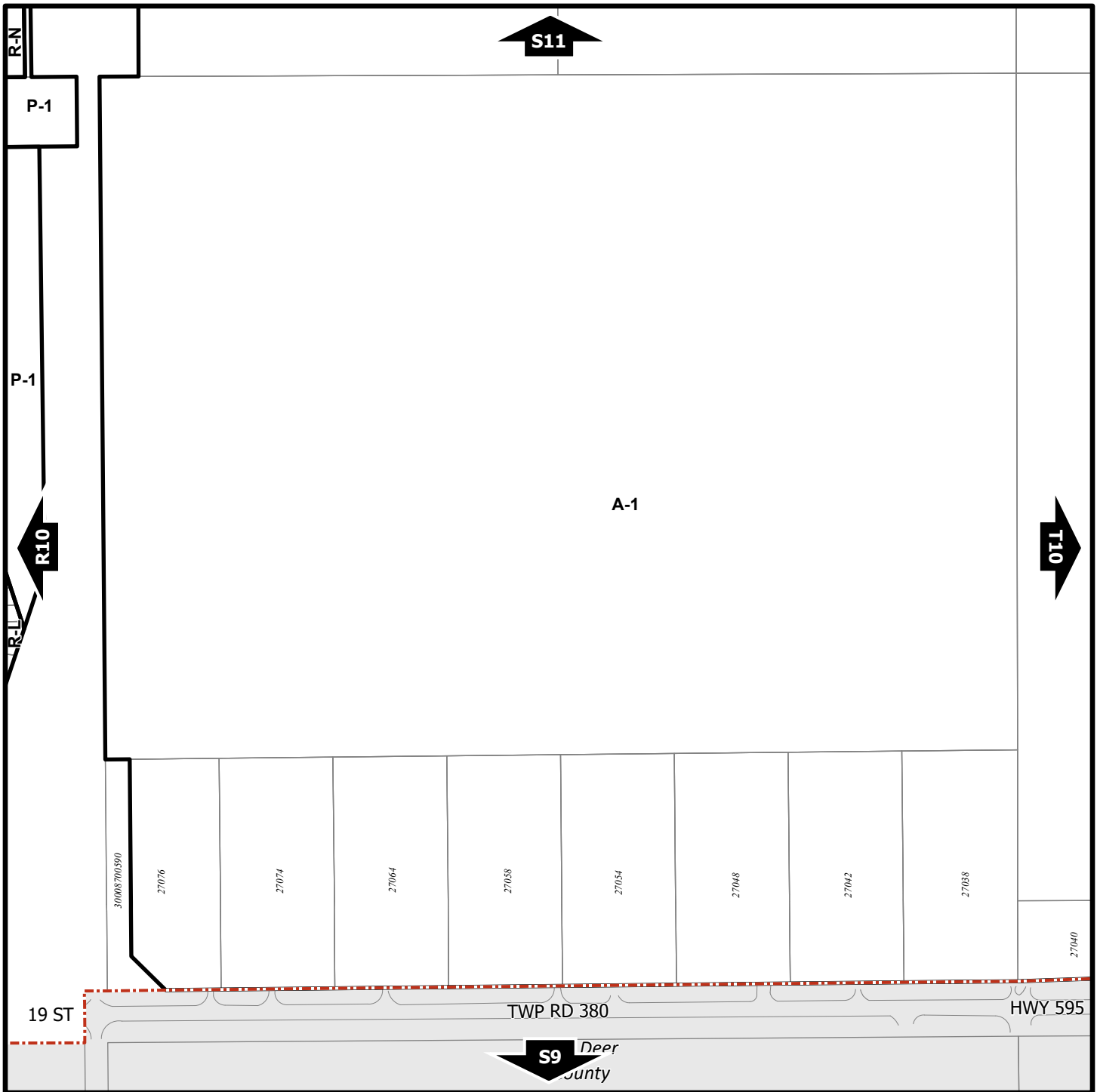
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Land Use Zones

R21

NE¼ Sec35 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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- Land Use Zone Boundary
- R-L** Land Use Zone
- Exception to Zone
- e(ii)* Exception Number
- Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

- Historical Preservation Sites
- Historically Significant Sites
- HP-32* Historical Site Number
- City Boundary
- 123* Civic Address
- Railway
- Proposed Lots

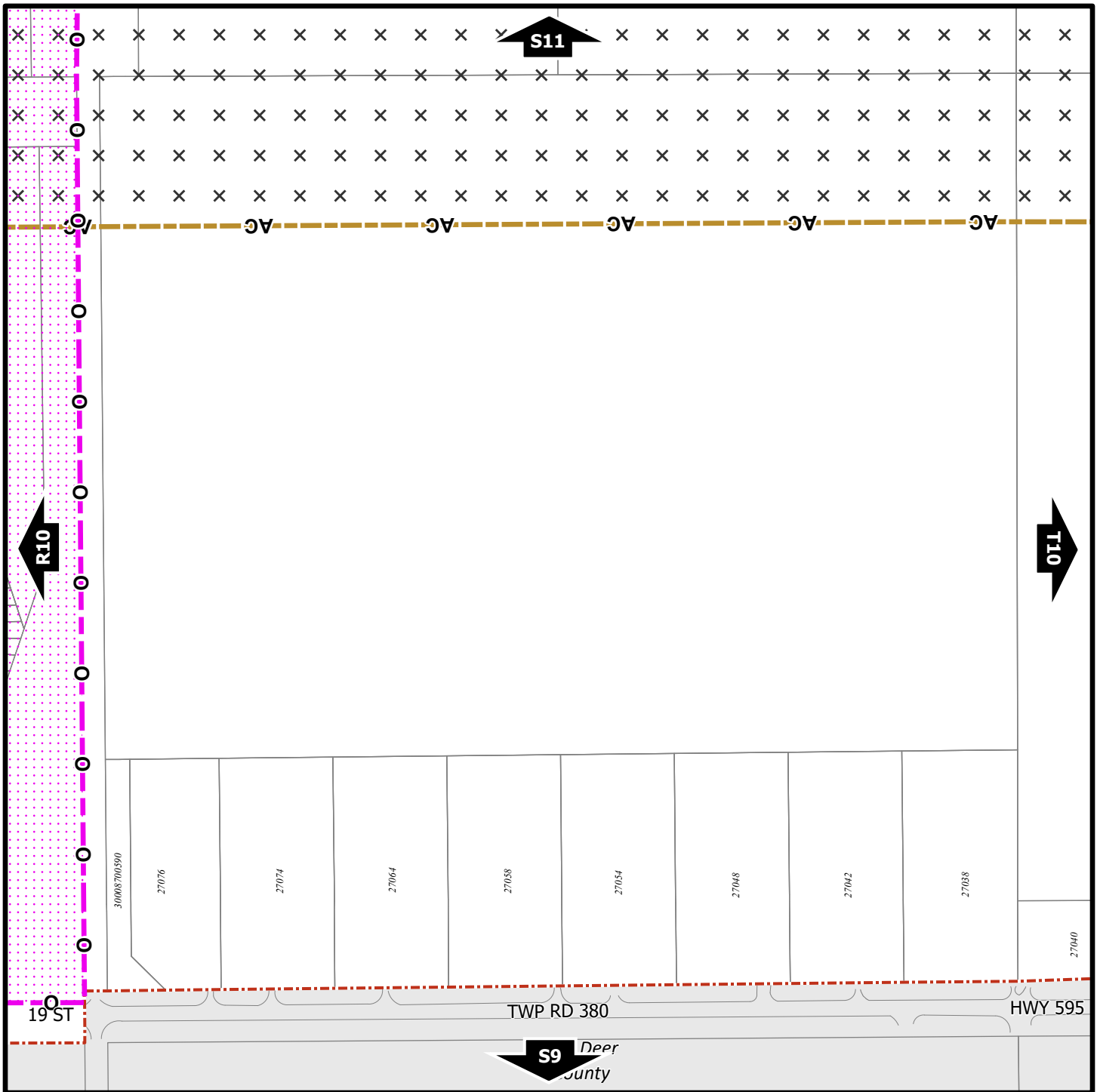
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Land Use Zones

S10

SW¼ Sec1 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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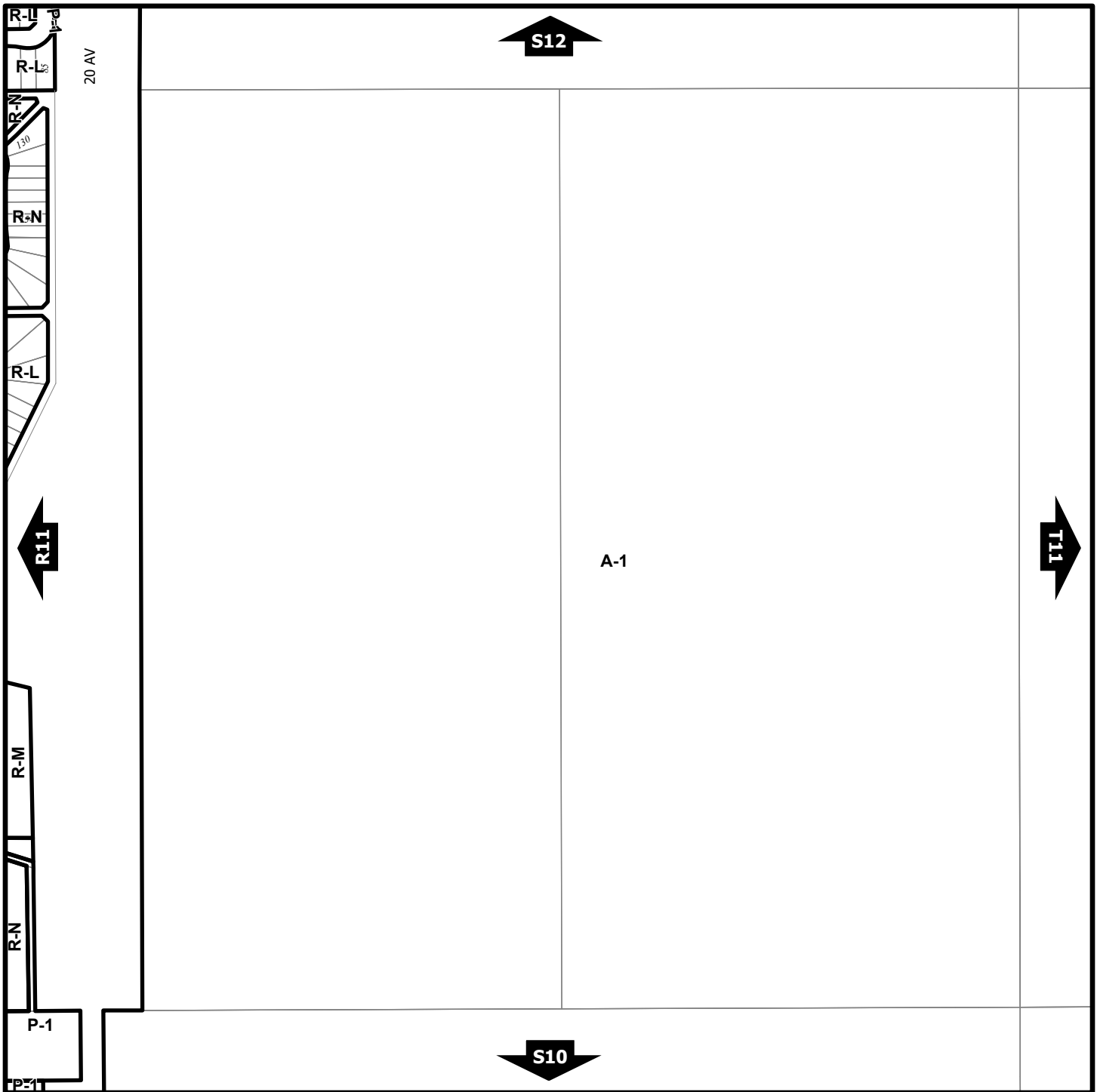
AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)	123 Civic Address
B	Business Improvement Area	Landfill Setback	Proposed Lots
Escarpment Area		Major Entry Area	Railway
Flood Fringe		Overlay District	City Boundary
Floodway		Restricted Development Area	
Gaetz - Ross Heritage Area		Pipeline Setback	
Historical Preservation Sites		Wastewater Treatment Plant Setback	
Historically Significant Sites		Railway Setback (15m)	
HP-32	Historical Site Number	Railway Setback (30m)	

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Land Use Constraints

S10

SW¼ Sec1 38-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
-  **R-L** Land Use Zone
-  Exception to Zone
-  *e(ii)* Exception Number
-  Exempted from Zone
-  *2a* Exempted Number
-  *V18* Height Overlay Zone
-  *D95* Density Overlay Zone
-  **S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
-  *HP-32* Historical Site Number
-  City Boundary
-  *123* Civic Address
-  Railway
-  Proposed Lots

