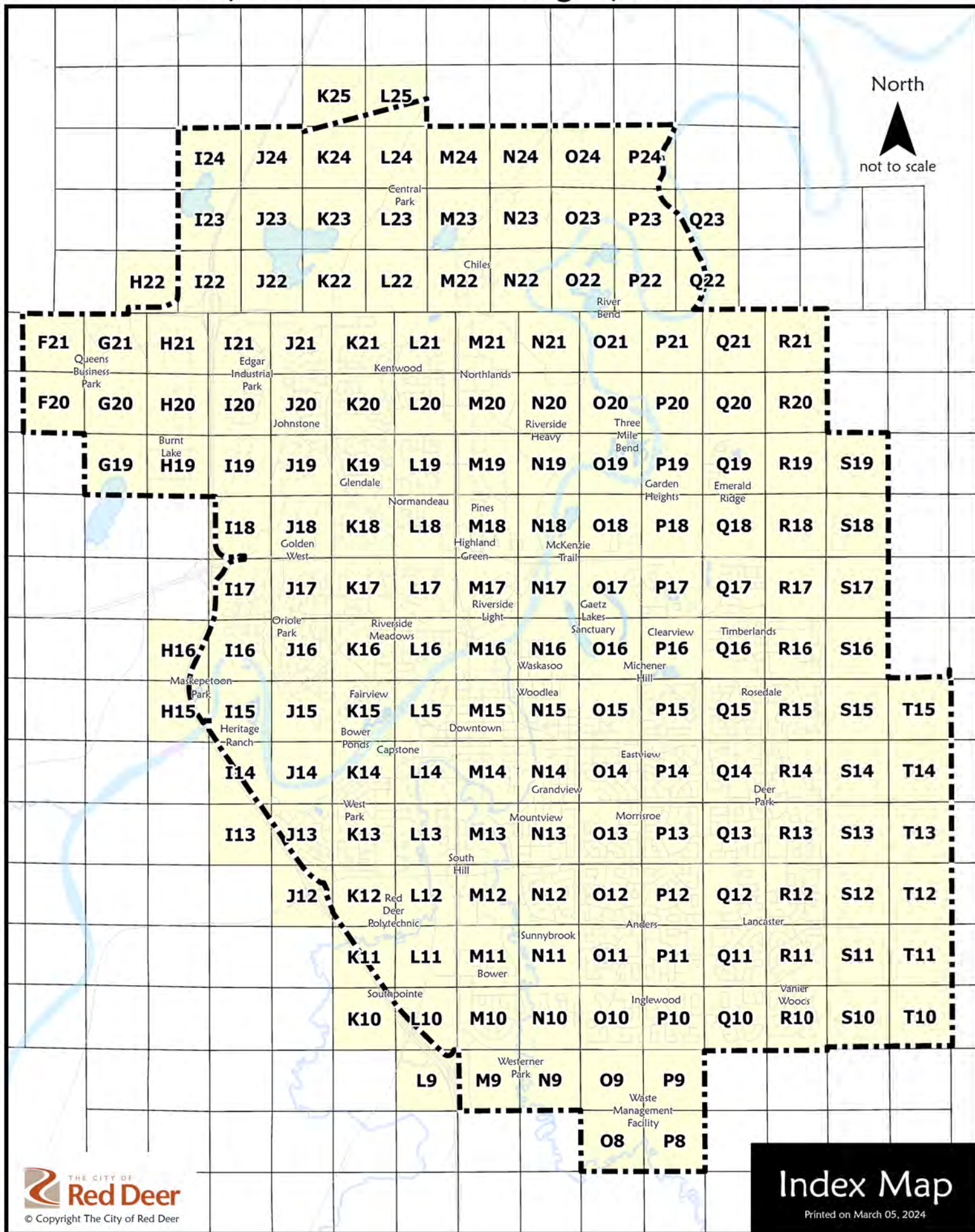
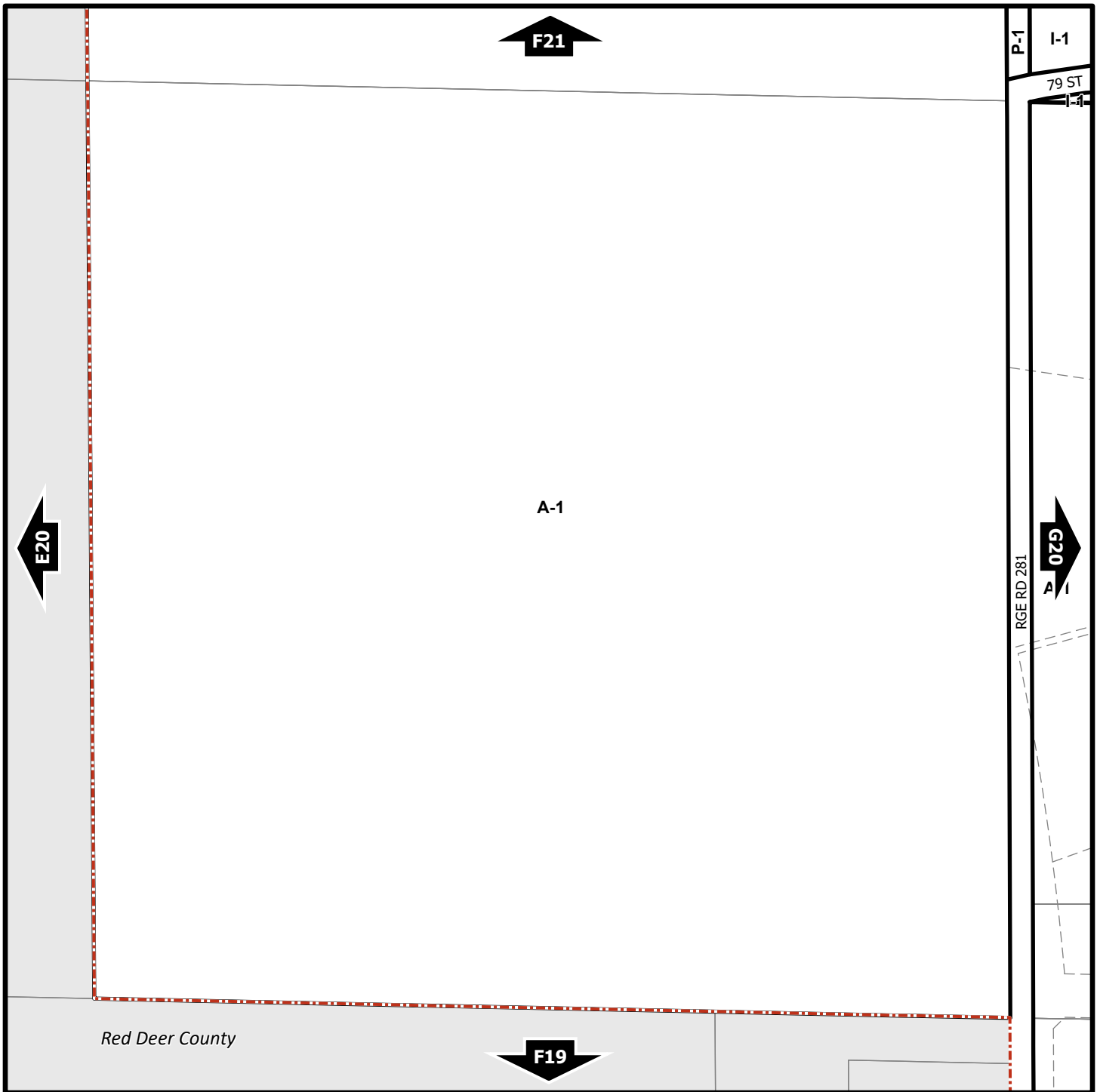


Appendix A

Zoning Maps

The City of Red Deer Zoning Bylaw 3357/2024





Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- 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

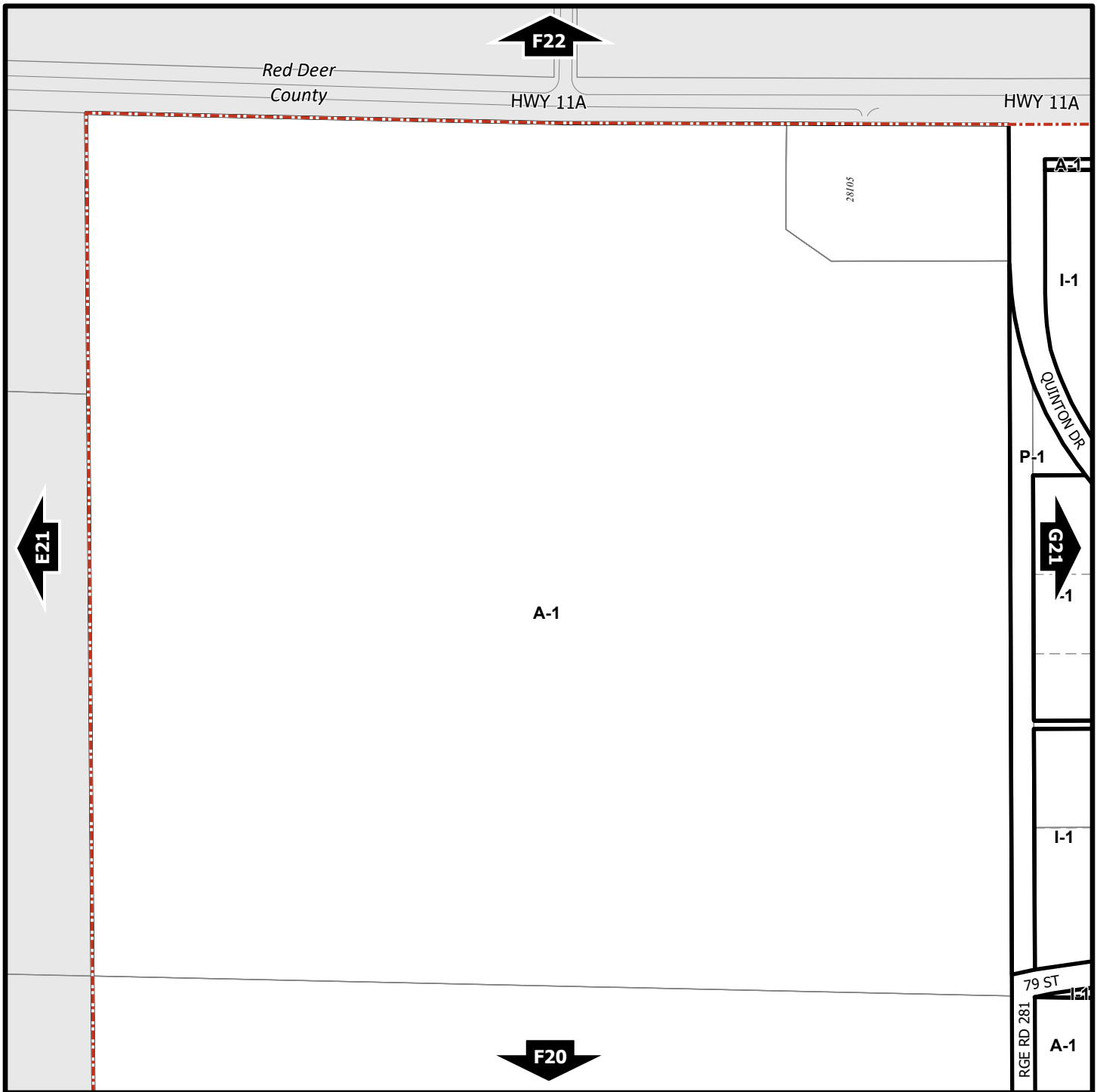
Printed on March 12, 2024

Land Use Zones

F20

SE¼ Sec35 38-28-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
<i>e(ii)</i>	Exception Number
	Exempted from Zone
<i>2a</i>	Exempted Number
<i>V18</i>	Height Overlay Zone
<i>D95</i>	Density Overlay Zone
S	Suite Locations