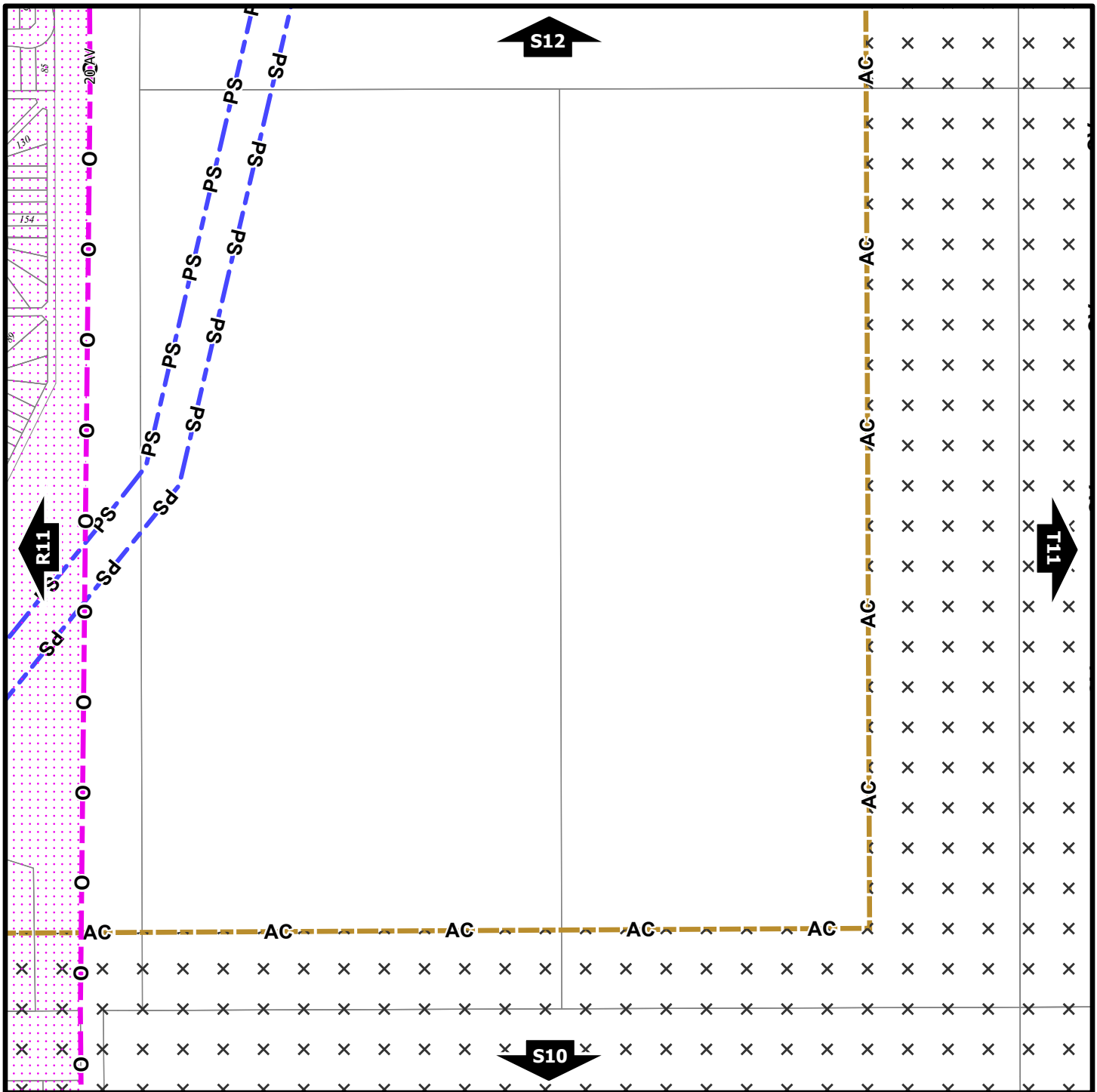
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Land Use Zones

S11

NW¼ Sec1 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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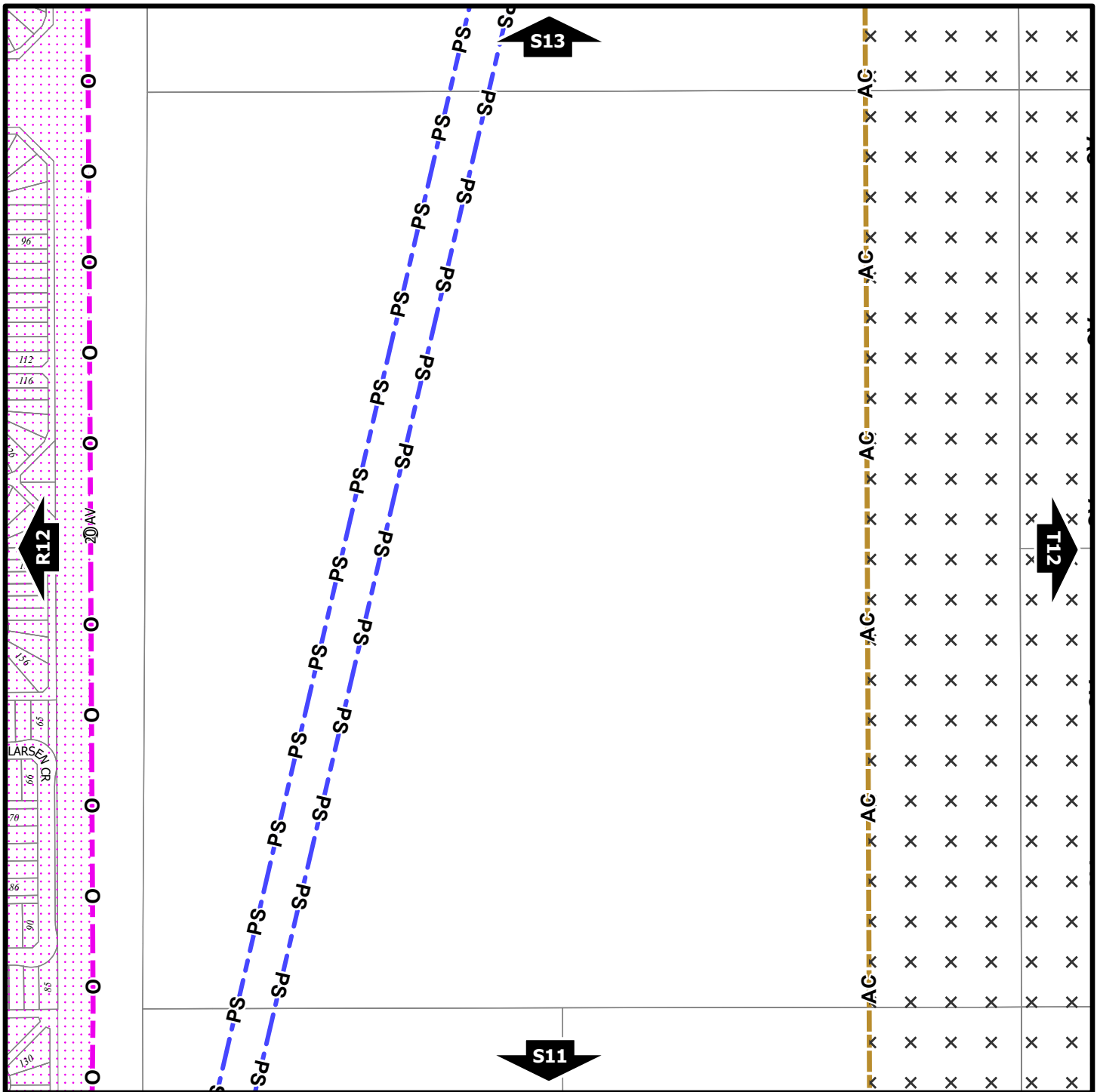
AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)	123 Civic Address
B	Business Improvement Area	Landfill Setback	Proposed Lots
Escarpment Area	Escarpment Area	Major Entry Area	Railway
Flood Fringe	Flood Fringe	Overlay District	City Boundary
Floodway	Floodway	Restricted Development Area	
Gaetz - Ross Heritage Area	Gaetz - Ross Heritage Area	Pipeline Setback	
Historical Preservation Sites	Historical Preservation Sites	Wastewater Treatment	
Historically Significant Sites	Historically Significant Sites	Plant Setback	
HP-32	Historical Site Number	Railway Setback (15m)	
		Railway Setback (30m)	

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Land Use Constraints

S11

NW 1/4 Sec1 38-27-W4



Zoning Bylaw 3357/2024

North

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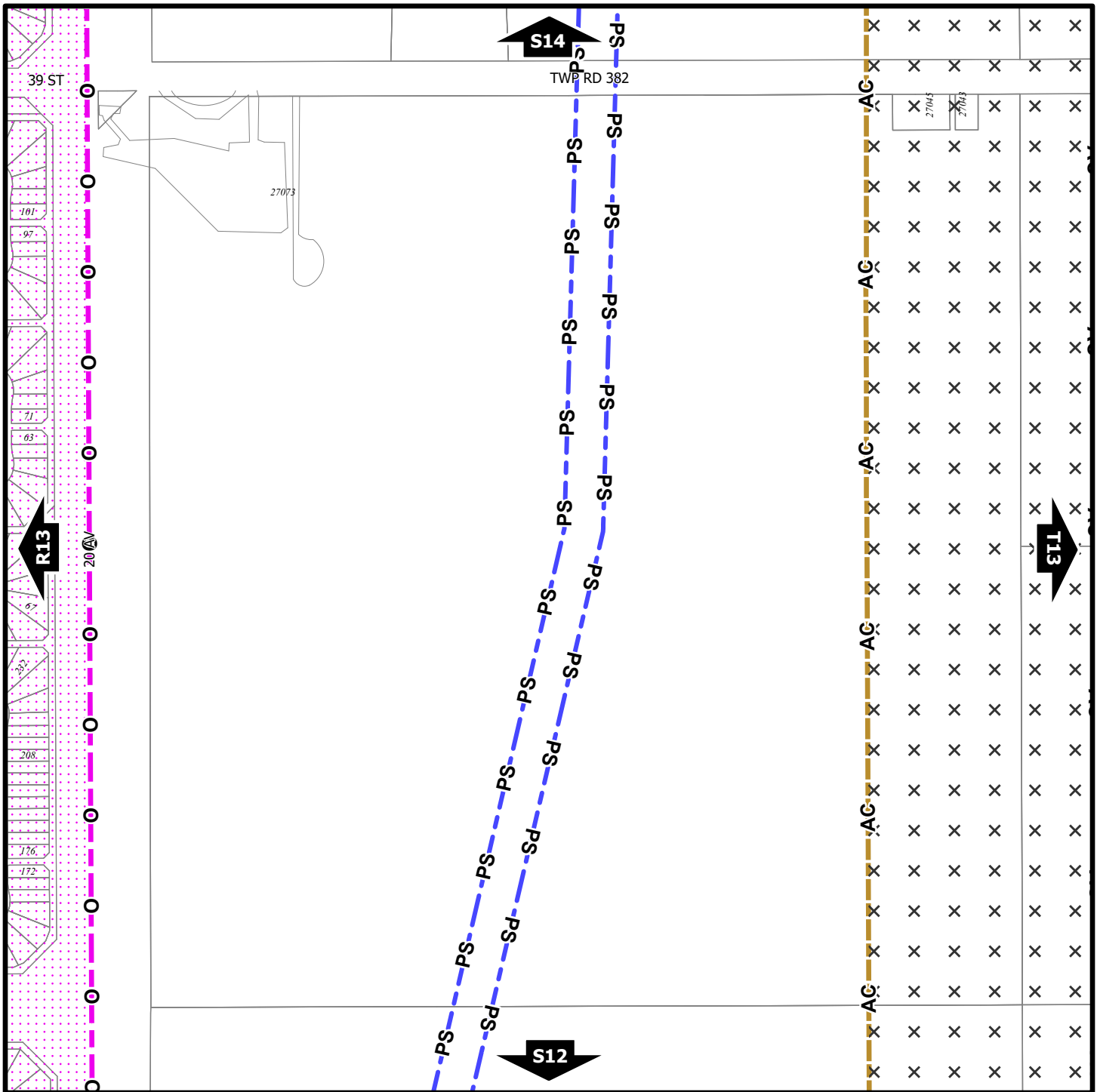
AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)	123 Civic Address
B	Business Improvement Area	Landfill Setback	Proposed Lots
Escarpment Area		Major Entry Area	Railway
Flood Fringe		Overlay District	City Boundary
Floodway		Restricted Development Area	
Gaetz - Ross Heritage Area		Pipeline Setback	
Historical Preservation Sites		Wastewater Treatment Plant Setback	
Historically Significant Sites		Railway Setback (15m)	
HP-32	Historical Site Number	Railway Setback (30m)	

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Land Use Constraints

S12

SW¼ Sec12 38-27-W4



Zoning Bylaw 3357/2024

North



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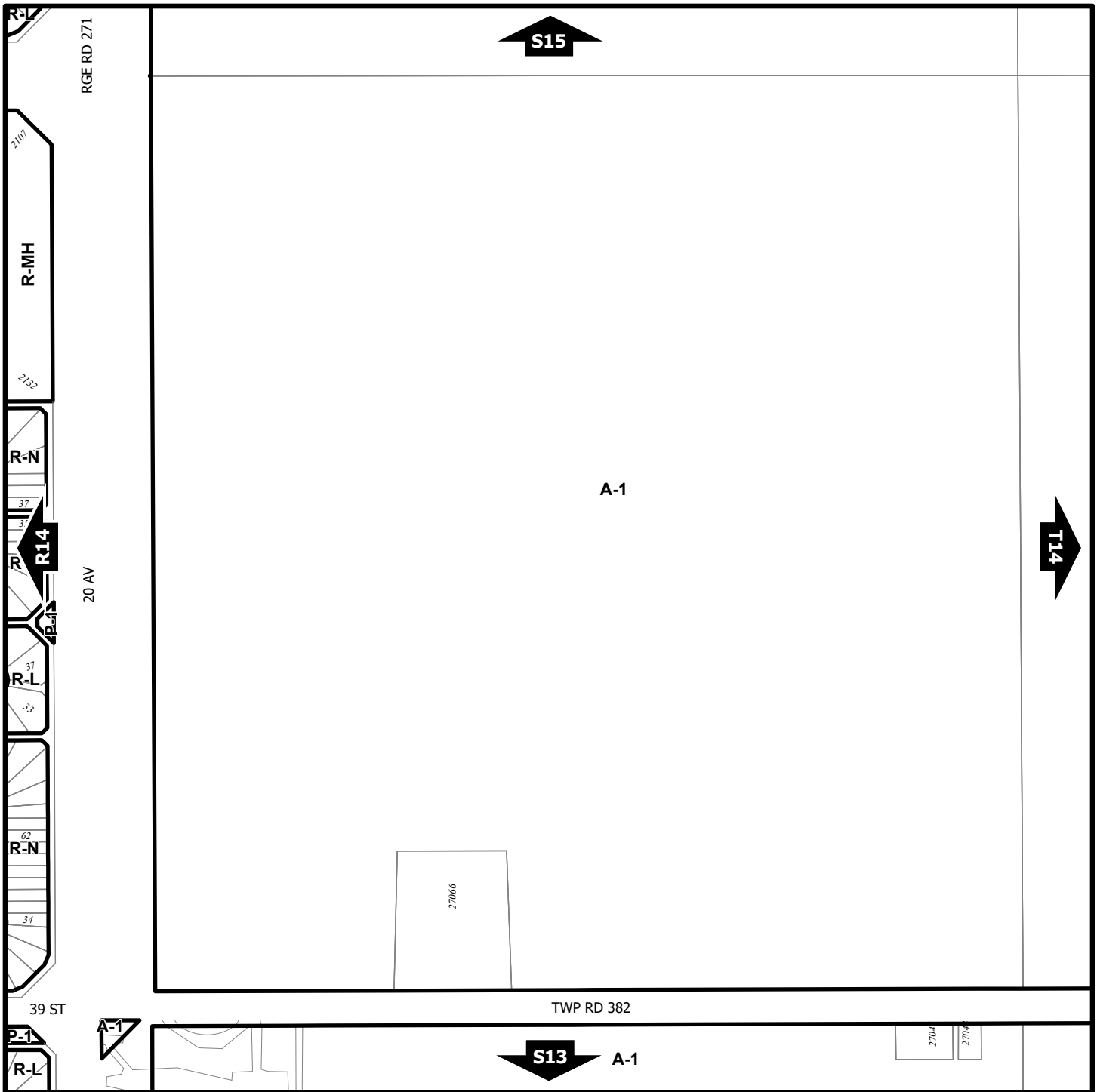
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|--------------------------------|--------------------------------|------------------------------------|------|---------------|
| AC | AltaLink Consultation/ | Landfill Site (approximate) | 123 | Civic Address |
| B | Potential Constraints Area | Landfill Setback | --- | Proposed Lots |
| Escarpment Area | Business Improvement Area | Major Entry Area | ++++ | Railway |
| Flood Fringe | Escarpment Area | Overlay District | --- | City Boundary |
| Floodway | Flood Fringe | Restricted Development Area | | |
| Gaetz - Ross Heritage Area | Floodway | Pipeline Setback | | |
| Historical Preservation Sites | Gaetz - Ross Heritage Area | Wastewater Treatment Plant Setback | | |
| Historically Significant Sites | Historical Preservation Sites | Railway Setback (15m) | | |
| HP-32 | Historically Significant Sites | Railway Setback (30m) | | |
| | Historical Site Number | | | |

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Land Use Constraints

S13

NW¼ Sec12 38-27-W4



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North



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-  Land Use Zone Boundary
- R-L** Land Use Zone
-  Exception to Zone
- e(ii)* Exception Number
-  Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
- HP-32* Historical Site Number
-  City Boundary
- 123* Civic Address
-  Railway
-  Proposed Lots

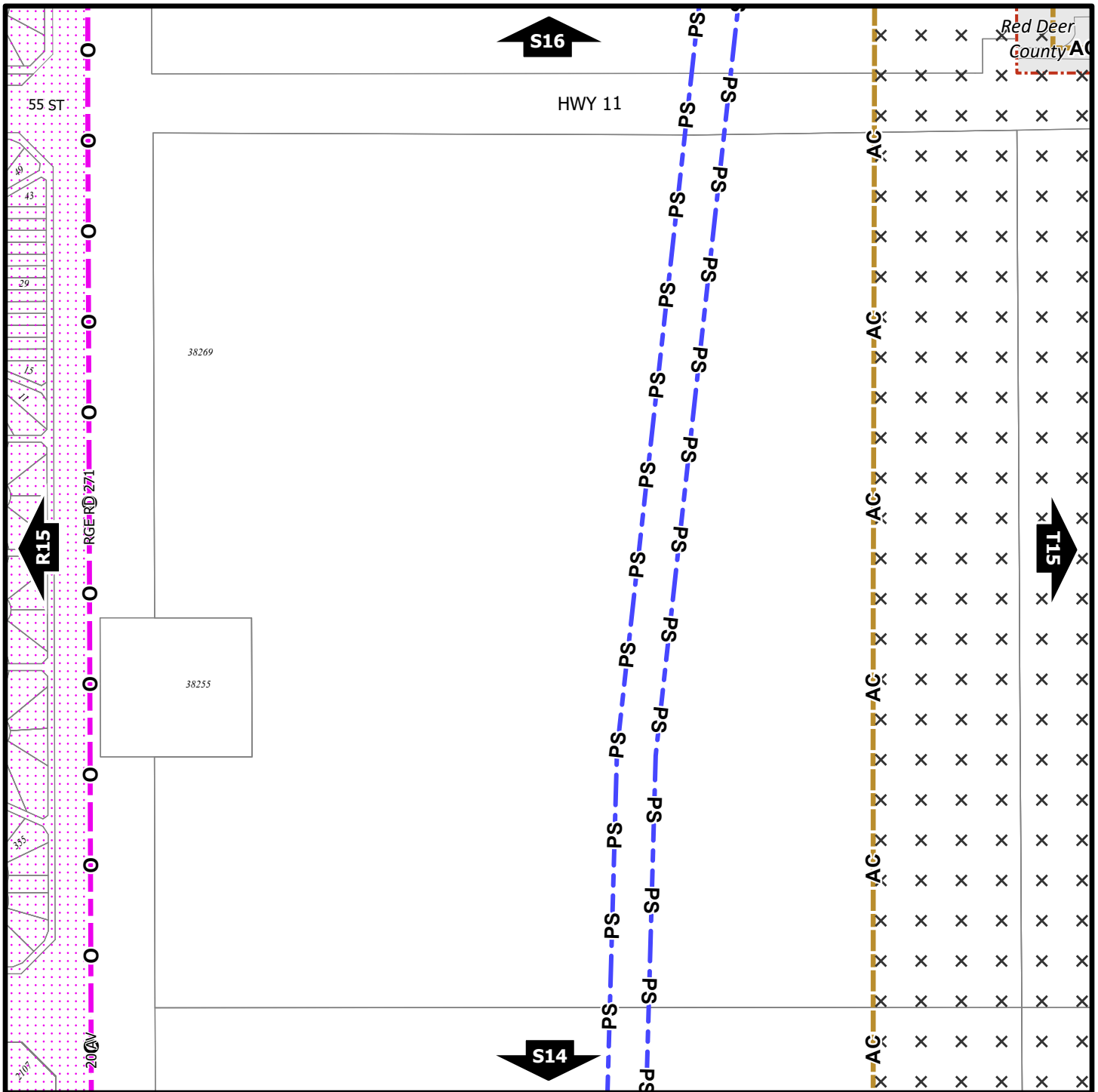
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Land Use Zones

S14

SW¼ Sec13 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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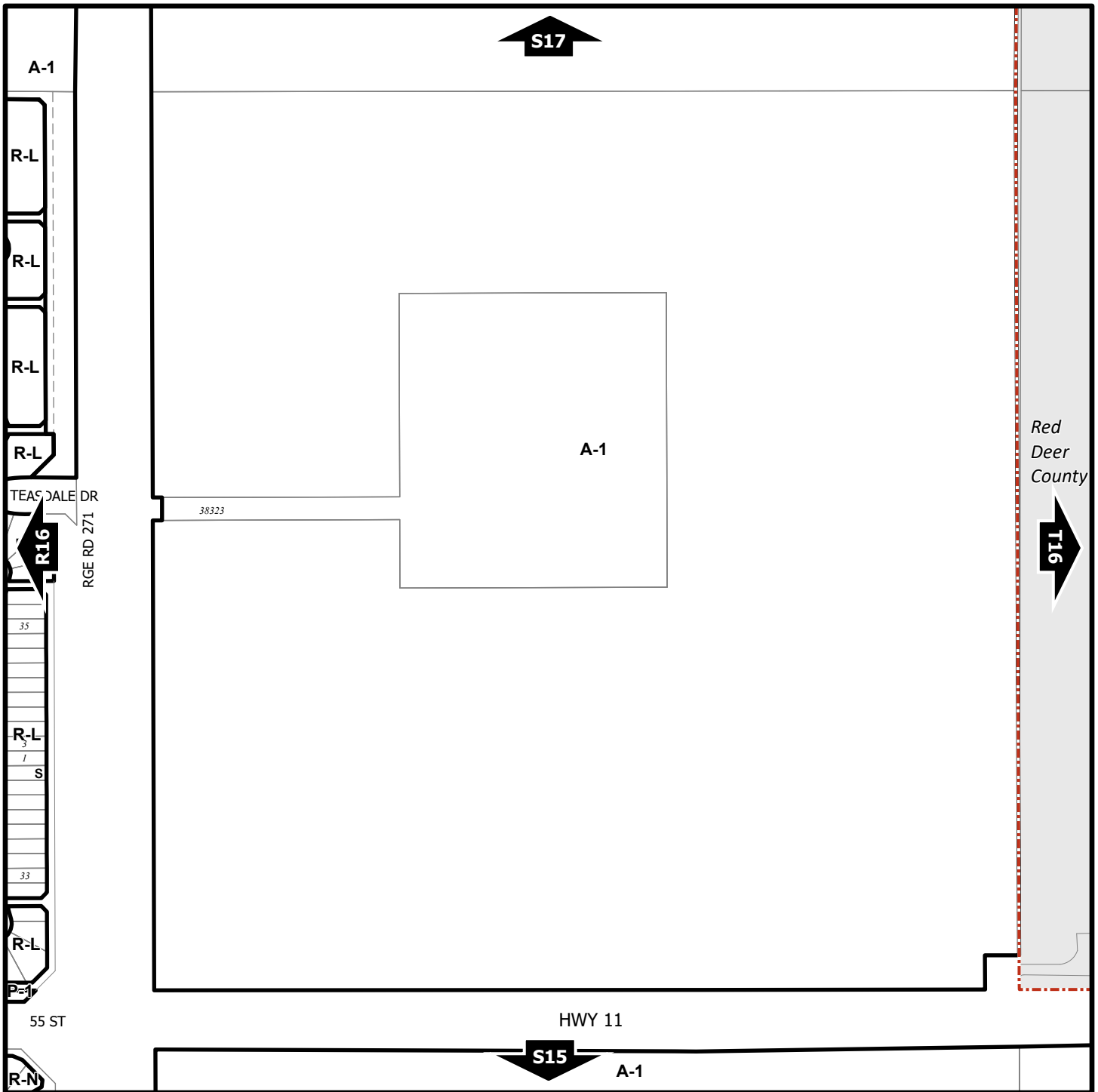
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	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

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Land Use Constraints

S15

NW 1/4 Sec 13 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
<i>S</i>	Suite Locations		

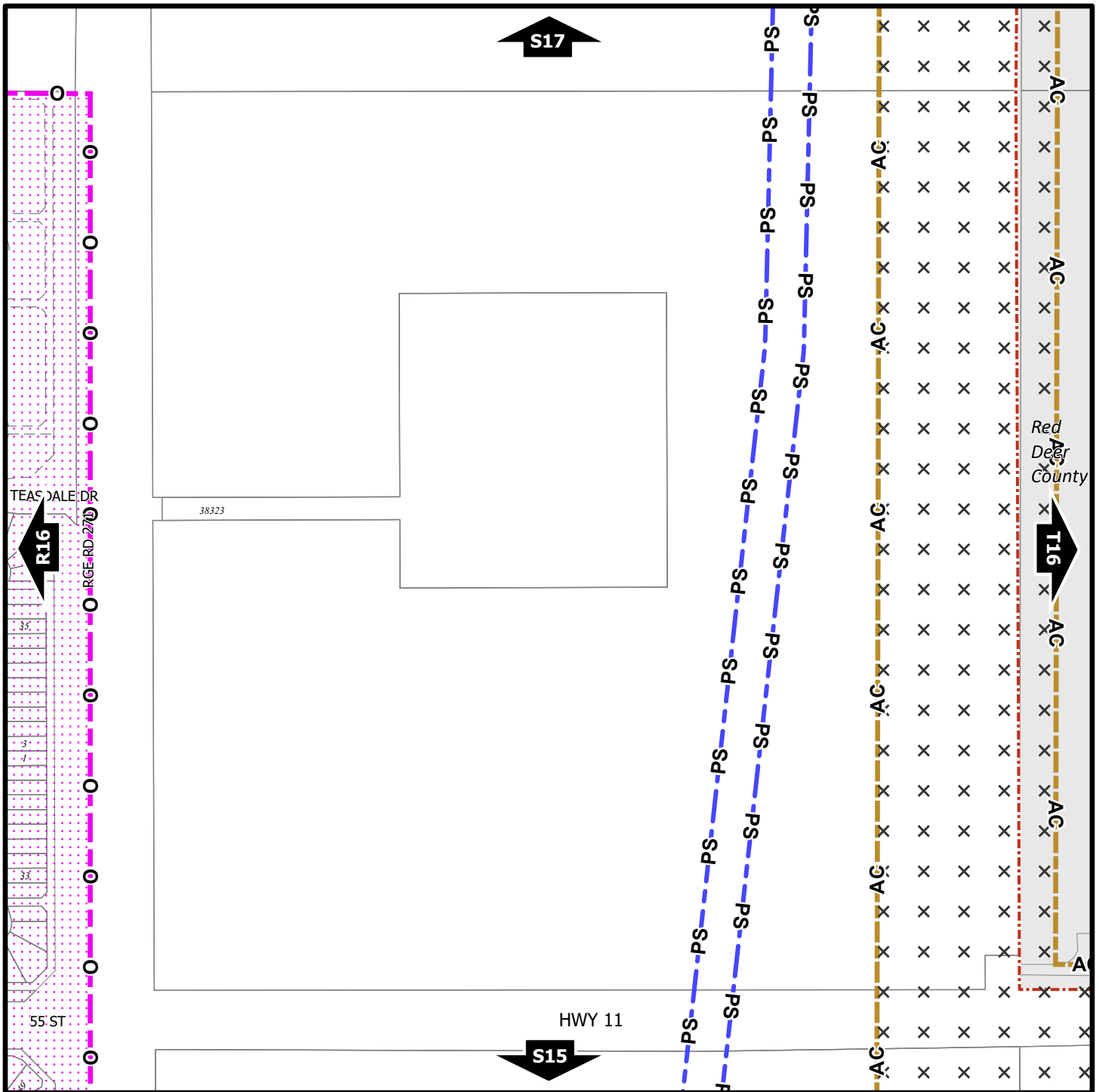
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Land Use Zones