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

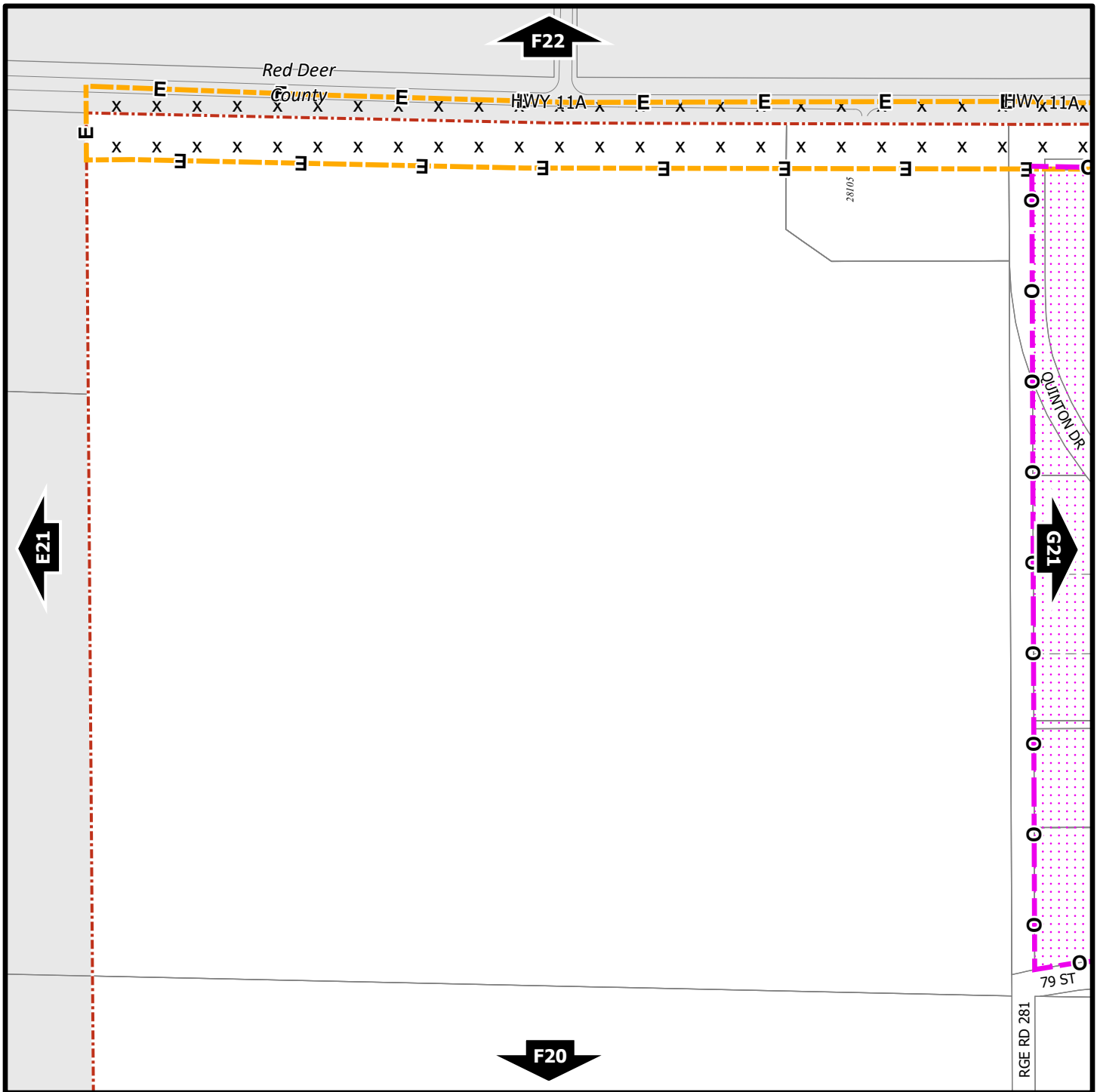
Printed on March 12, 2024

Land Use Zones

F21

NE¼ Sec35 38-28-W4

Refer to Constraints Map



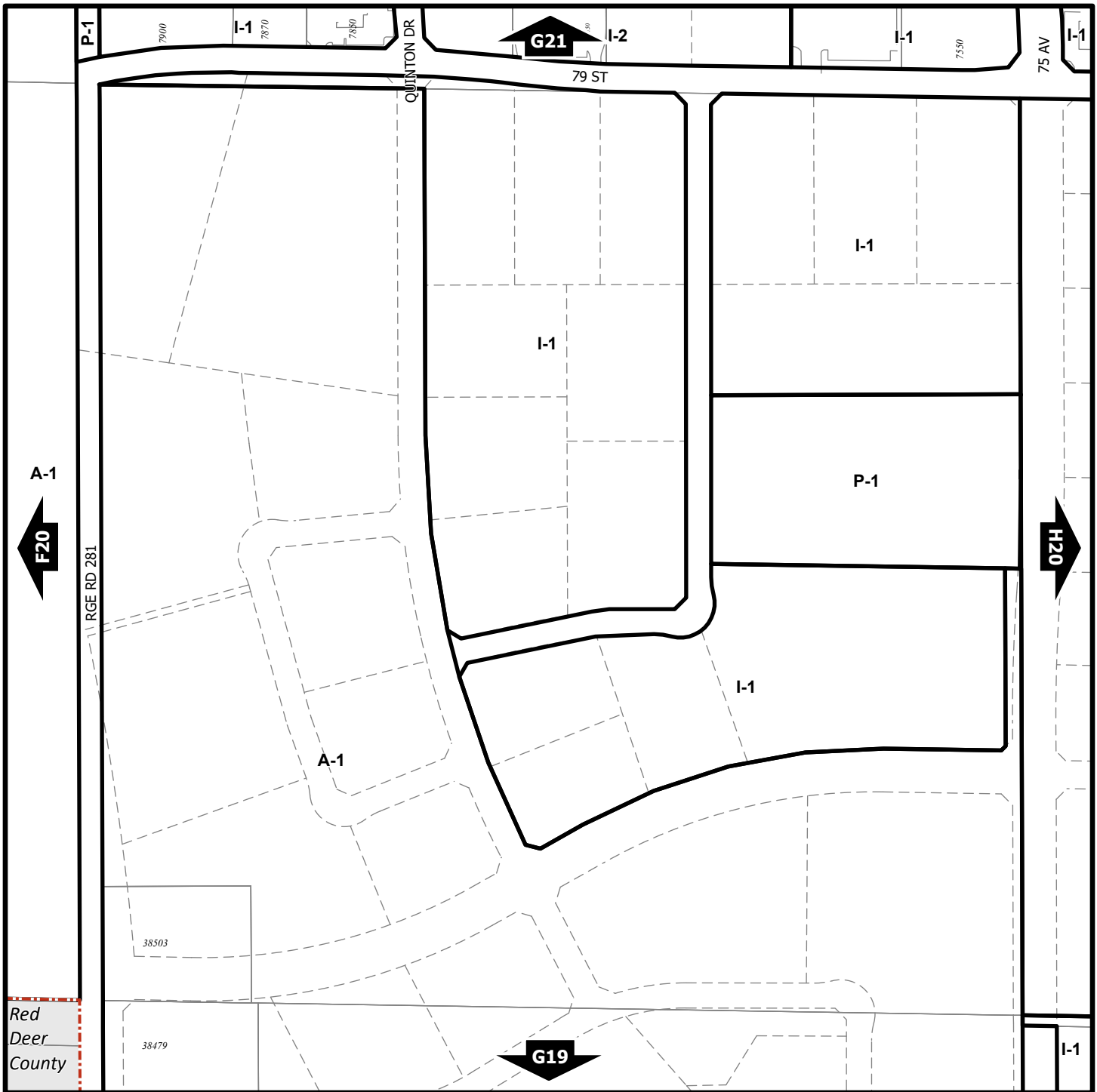
Zoning Bylaw 3357/2024

North

Scale 1:5,000
© The City of Red Deer

<p> AC AltaLink Consultation/ Potential Constraints Area</p> <p> B Business Improvement Area</p> <p> Escarpment Area</p> <p> Flood Fringe</p> <p> Floodway</p> <p> Gaetz - Ross Heritage Area</p> <p> Historical Preservation Sites</p> <p> Historically Significant Sites</p> <p> HP-32 Historical Site Number</p>	<p> Landfill Site (approximate)</p> <p> Landfill Setback</p> <p> Major Entry Area</p> <p> Overlay District</p> <p> Restricted Development Area</p> <p> Pipeline Setback</p> <p> Wastewater Treatment Plant Setback</p> <p> Railway Setback (15m)</p> <p> Railway Setback (30m)</p>
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<p> 123 Civic Address</p> <p> Proposed Lots</p> <p> Railway</p> <p> City Boundary</p>	<p>Printed on March 12, 2024</p> <div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p>Land Use Constraints</p> <p>F21</p> <p>NE¼ Sec35 38-28-W4</p> </div>
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Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	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		