S16

SW¼ Sec24 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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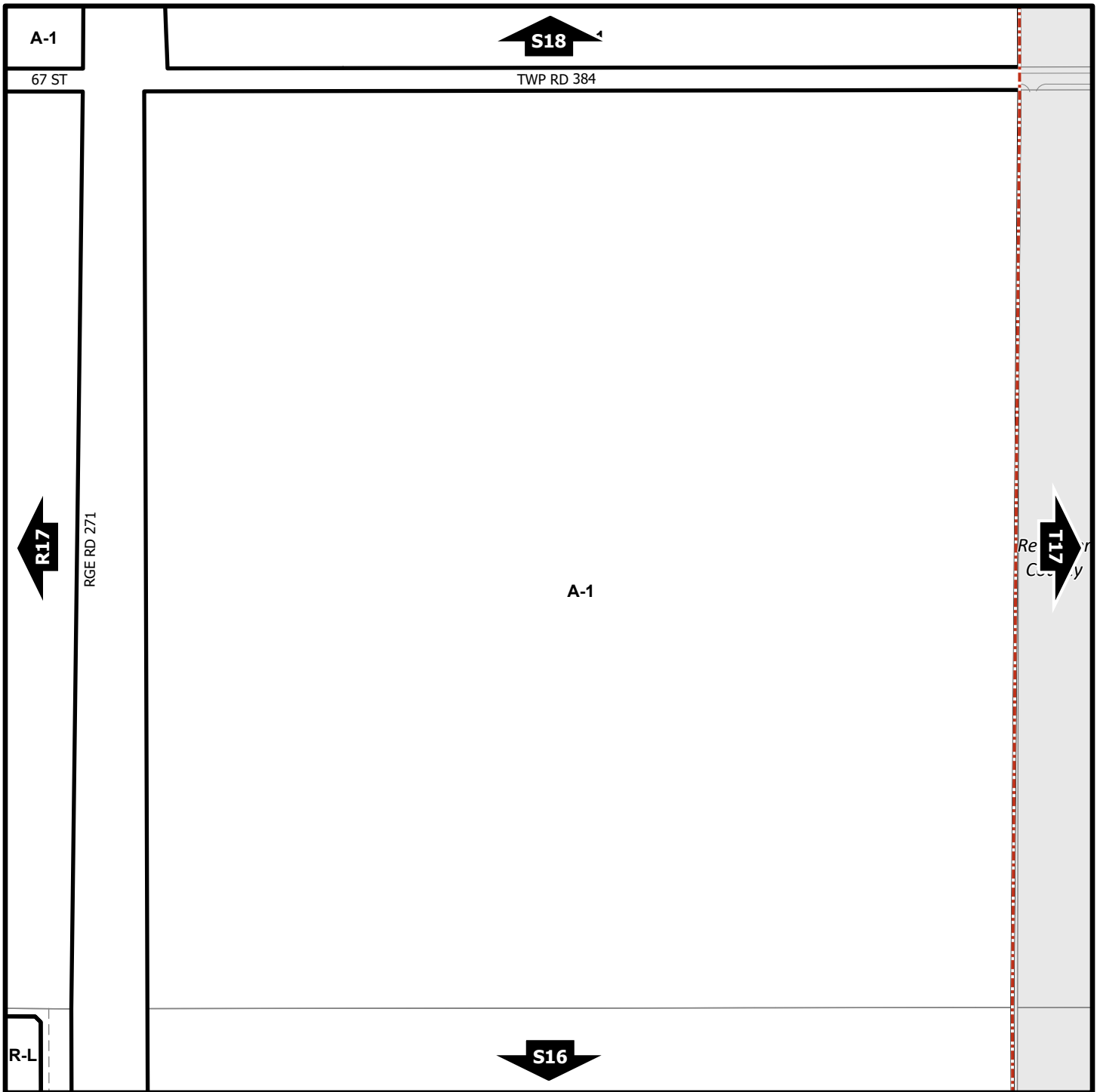
- | | | | |
|--------------------------------|--|---------------------------------------|-------------------|
| AC | AltaLink Consultation/
Potential Constraints Area | Landfill Site (approximate) | 123 Civic Address |
| B | Business Improvement Area | Landfill Setback | Proposed Lots |
| Escarpment Area | | Major Entry Area | Railway |
| Flood Fringe | | Overlay District | City Boundary |
| Floodway | | Restricted Development Area | |
| Gaetz - Ross Heritage Area | | Pipeline Setback | |
| Historical Preservation Sites | | Wastewater Treatment
Plant Setback | |
| Historically Significant Sites | | Railway Setback (15m) | |
| HP-32 | Historical Site Number | Railway Setback (30m) | |

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Land Use Constraints

S16

SW¼ Sec24 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

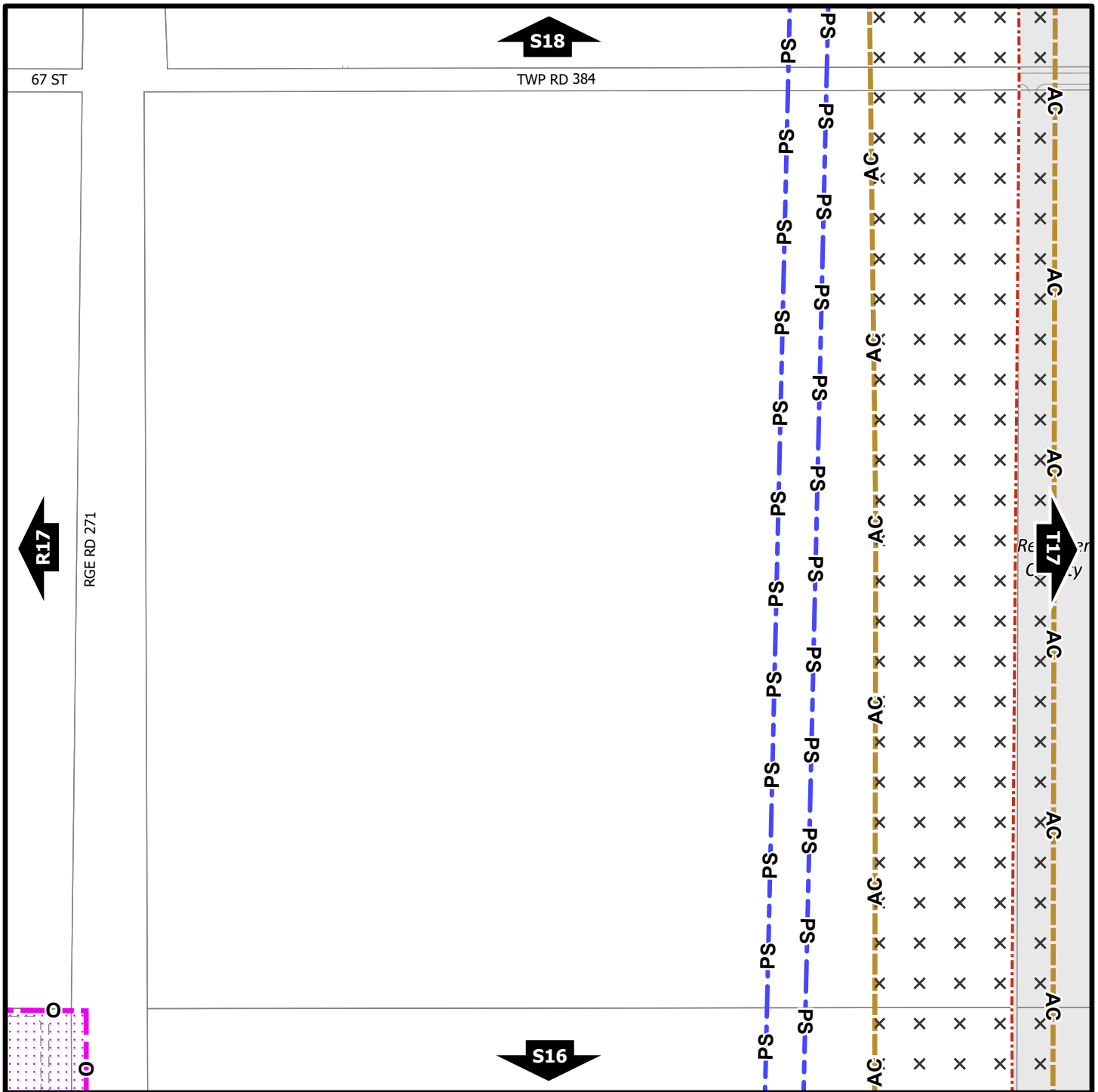
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Land Use Zones

S17

NW¼ Sec24 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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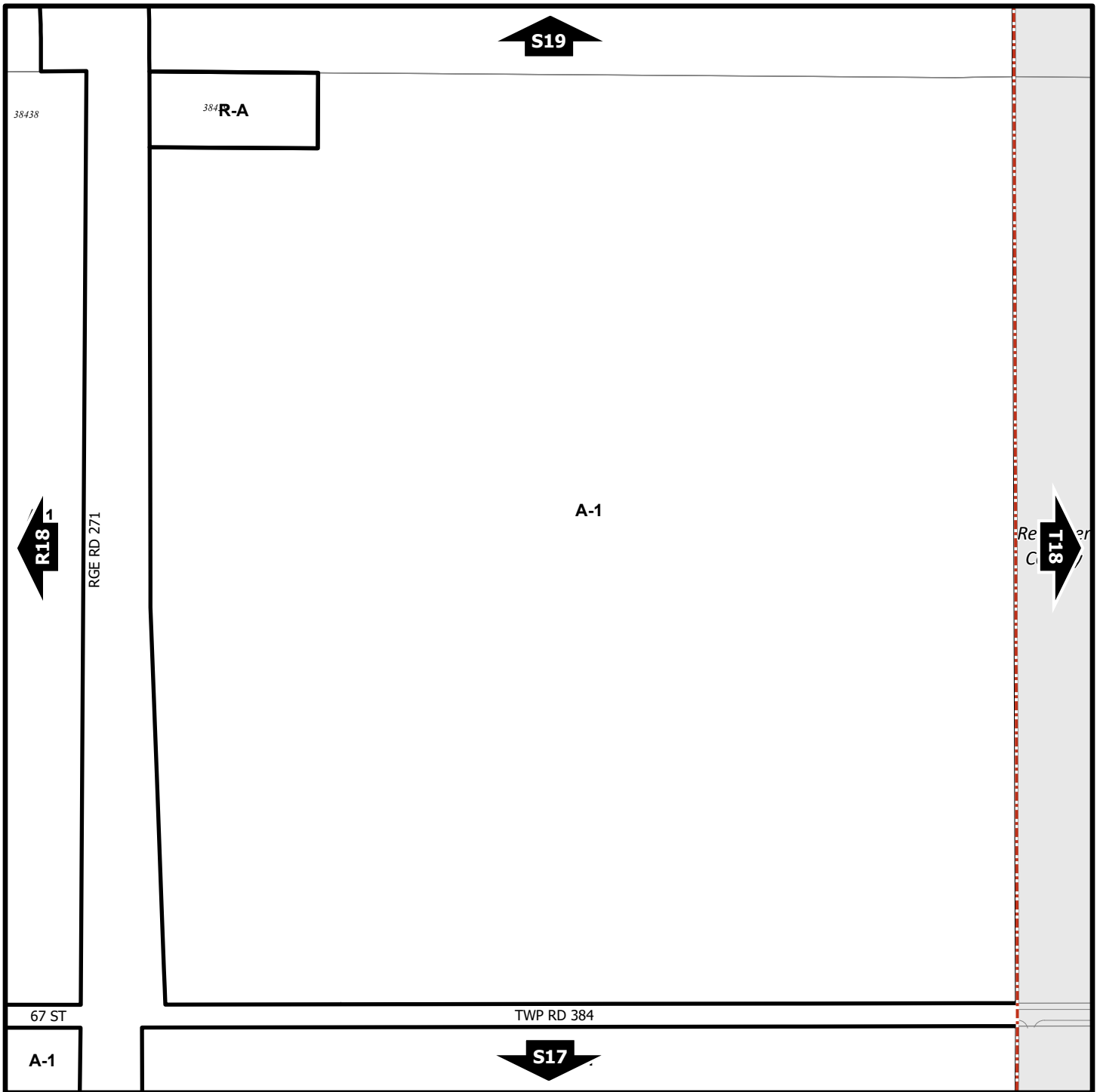
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

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Land Use Constraints

S17

NW¼ Sec24 38-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
- R-L** Land Use Zone
-  Exception to Zone
- e(ii)* Exception Number
-  Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
- HP-32* Historical Site Number
-  City Boundary
- 123* Civic Address
-  Railway
-  Proposed Lots

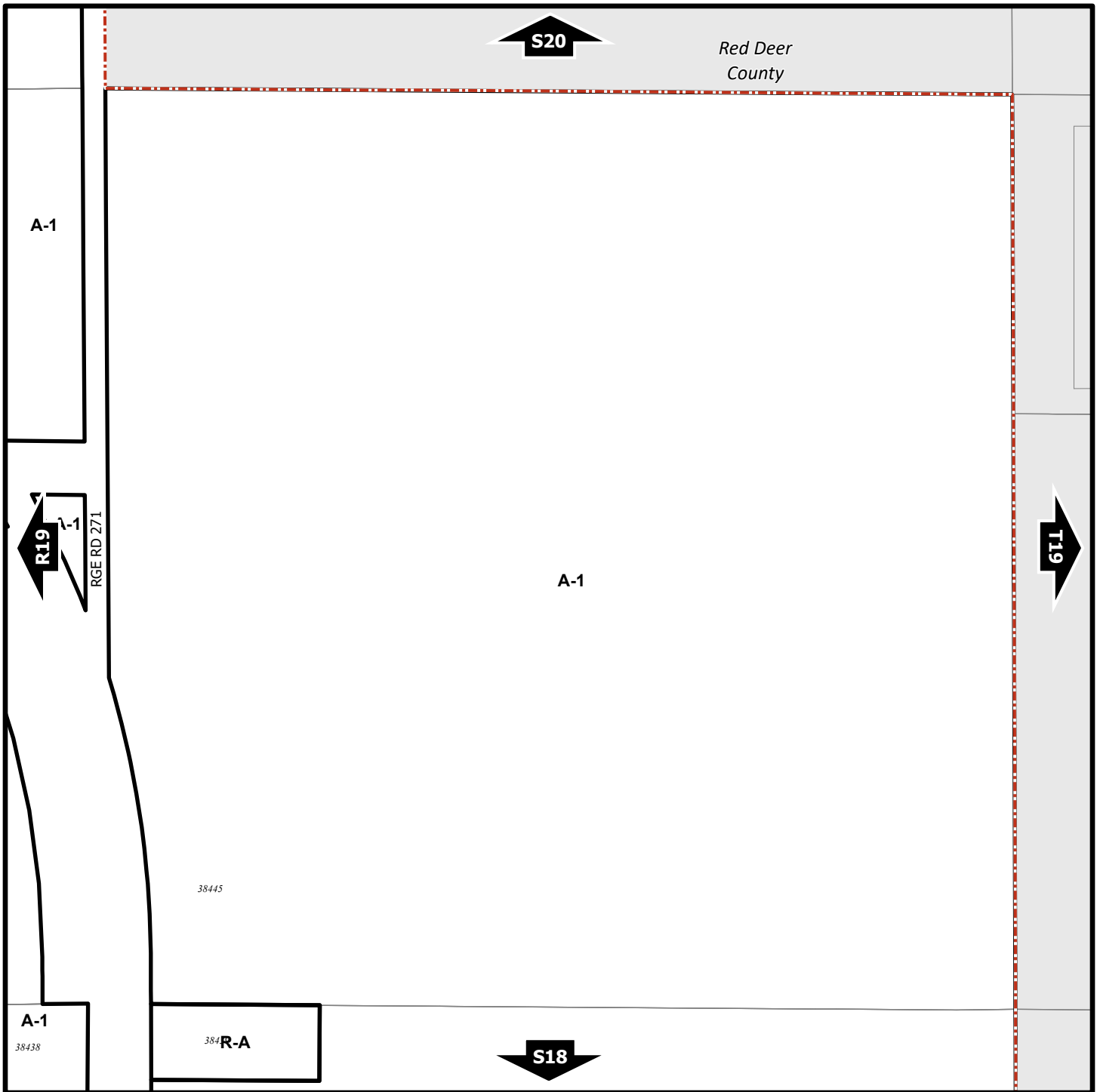
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Land Use Zones

S18

SW¼ Sec25 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

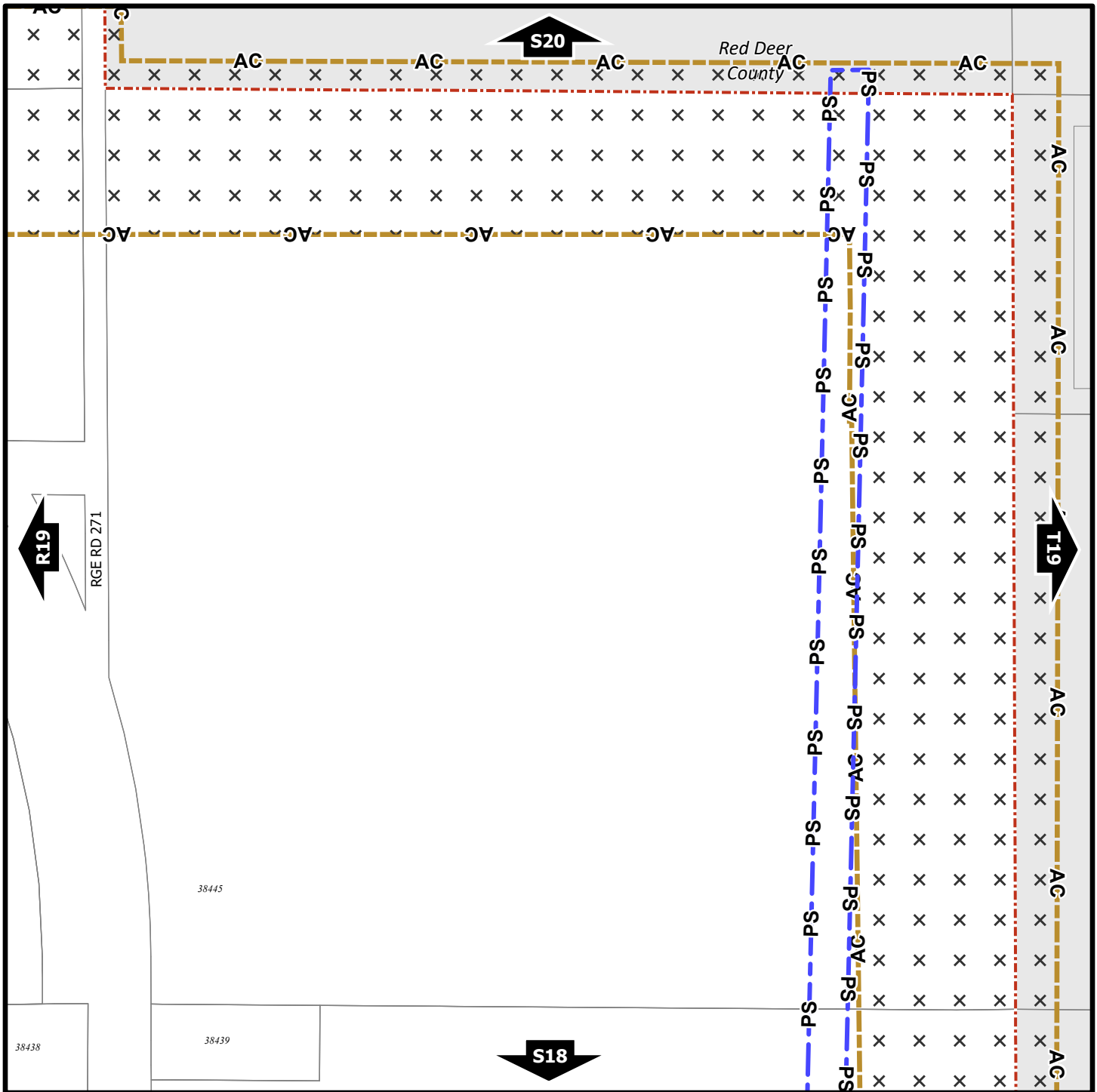
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Land Use Zones

S19

NW¼ Sec25 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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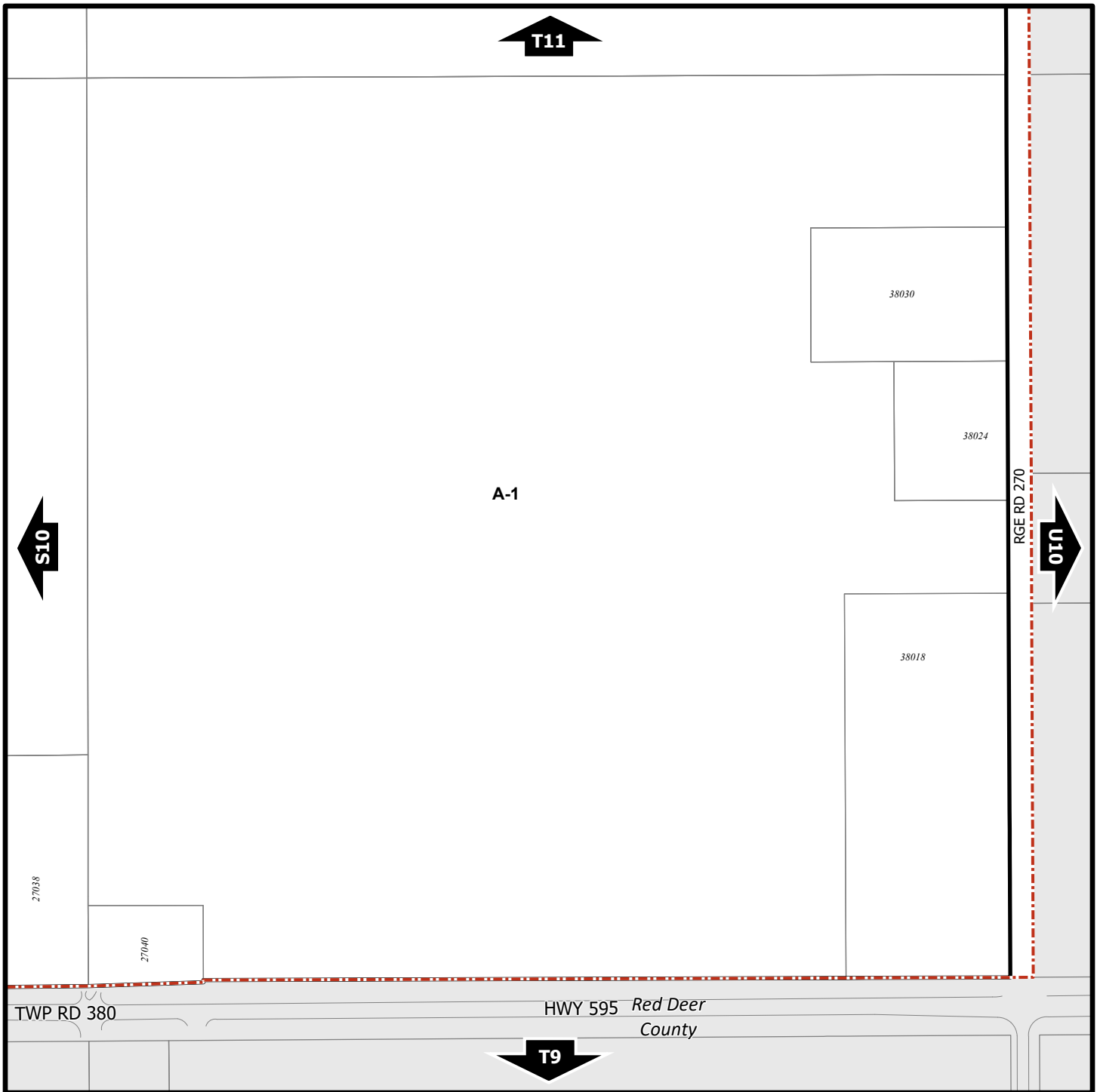
AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)	123 Civic Address
B	Business Improvement Area	Landfill Setback	Proposed Lots
Escarpment Area	Escarpment Area	Major Entry Area	Railway
Flood Fringe	Flood Fringe	Overlay District	City Boundary
Floodway	Floodway	Restricted Development Area	
Gaetz - Ross Heritage Area	Gaetz - Ross Heritage Area	Pipeline Setback	
Historical Preservation Sites	Historical Preservation Sites	Wastewater Treatment Plant Setback	
Historically Significant Sites	Historically Significant Sites	Railway Setback (15m)	
HP-32	Historical Site Number	Railway Setback (30m)	

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Land Use Constraints

S19

NW¹/₄ Sec25 38-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
-  **R-L** Land Use Zone
-  **Exception to Zone**
-  *e(ii)* Exception Number
-  **Exempted from Zone**
-  *2a* Exempted Number
-  *V18* Height Overlay Zone
-  *D95* Density Overlay Zone
-  **S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
-  *HP-32* Historical Site Number
-  **City Boundary**
-  *123* Civic Address
-  **Railway**
-  **Proposed Lots**