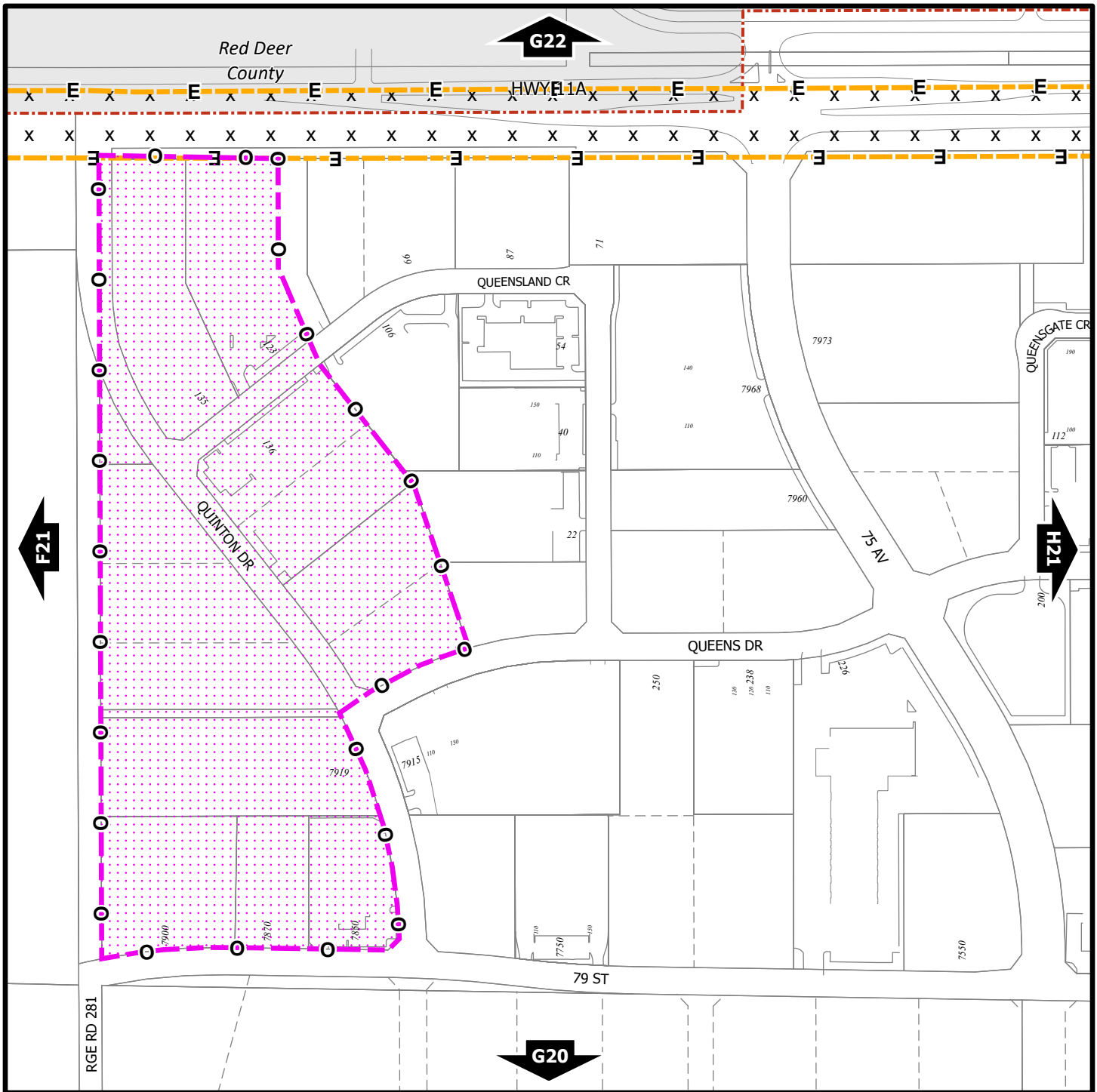
Printed on March 12, 2024

Land Use Zones

G20

SW¼ Sec36 38-28-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
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<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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)
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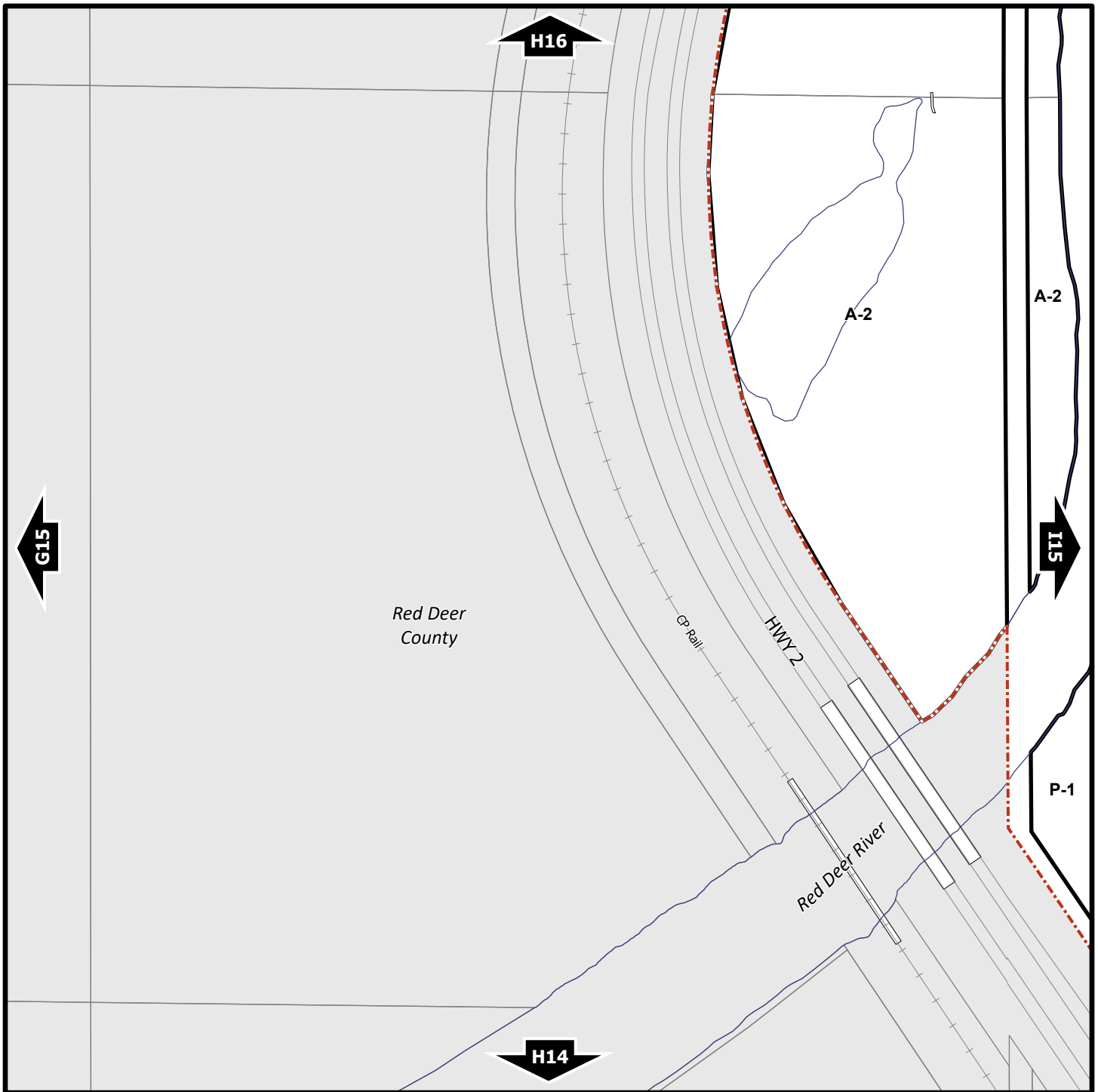
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Printed on March 12, 2024

Land Use Constraints

G21

NW 1/4 Sec 36 38-28-W4



Zoning Bylaw 3357/2024

North



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

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

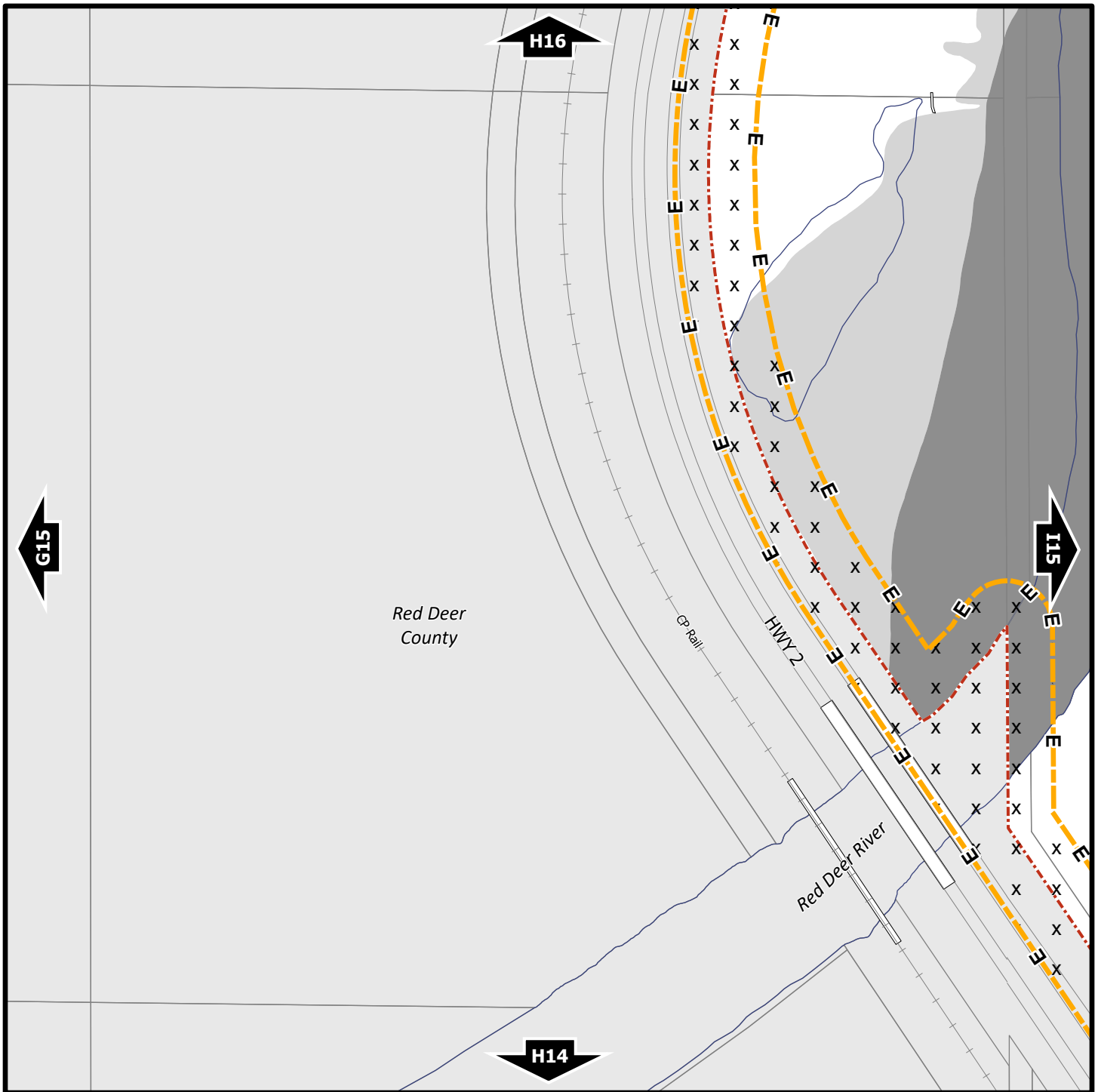
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Land Use Zones

H15

NE¼ Sec13 38-28-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)
	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)

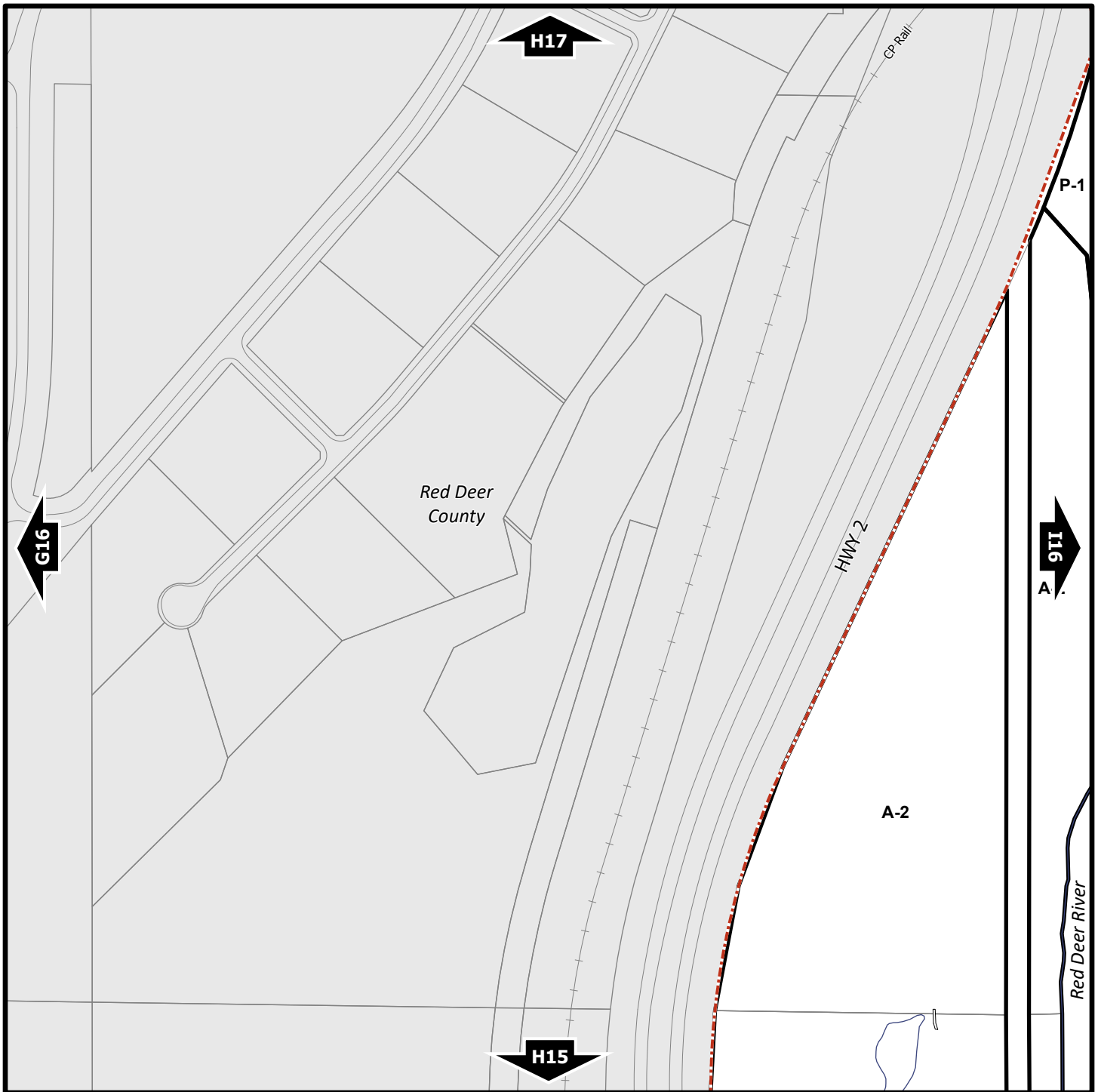
123	Civic Address
---	Proposed Lots
+++	Railway
---	City Boundary

Printed on March 12, 2024

Land Use Constraints

H15

NE¼ Sec13 38-28-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
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- City Boundary
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- Railway
- Proposed Lots

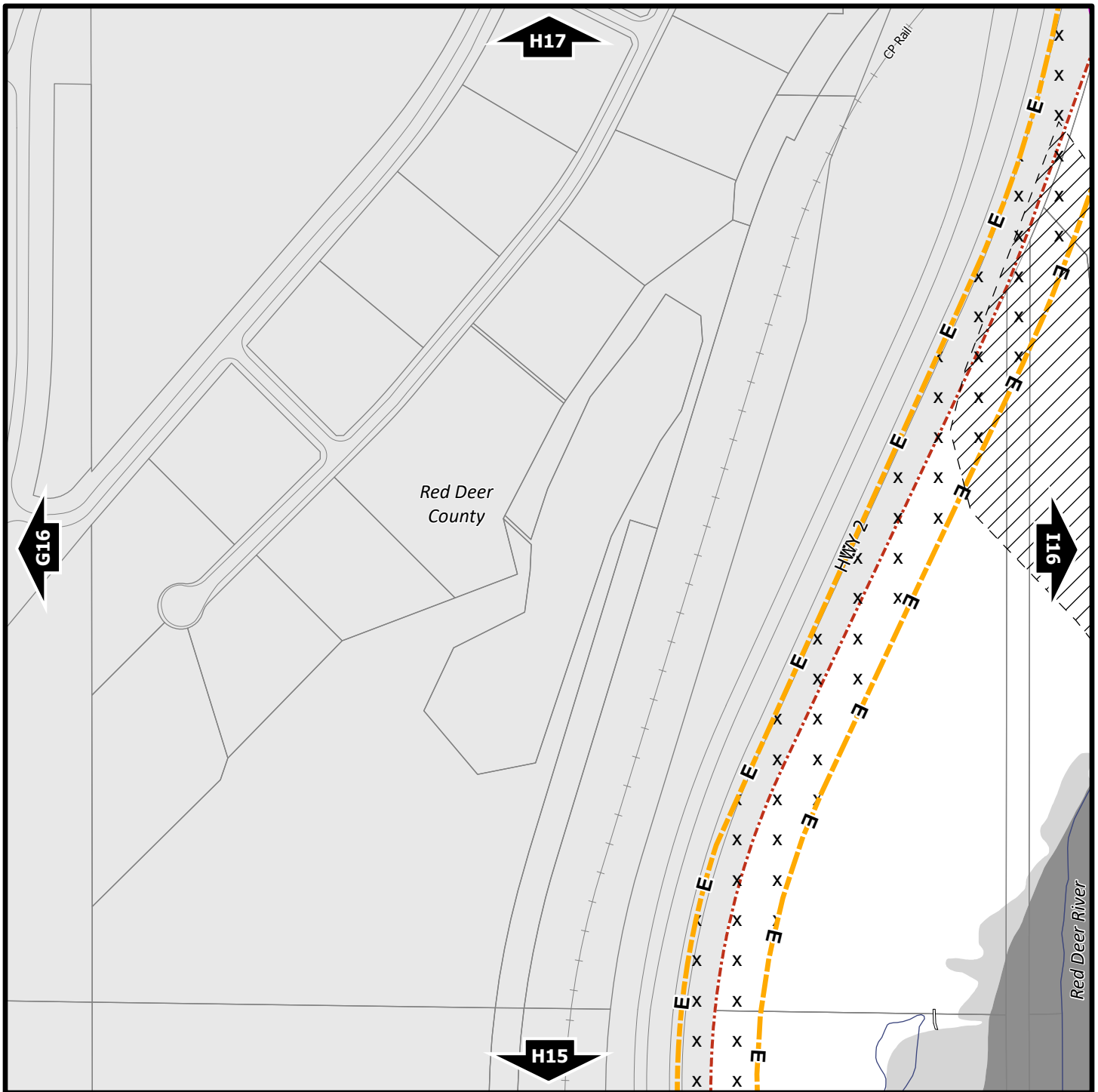
Printed on March 12, 2024

Land Use Zones

H16

SE¼ Sec24 38-28-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)		
	Historical Site Number		Railway Setback (30m)		

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Land Use Constraints

H16

SE¼ Sec24 38-28-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

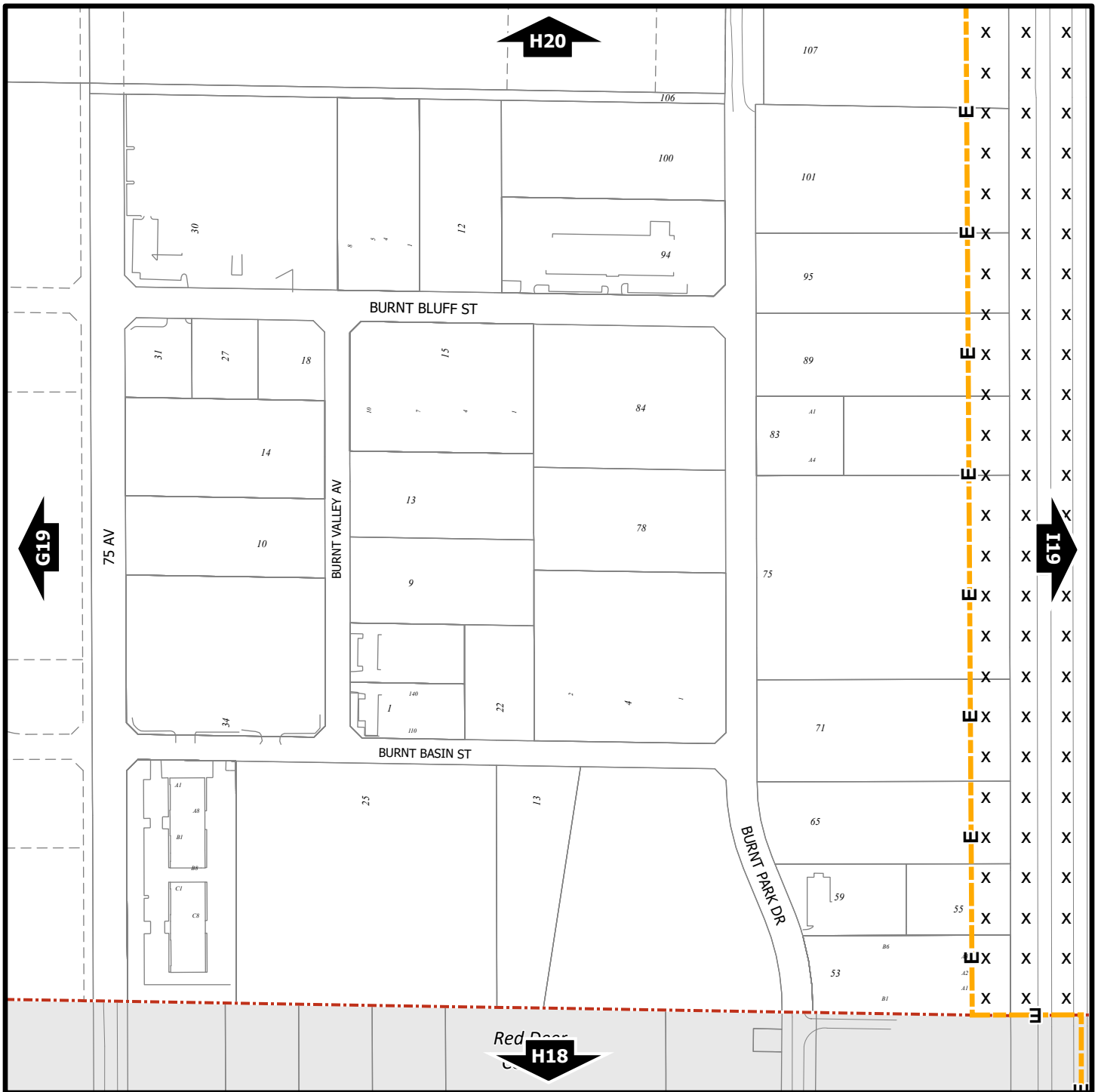
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Land Use Zones