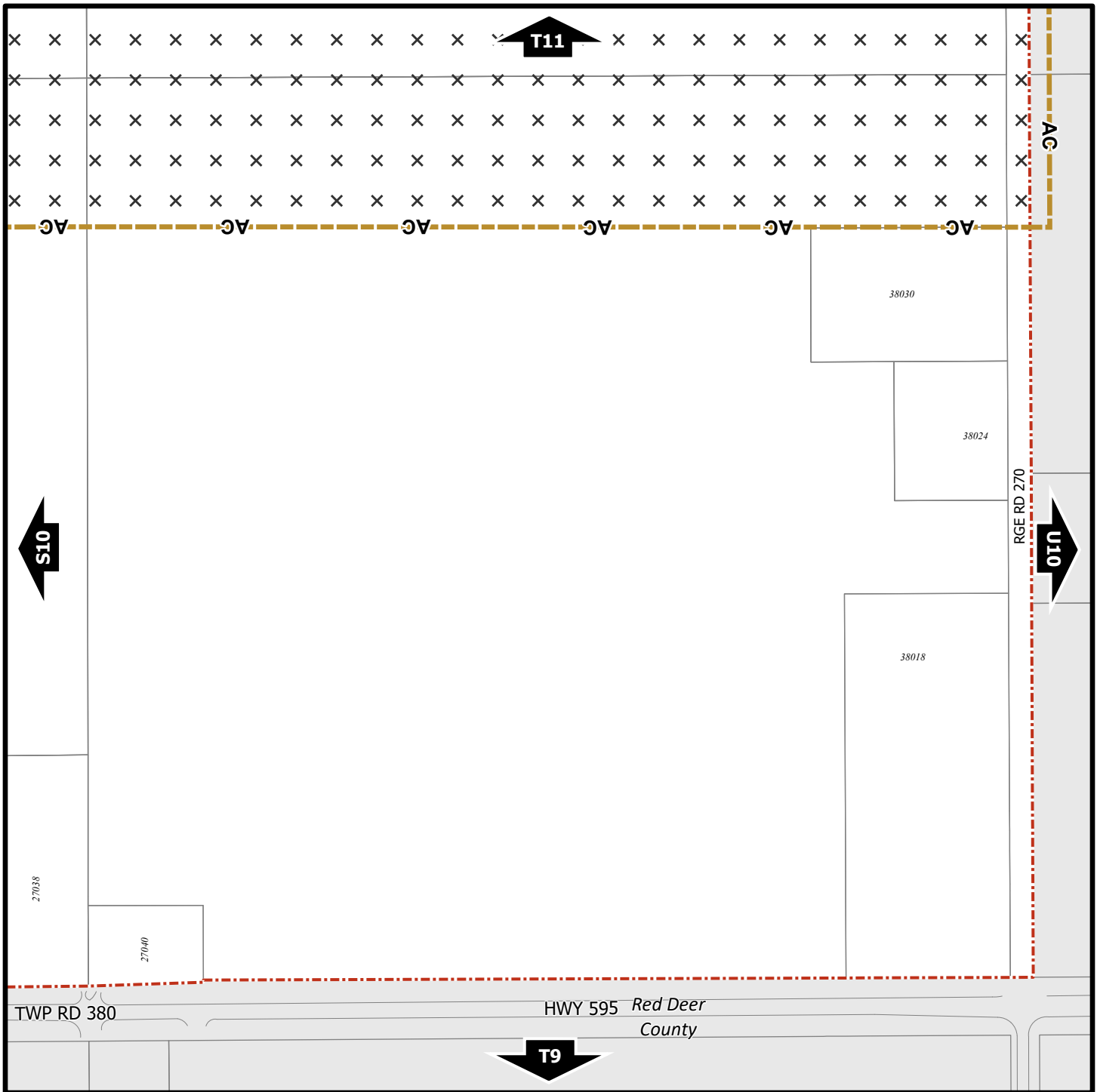
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Land Use Zones

T10

SE¼ Sec1 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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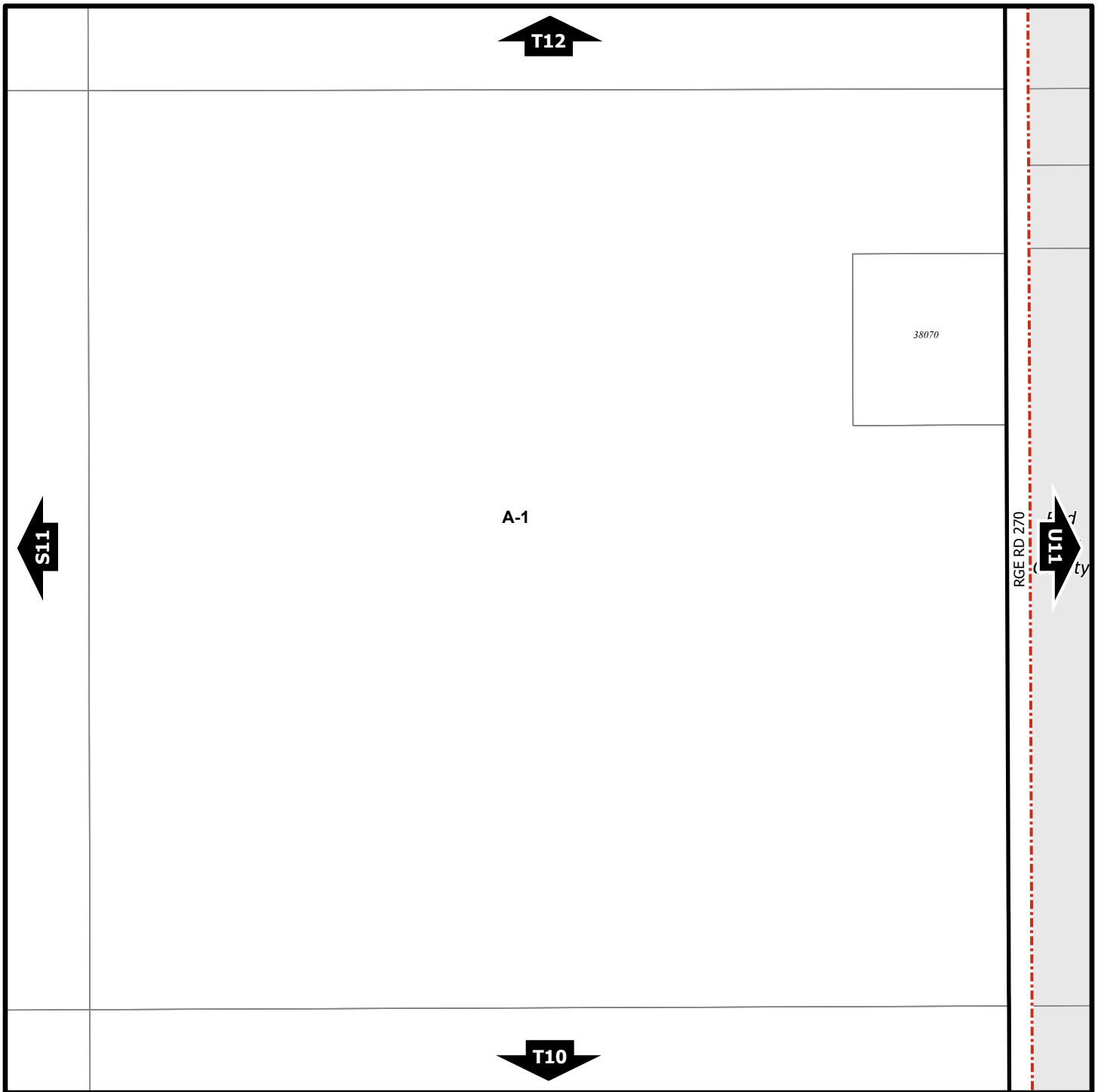
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

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Land Use Constraints

T10

SE¼ Sec1 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

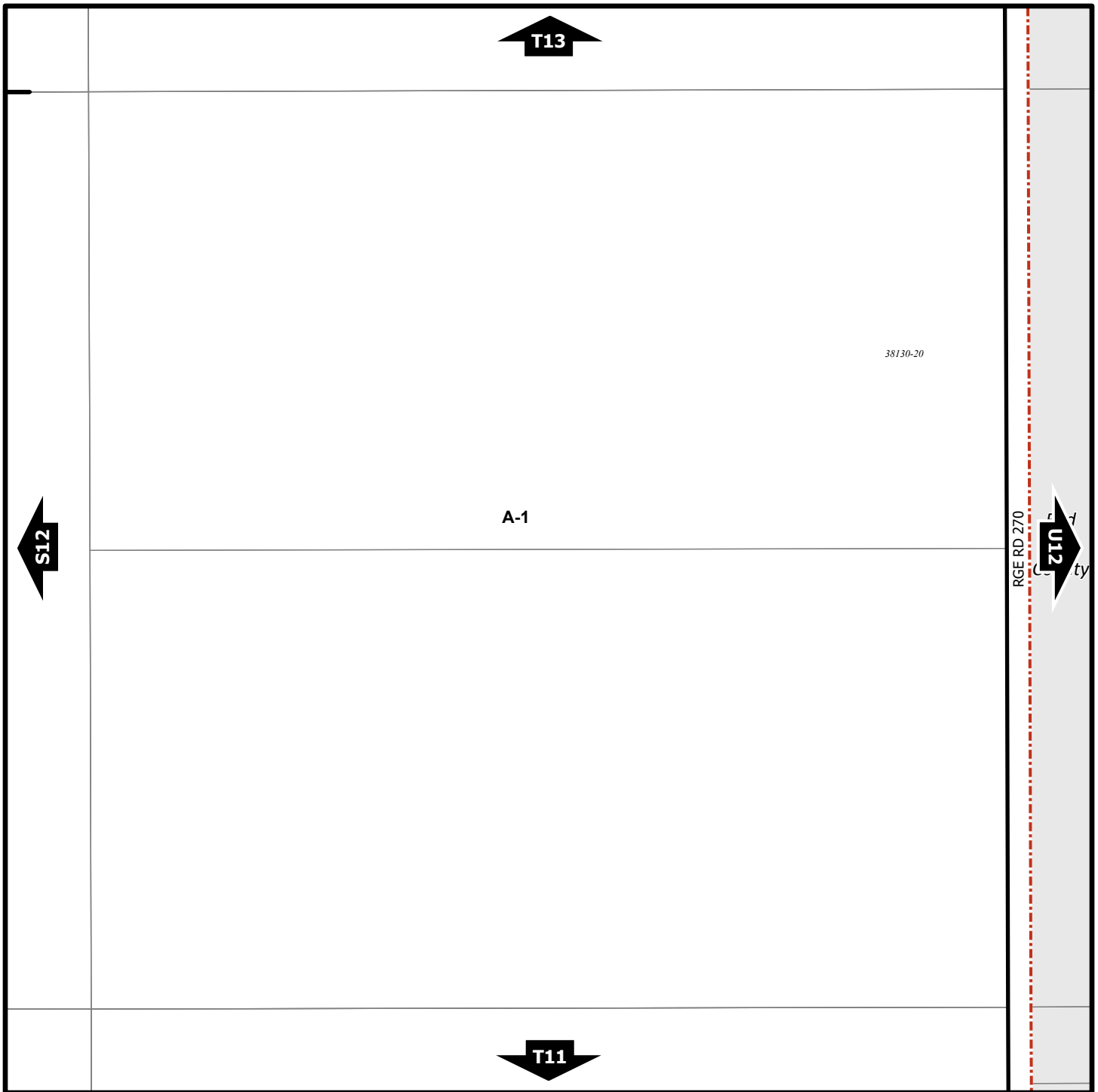
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Land Use Zones

T11

NE¼ Sec1 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

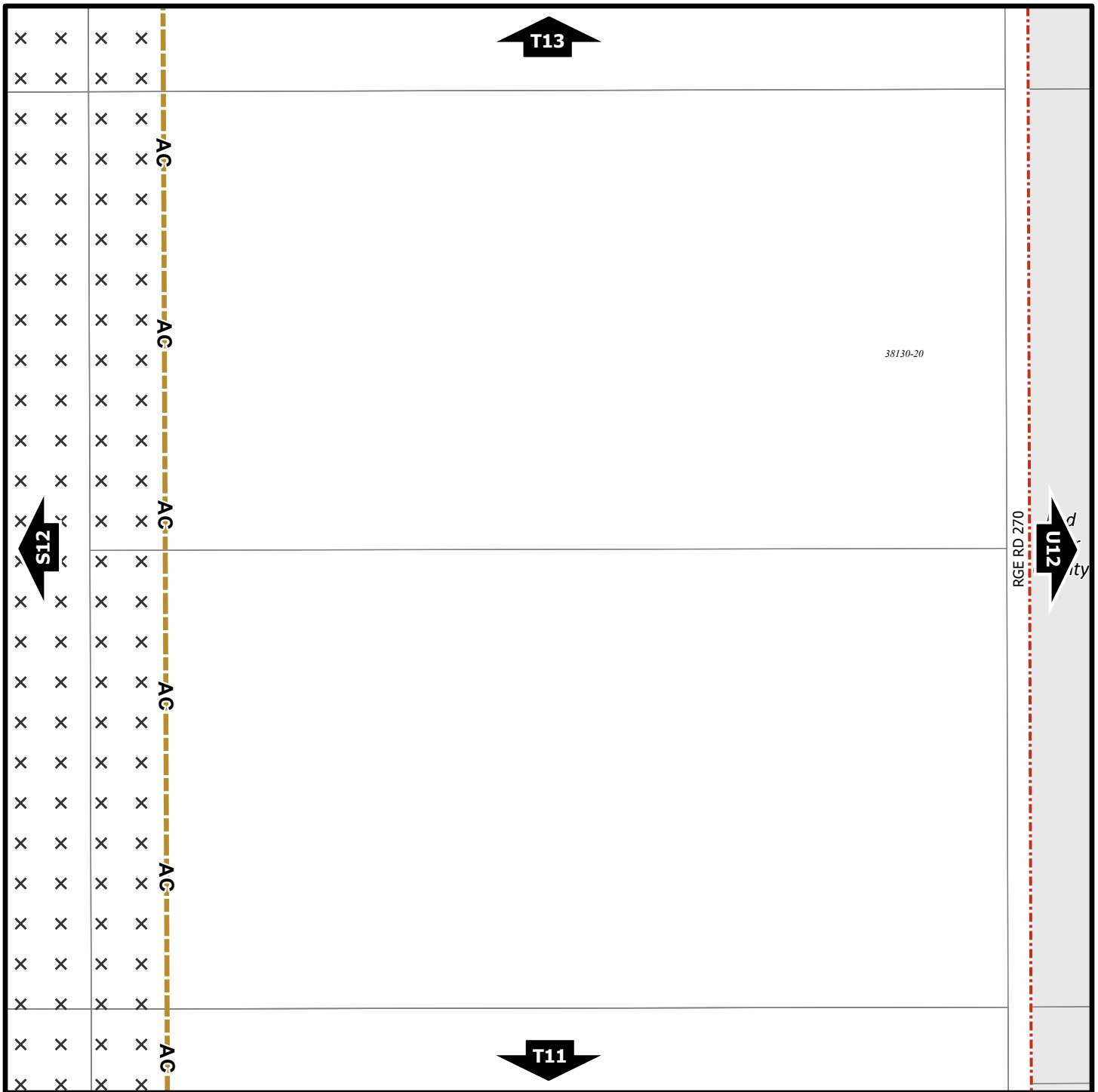
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Land Use Zones