H19

NE¼ Sec25 38-28-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000

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Legend:

- 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
- HP-32 Historical Site Number

Legend:

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

Legend:

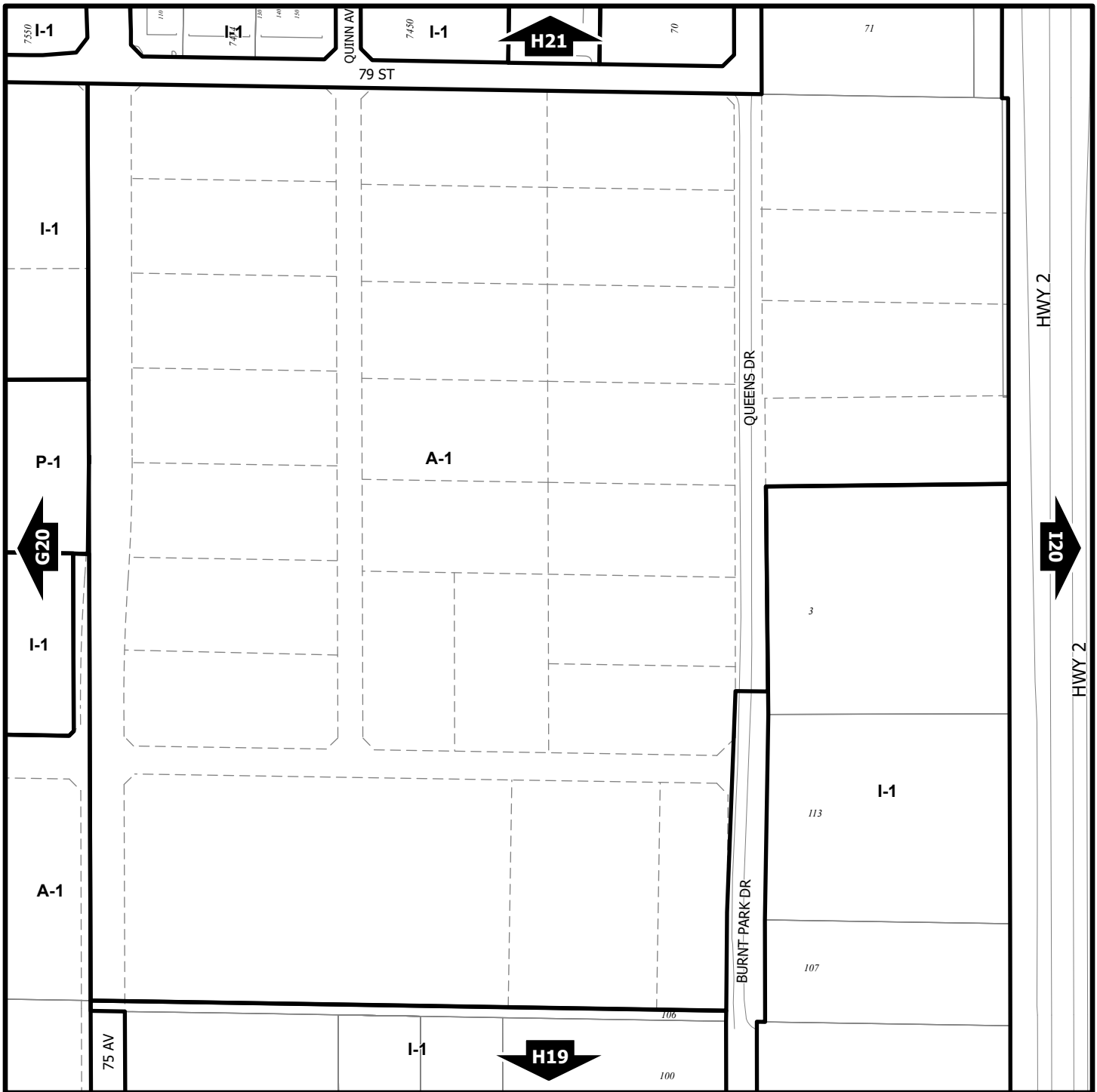
- 123 Civic Address
- Proposed Lots
- Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

H19

NE¼ Sec25 38-28-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		

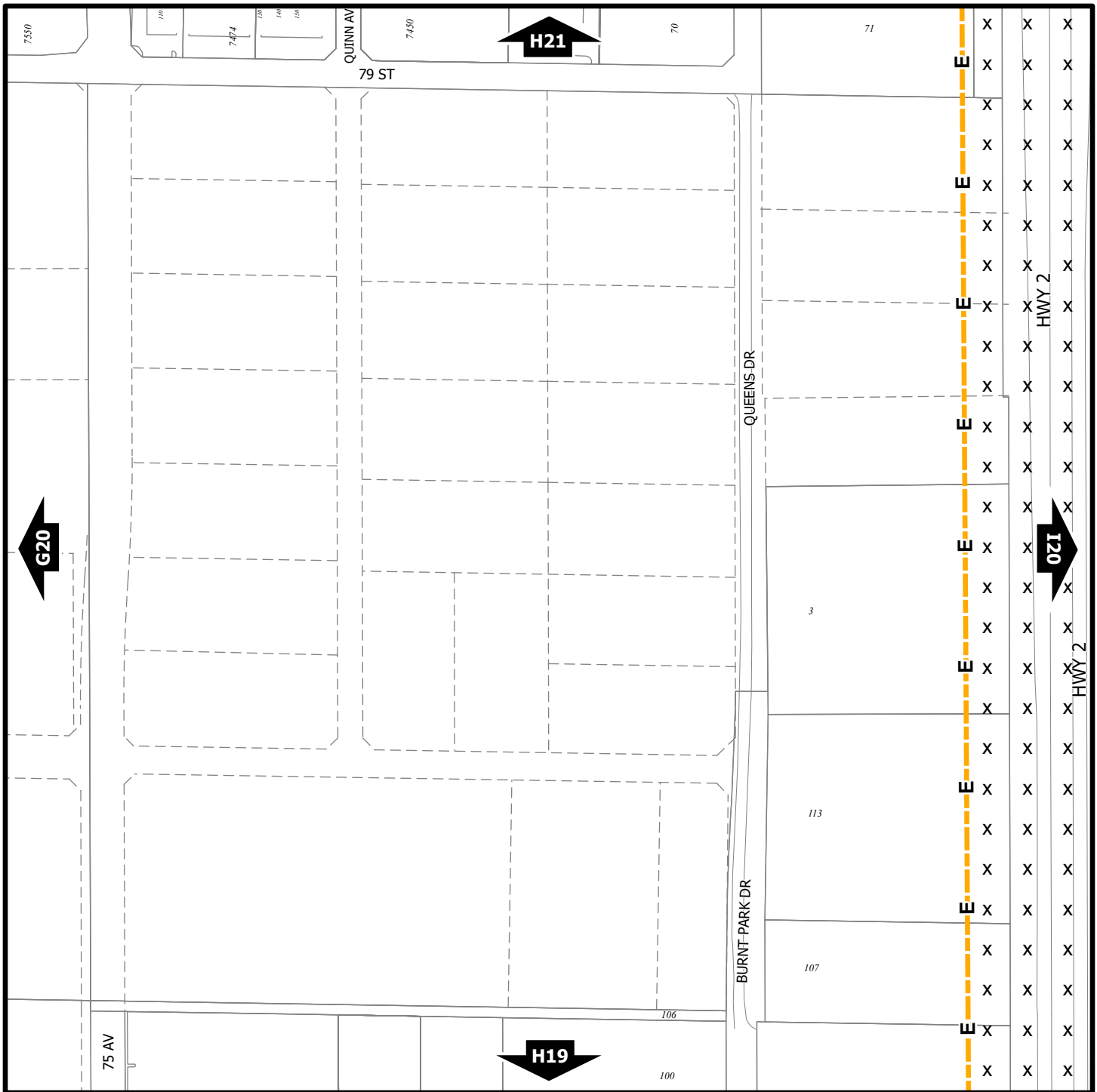
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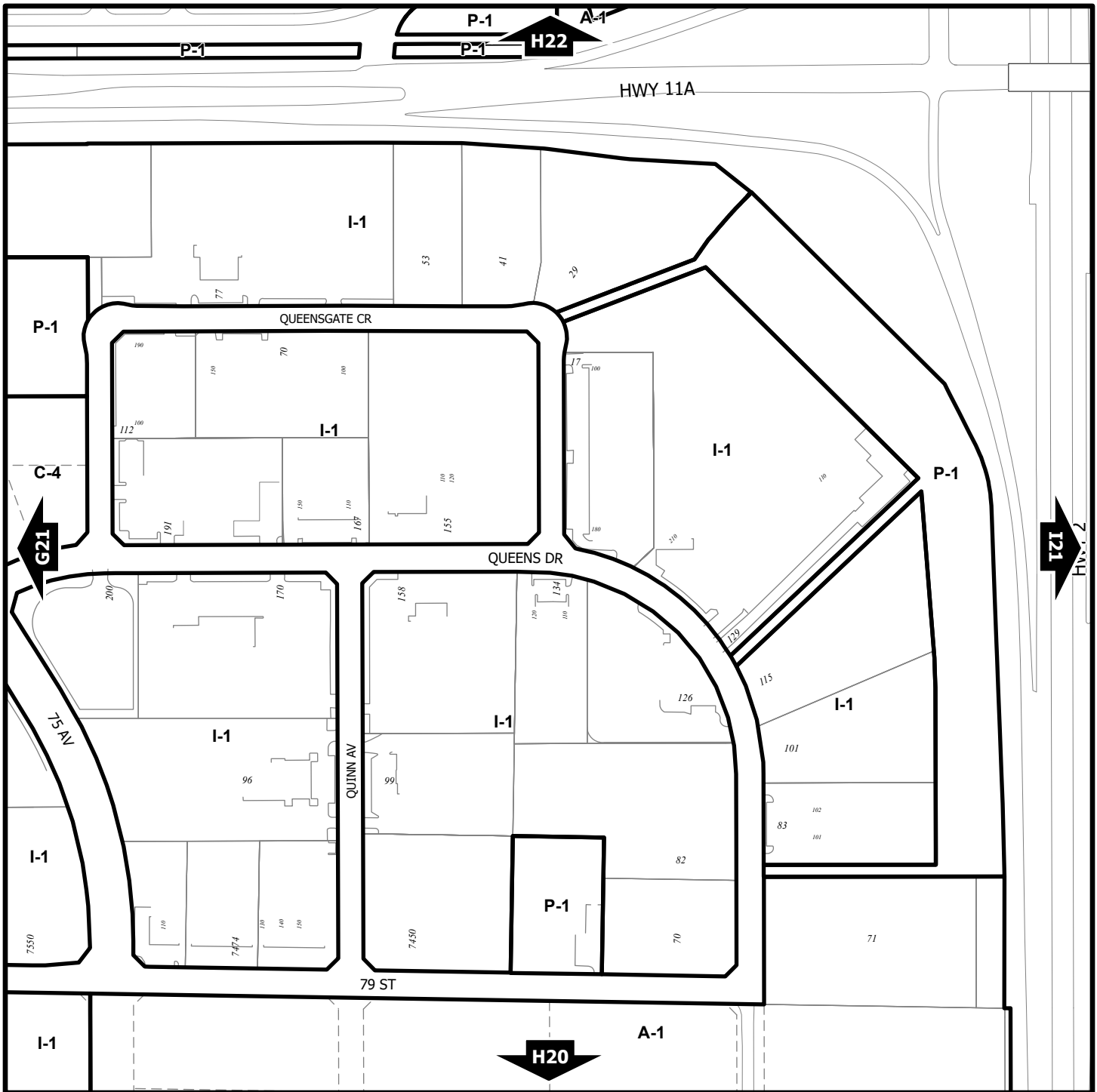
Land Use Zones

H20

SE¼ Sec36 38-28-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

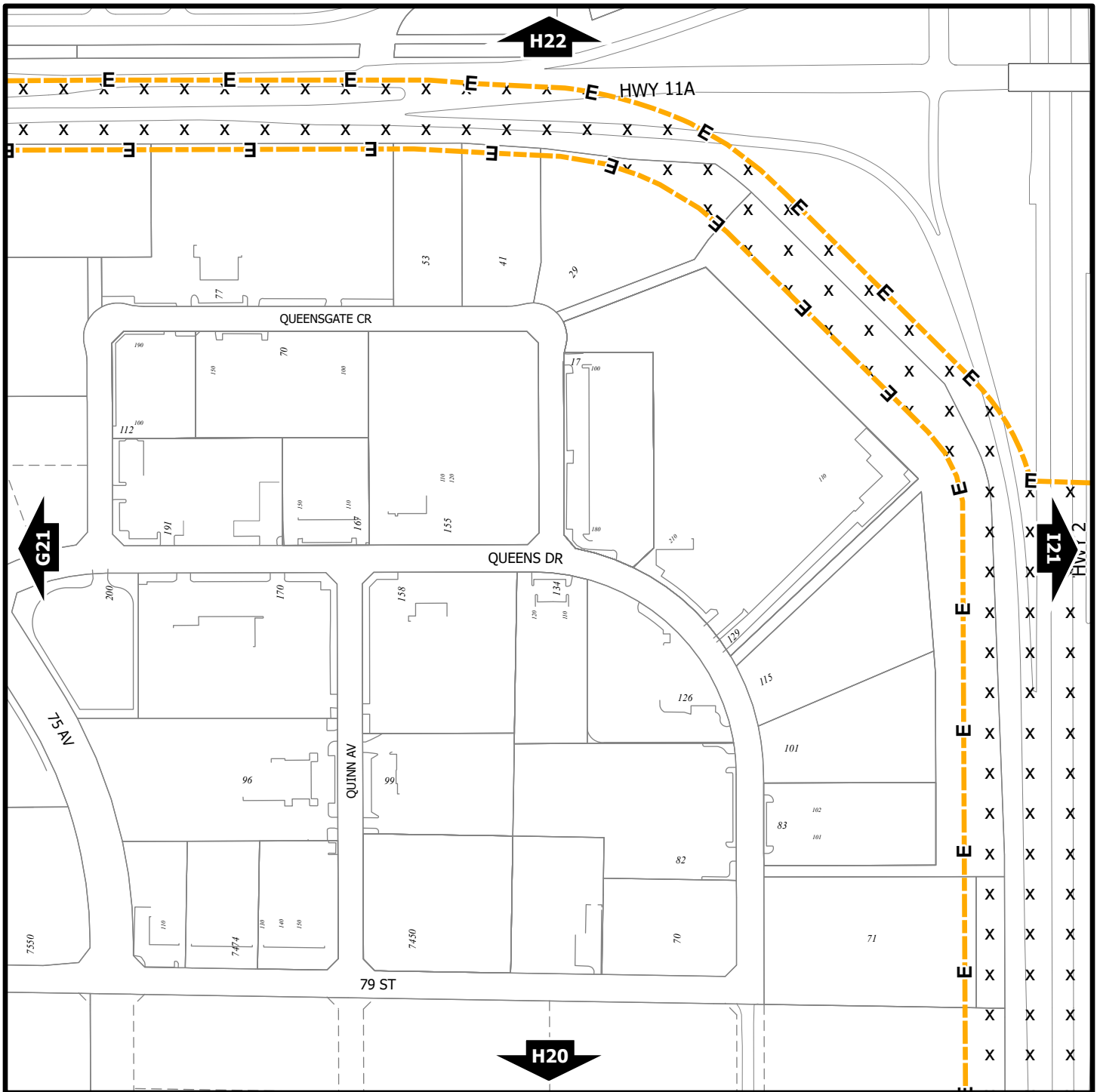
Printed on March 12, 2024

Land Use Zones

H21

NE¼ Sec36 38-28-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)
	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)

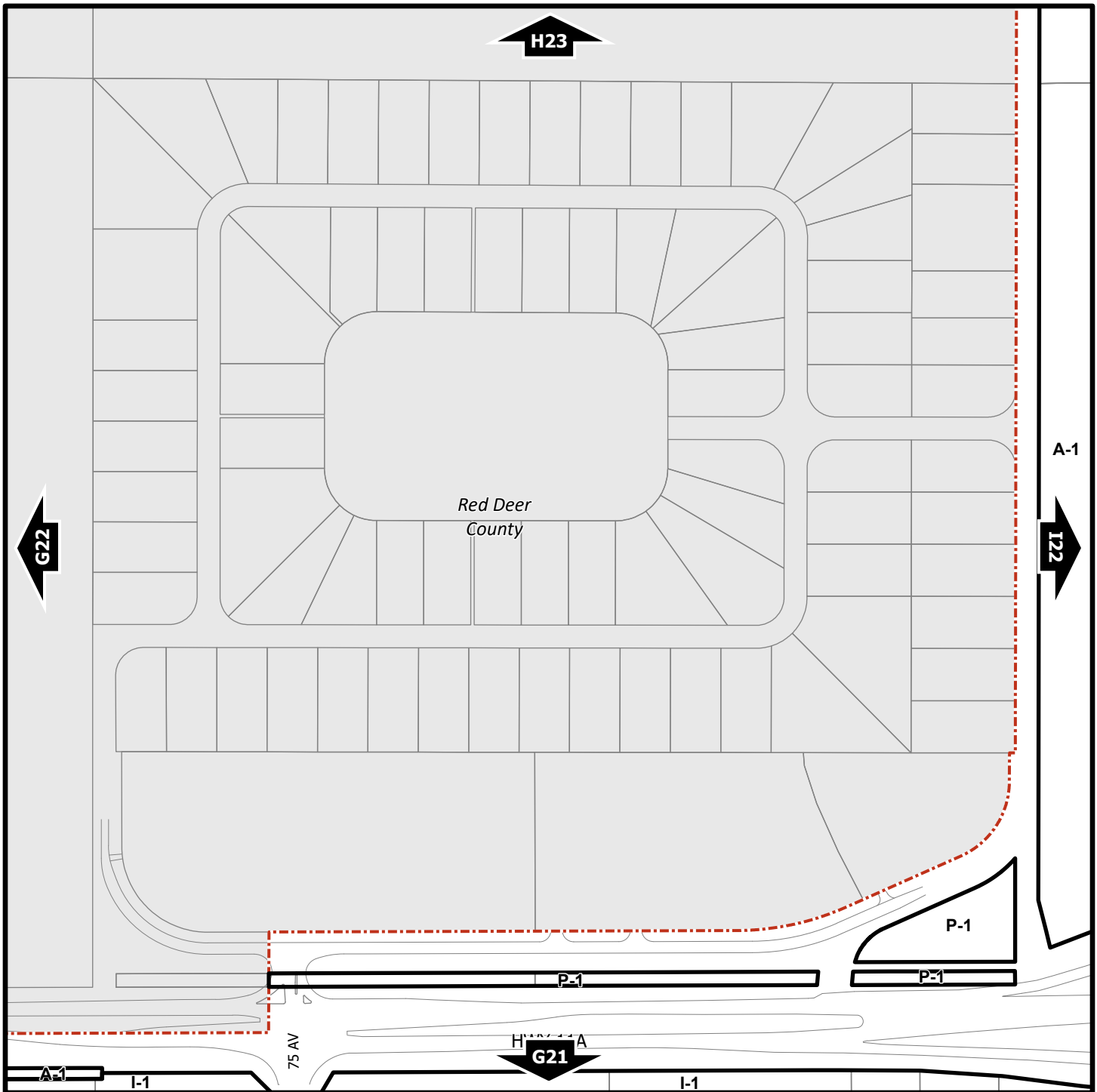
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