T12

SE¼ Sec12 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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	AltaLink Consultation/
	Potential Constraints Area
	Business Improvement Area
	Escarpment Area
	Flood Fringe
	Floodway
	Gaetz - Ross Heritage Area
	Historical Preservation Sites
	Historically Significant Sites
	HP-32 Historical Site Number

	Landfill Site (approximate)
	Landfill Setback
	Major Entry Area
	Overlay District
	Restricted Development Area
	Pipeline Setback
	Wastewater Treatment
	Plant Setback
	Railway Setback (15m)
	Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

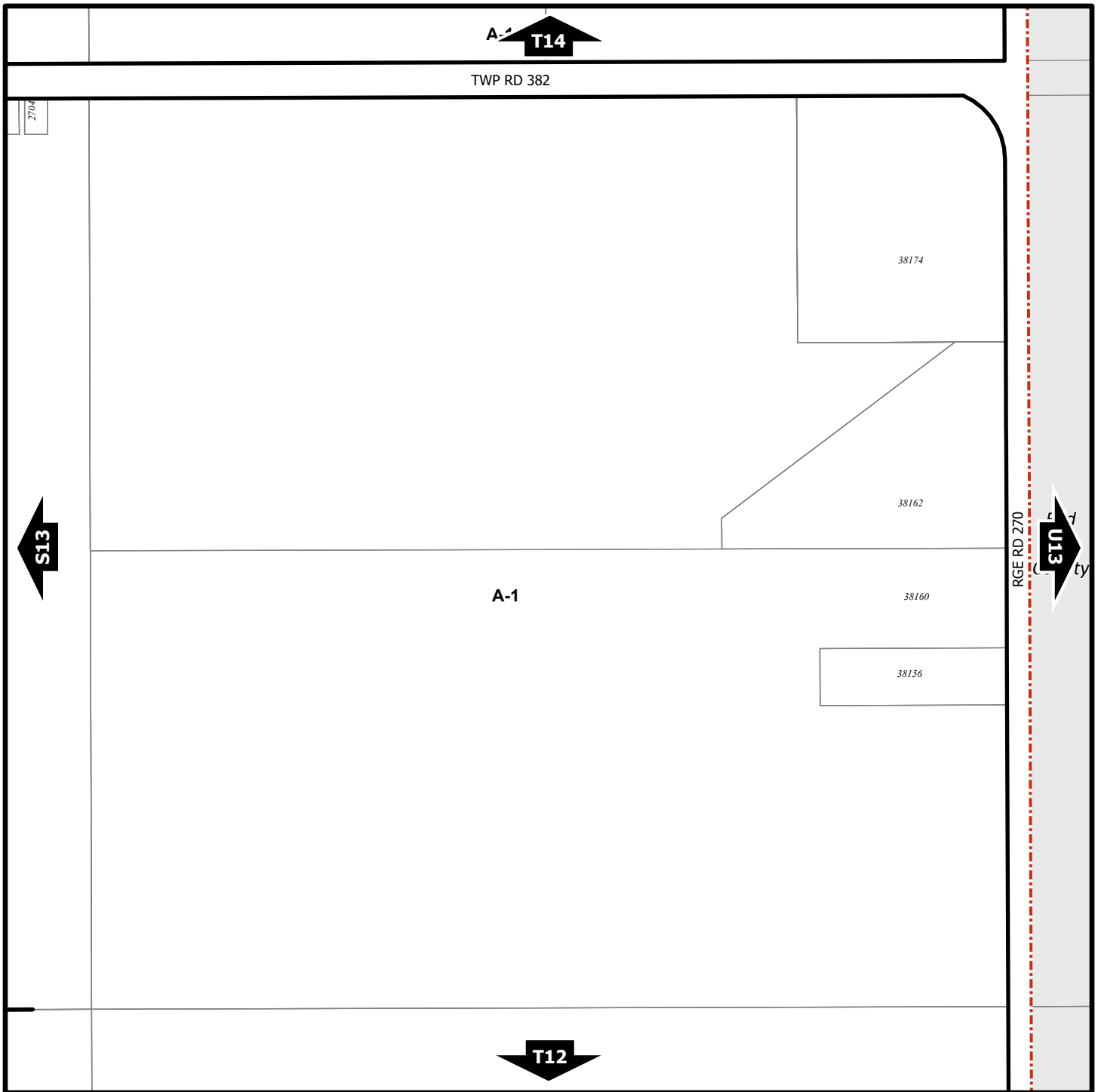
--- City Boundary

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Land Use Constraints

T12

SE¼ Sec12 38-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
- R-L** Land Use Zone
-  Exception to Zone
- e(ii)* Exception Number
-  Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
- HP-32* Historical Site Number
-  City Boundary
- 123* Civic Address
-  Railway
-  Proposed Lots

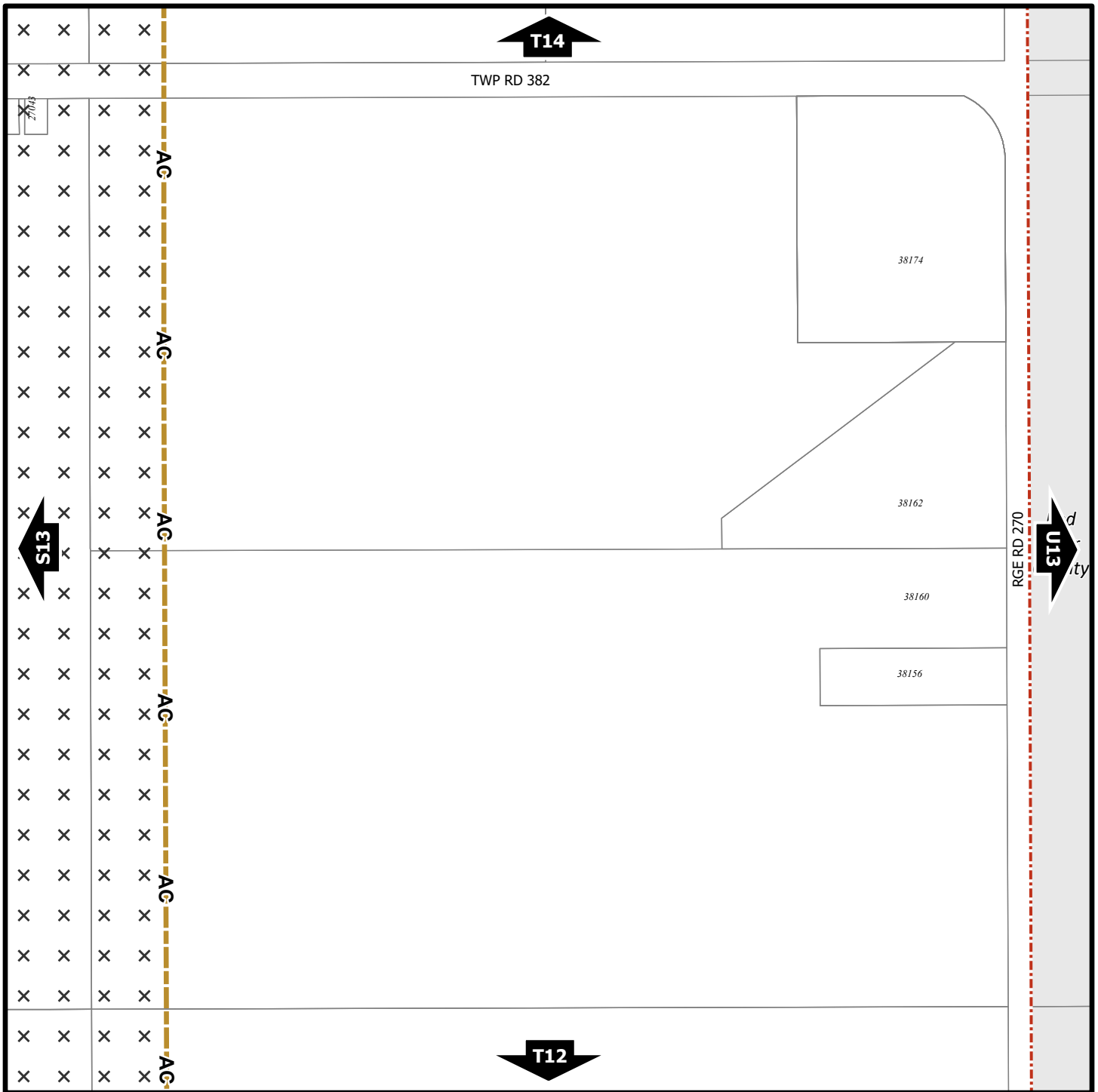
Printed on March 12, 2024

Land Use Zones

T13

NE¼ Sec12 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
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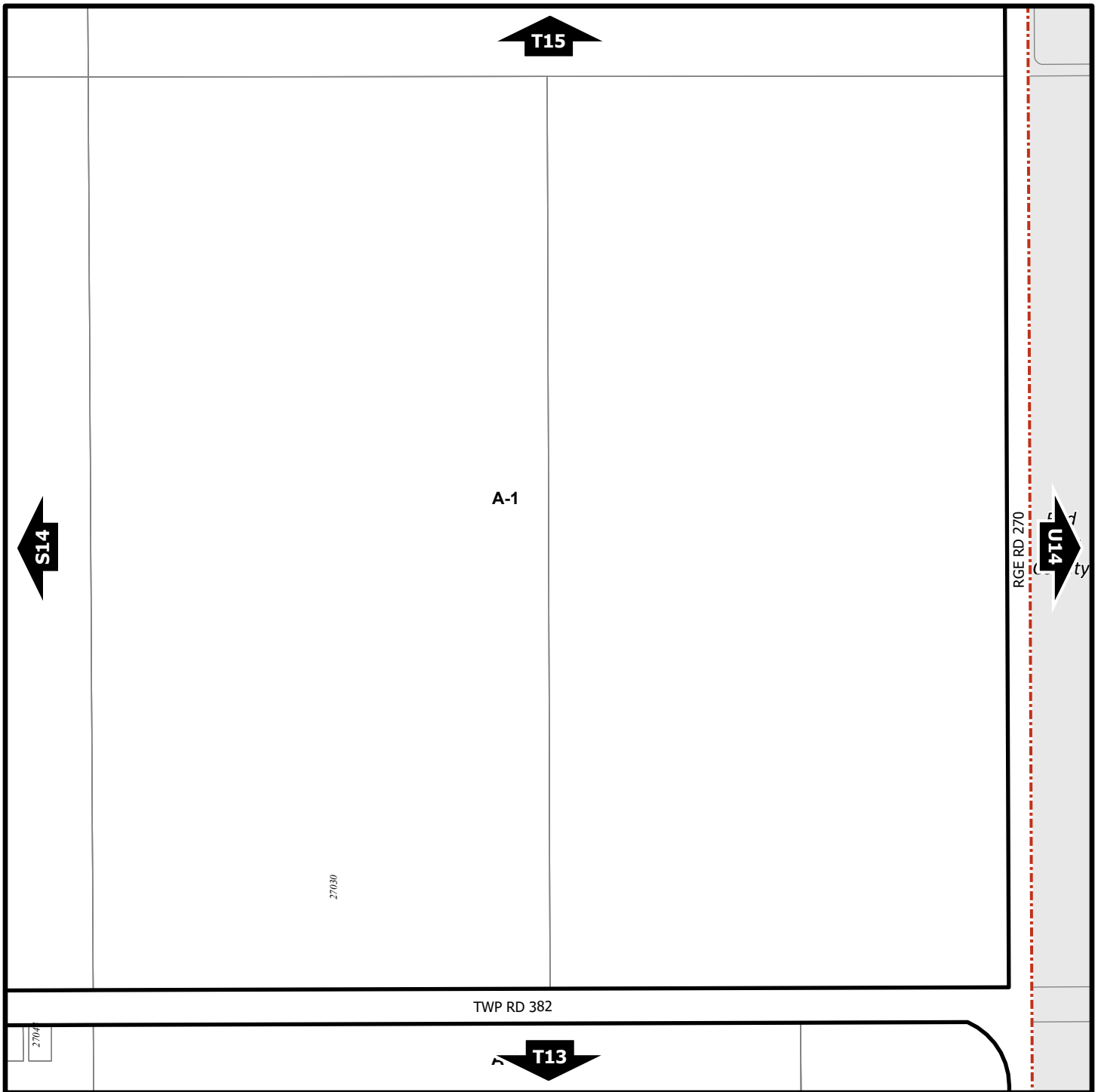
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	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage Area		Pipeline Setback		
	Historical Preservation Sites		Wastewater Treatment Plant Setback		
	Historically Significant Sites		Railway Setback (15m)		
	Historical Site Number		Railway Setback (30m)		