Printed on March 12, 2024

Land Use Constraints

H21

NE¼ Sec36 38-28-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		

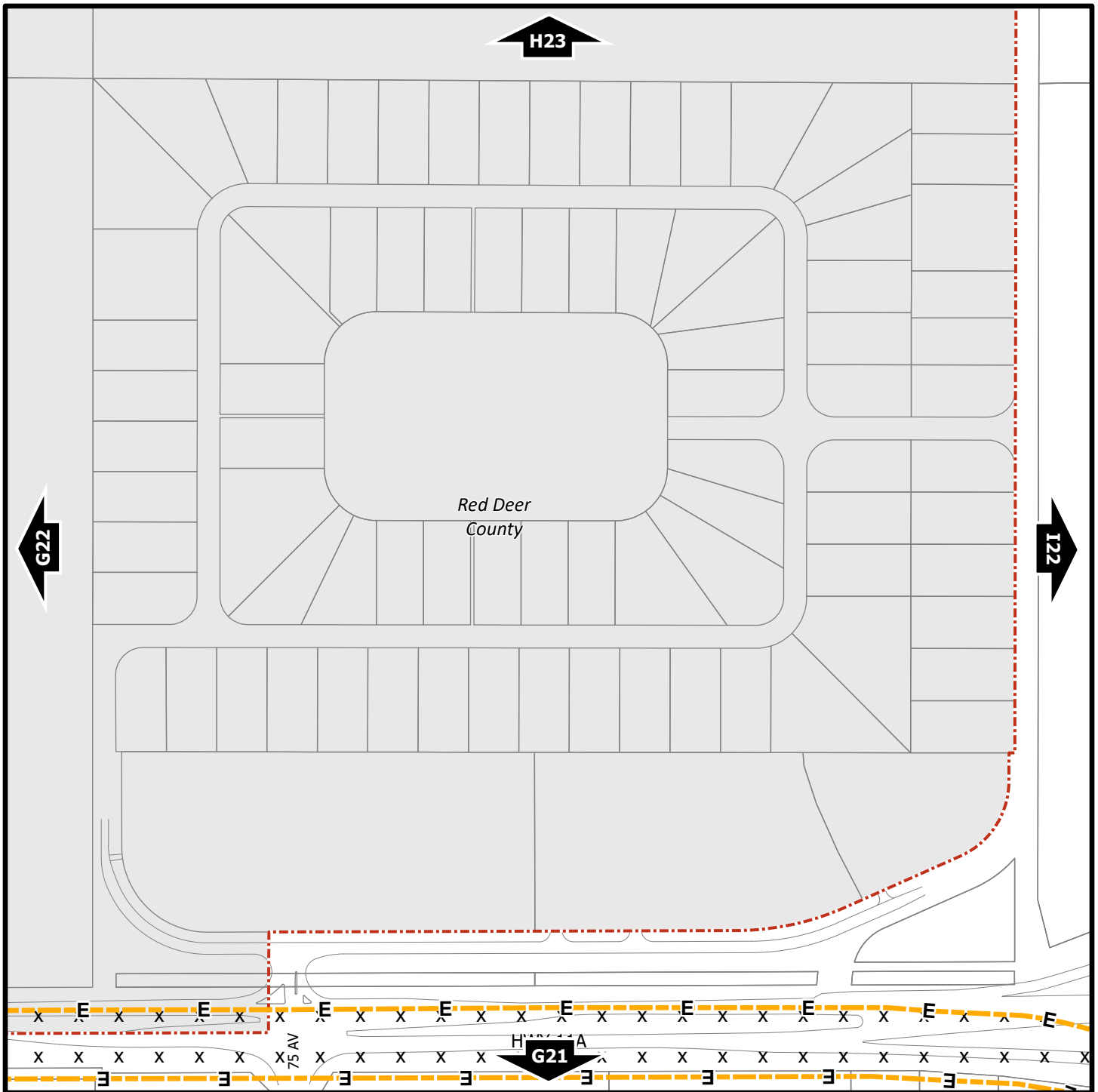
Printed on March 12, 2024

Land Use Zones

H22

SE¼ Sec6 39-27-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)

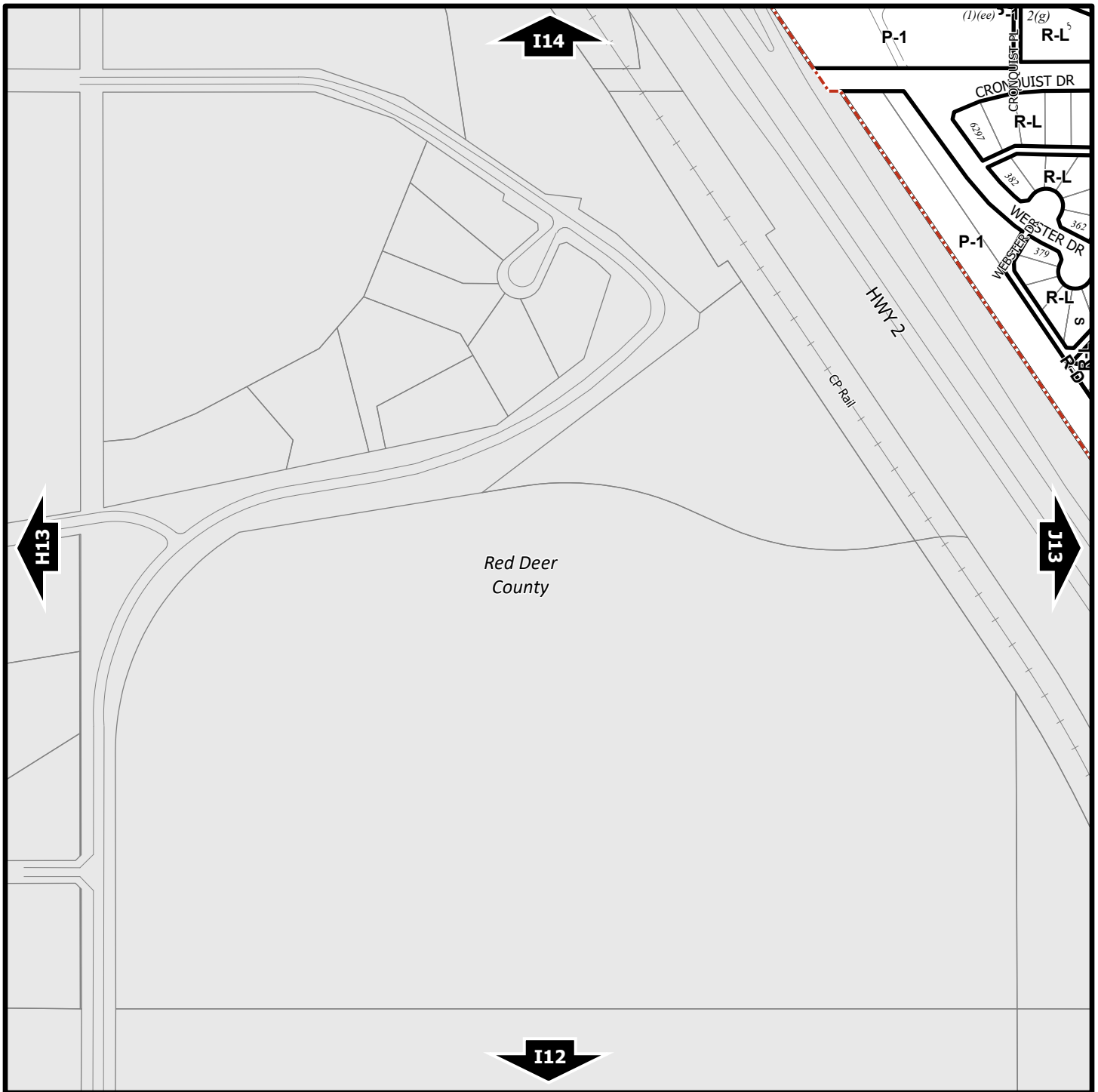
I23	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

Printed on March 12, 2024

Land Use Constraints

H22

SE¼ Sec6 39-27-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		
<i>S</i>	Suite Locations		

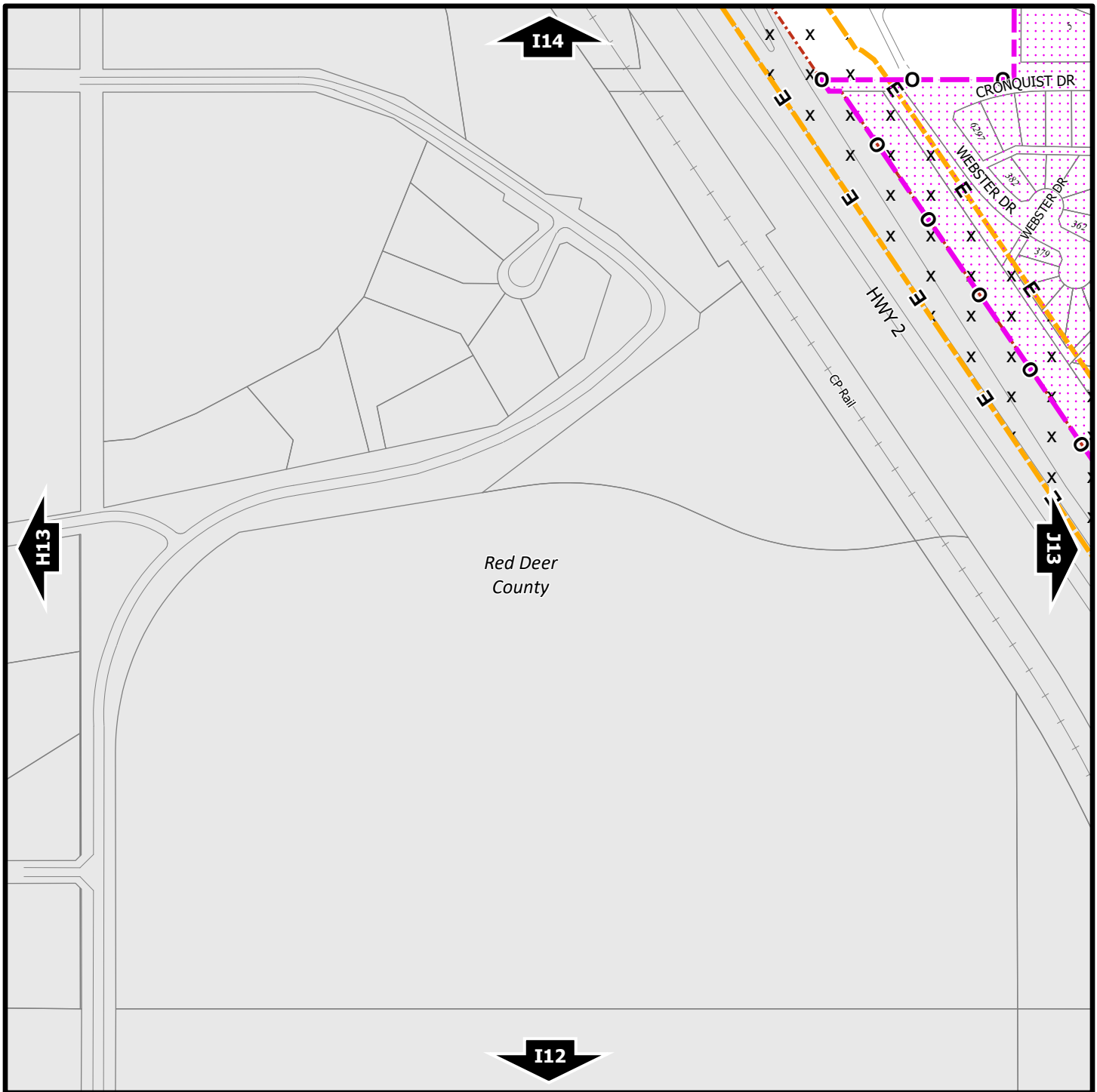
Printed on March 12, 2024

Land Use Zones

I13

NW¼ Sec7 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)