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Land Use Constraints

T13

NE¼ Sec12 38-27-W4



Zoning Bylaw 3357/2024

North



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	Land Use Zone Boundary		Historical Preservation Sites
R-L	Land Use Zone		Historically Significant Sites
	Exception to Zone	<i>HP-32</i>	Historical Site Number
<i>e(ii)</i>	Exception Number		City Boundary
	Exempted from Zone	<i>123</i>	Civic Address
<i>2a</i>	Exempted Number		Railway
<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
S	Suite Locations		

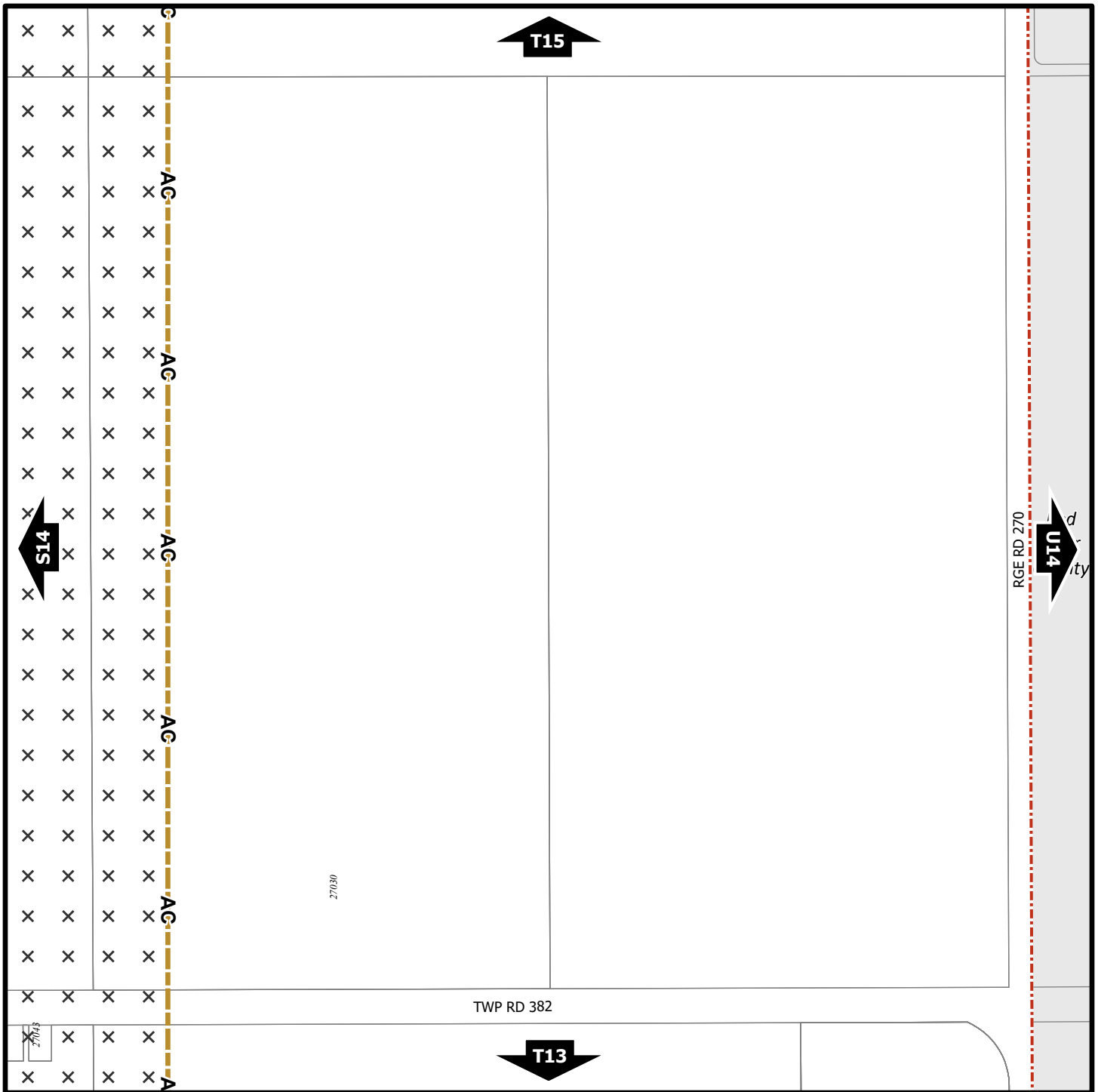
Printed on March 12, 2024

Land Use Zones

T14

SE1/4 Sec13 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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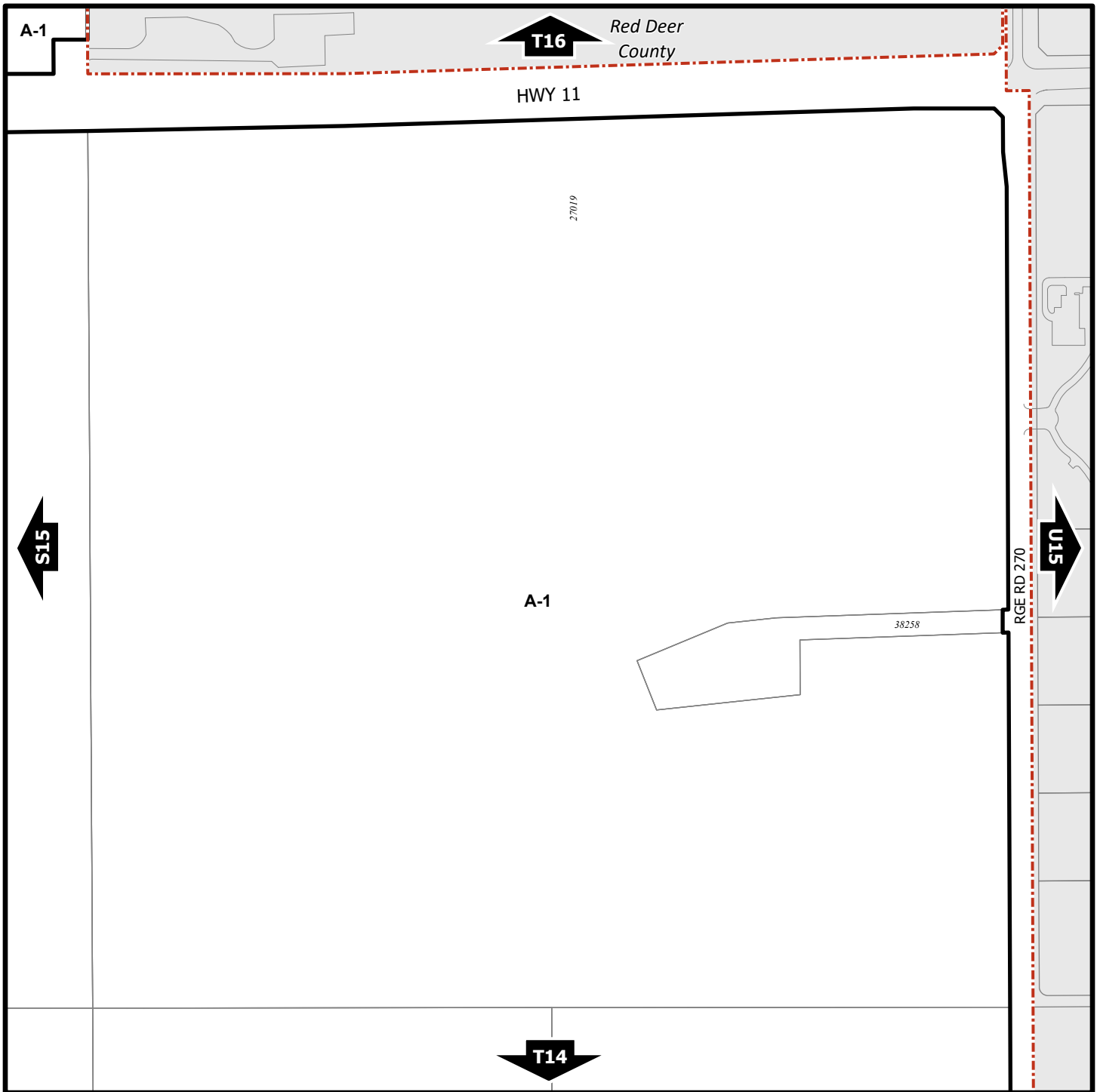
	AltaLink Consultation/		Landfill Site (approximate)		Civic Address
	Potential Constraints Area		Landfill Setback		Proposed Lots
	Business Improvement Area		Major Entry Area		Railway
	Escarpment Area		Overlay District		City Boundary
	Flood Fringe		Restricted Development Area		
	Floodway		Pipeline Setback		
	Gaetz - Ross Heritage Area		Wastewater Treatment Plant Setback		
	Historical Preservation Sites		Railway Setback (15m)		
	Historically Significant Sites		Railway Setback (30m)		
	HP-32 Historical Site Number				

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Land Use Constraints

T14

SE¼ Sec13 38-27-W4



Zoning Bylaw 3357/2024

North



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-  Land Use Zone Boundary
- R-L** Land Use Zone
-  Exception to Zone
- e(ii)* Exception Number
-  Exempted from Zone
- 2a* Exempted Number
- V18* Height Overlay Zone
- D95* Density Overlay Zone
- S** Suite Locations

-  Historical Preservation Sites
-  Historically Significant Sites
- HP-32* Historical Site Number
-  City Boundary
- 123* Civic Address
-  Railway
-  Proposed Lots

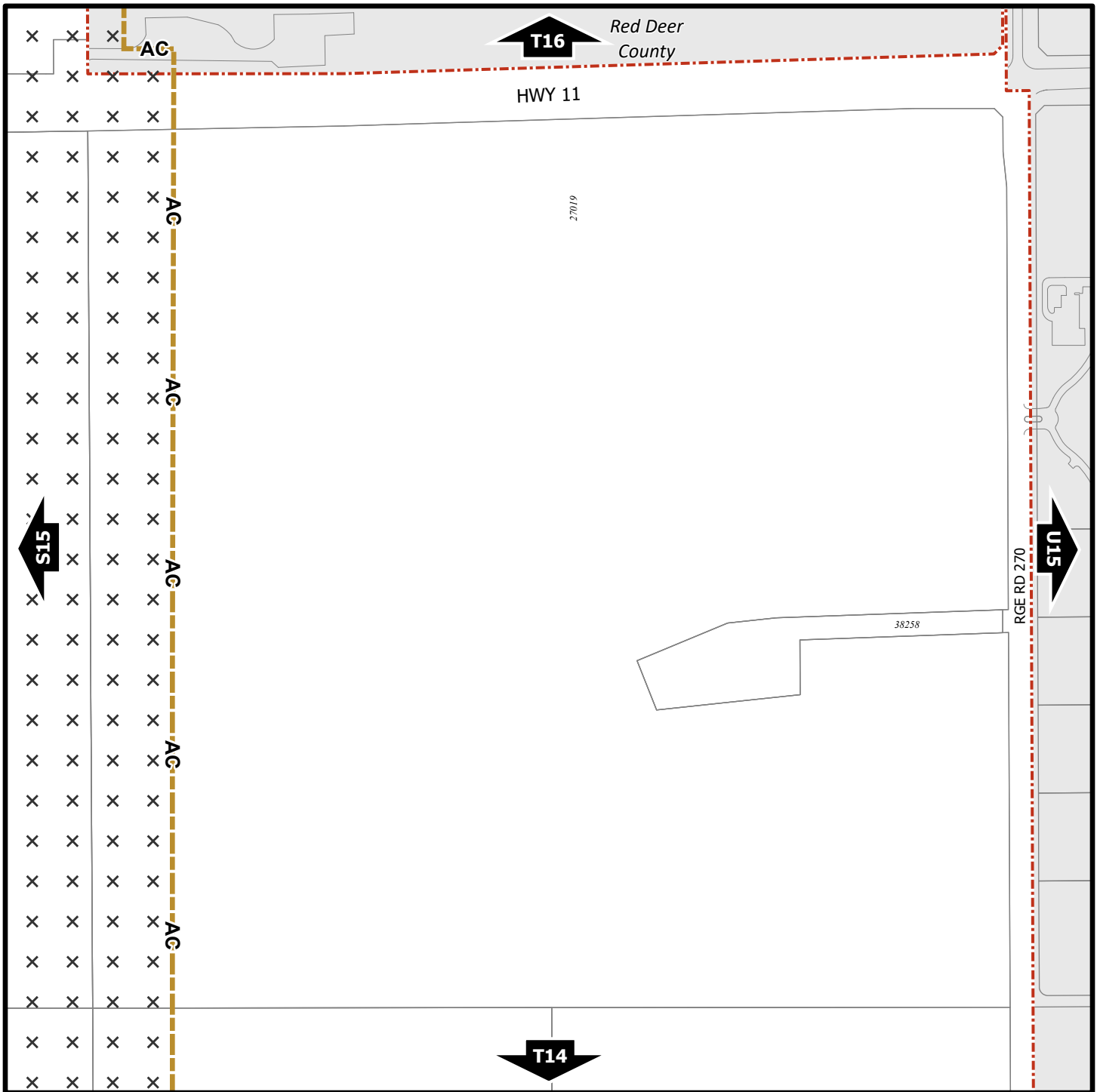
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Land Use Zones

T15

NE¼ Sec13 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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	AltaLink Consultation/ Potential Constraints Area
	Business Improvement Area
	Escarpment Area
	Flood Fringe
	Floodway
	Gaetz - Ross Heritage Area
	Historical Preservation Sites
	Historically Significant Sites
	Historical Site Number

	Landfill Site (approximate)
	Landfill Setback
	Major Entry Area
	Overlay District
	Restricted Development Area
	Pipeline Setback
	Wastewater Treatment Plant Setback
	Railway Setback (15m)
	Railway Setback (30m)

123 Civic Address

--- Proposed Lots

++++ Railway

--- City Boundary

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Land Use Constraints

T15

NE¼ Sec13 38-27-W4