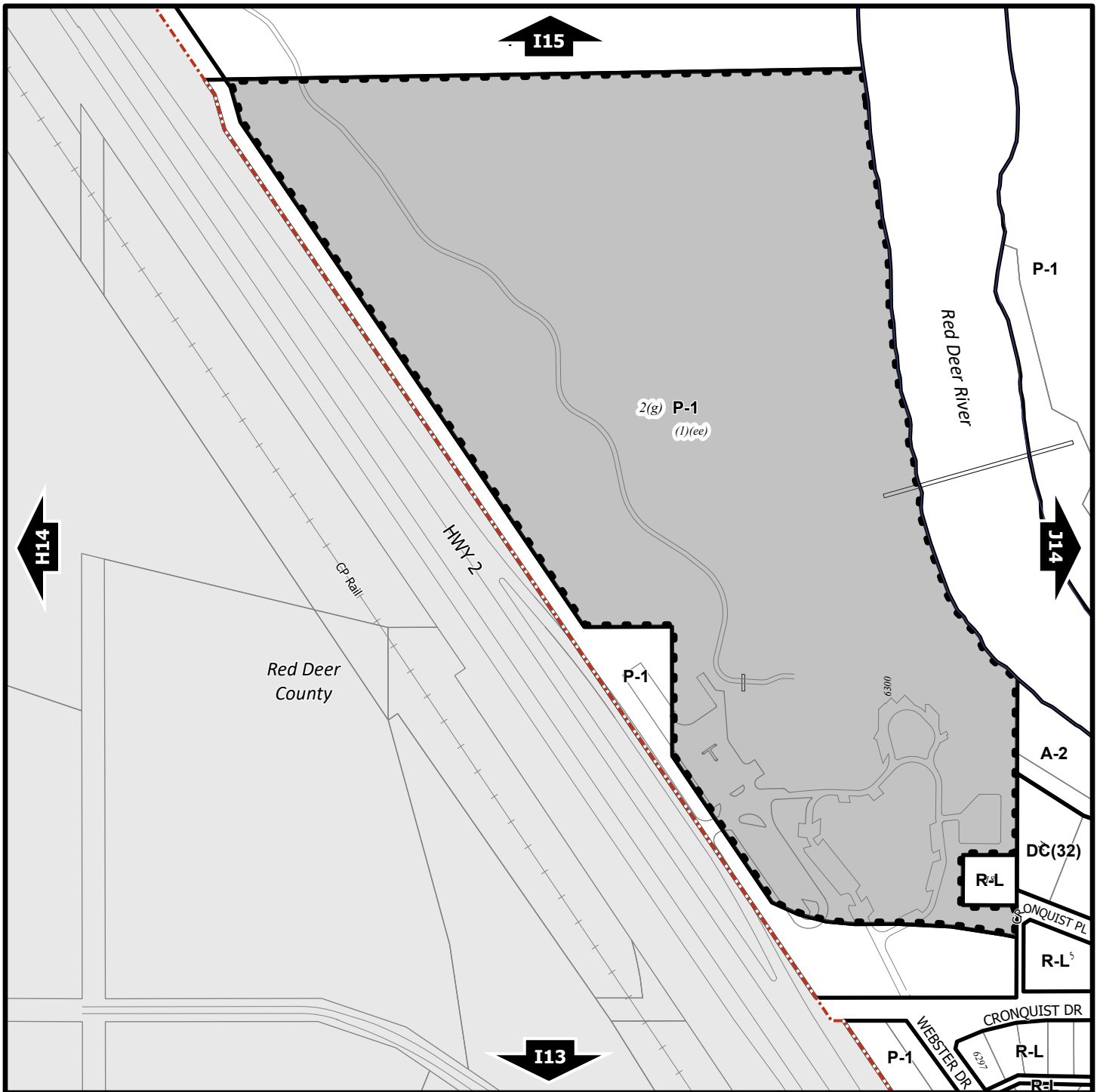
	Civic Address
	Proposed Lots
	Railway
	City Boundary

Printed on March 12, 2024

Land Use Constraints

I13

NW¼ Sec7 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		

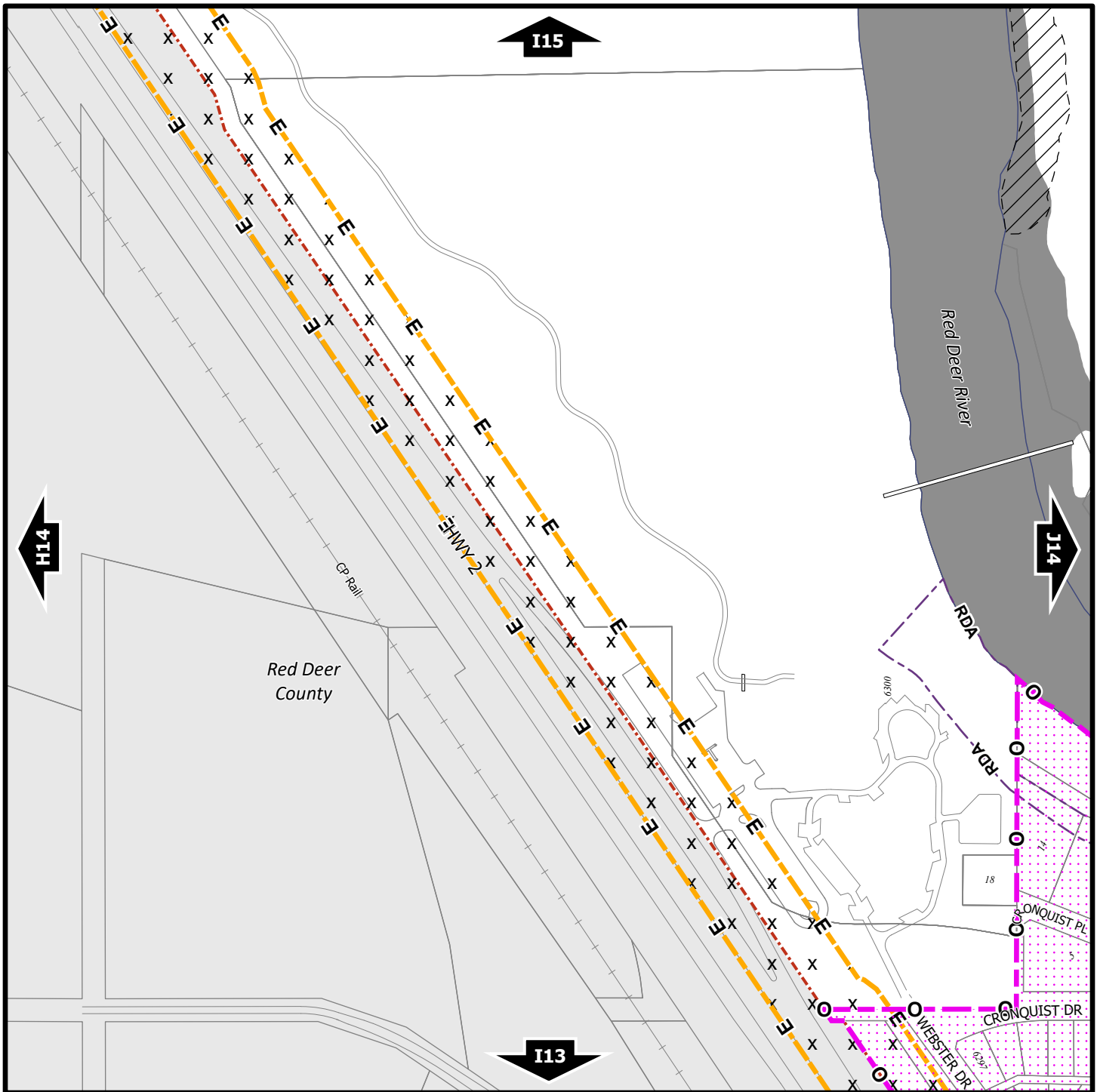
Printed on March 12, 2024

Land Use Zones

I14

SW¼ Sec18 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
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<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> [] Landfill Site (approximate) [] Landfill Setback E Major Entry Area O Overlay District RDA Restricted Development Area PS Pipeline Setback [] Wastewater Treatment Plant Setback Railway Setback (15m) Railway Setback (30m)
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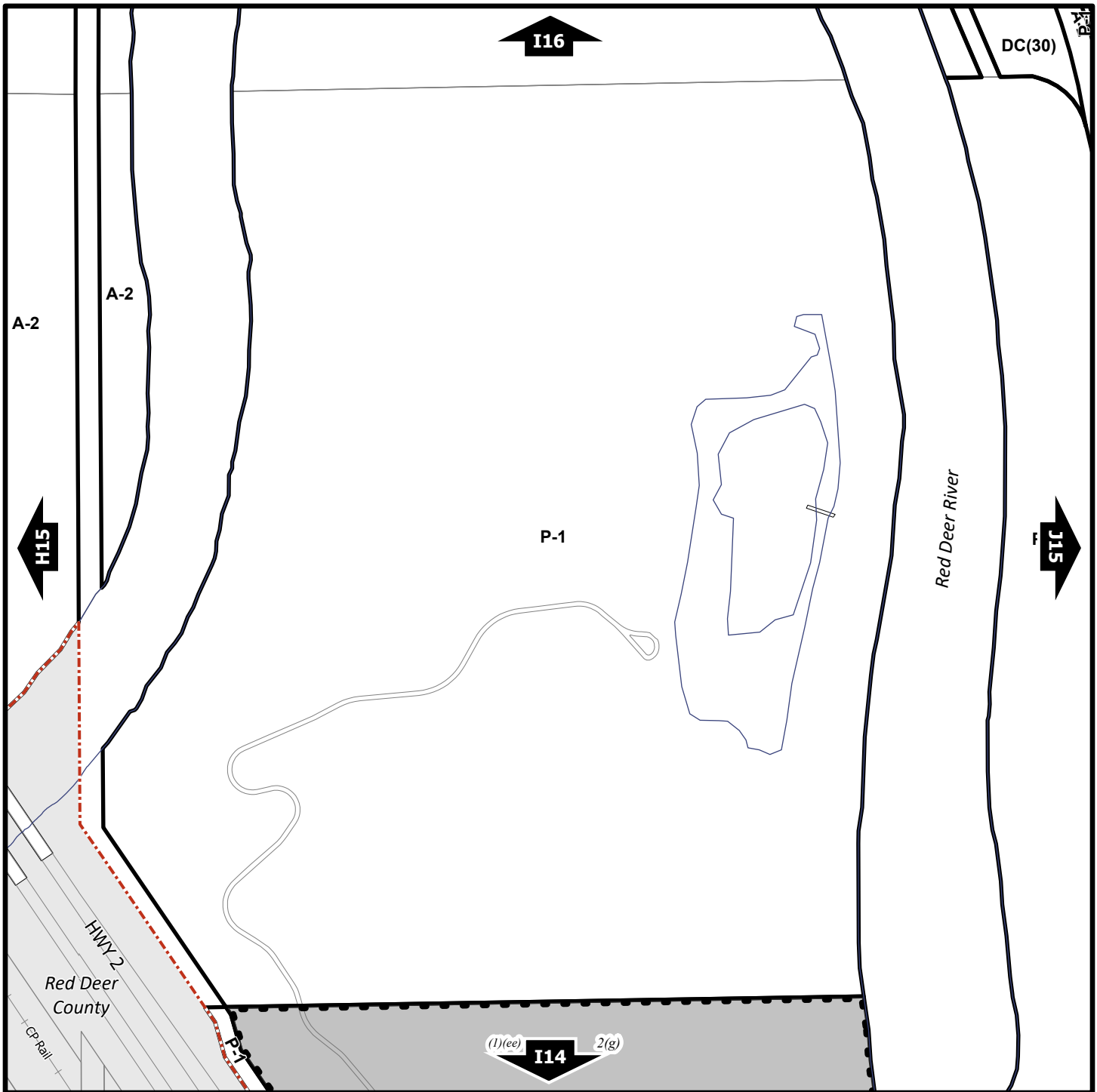
- 123 Civic Address
- Proposed Lots
- Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

I14

SW¼ Sec18 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
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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		

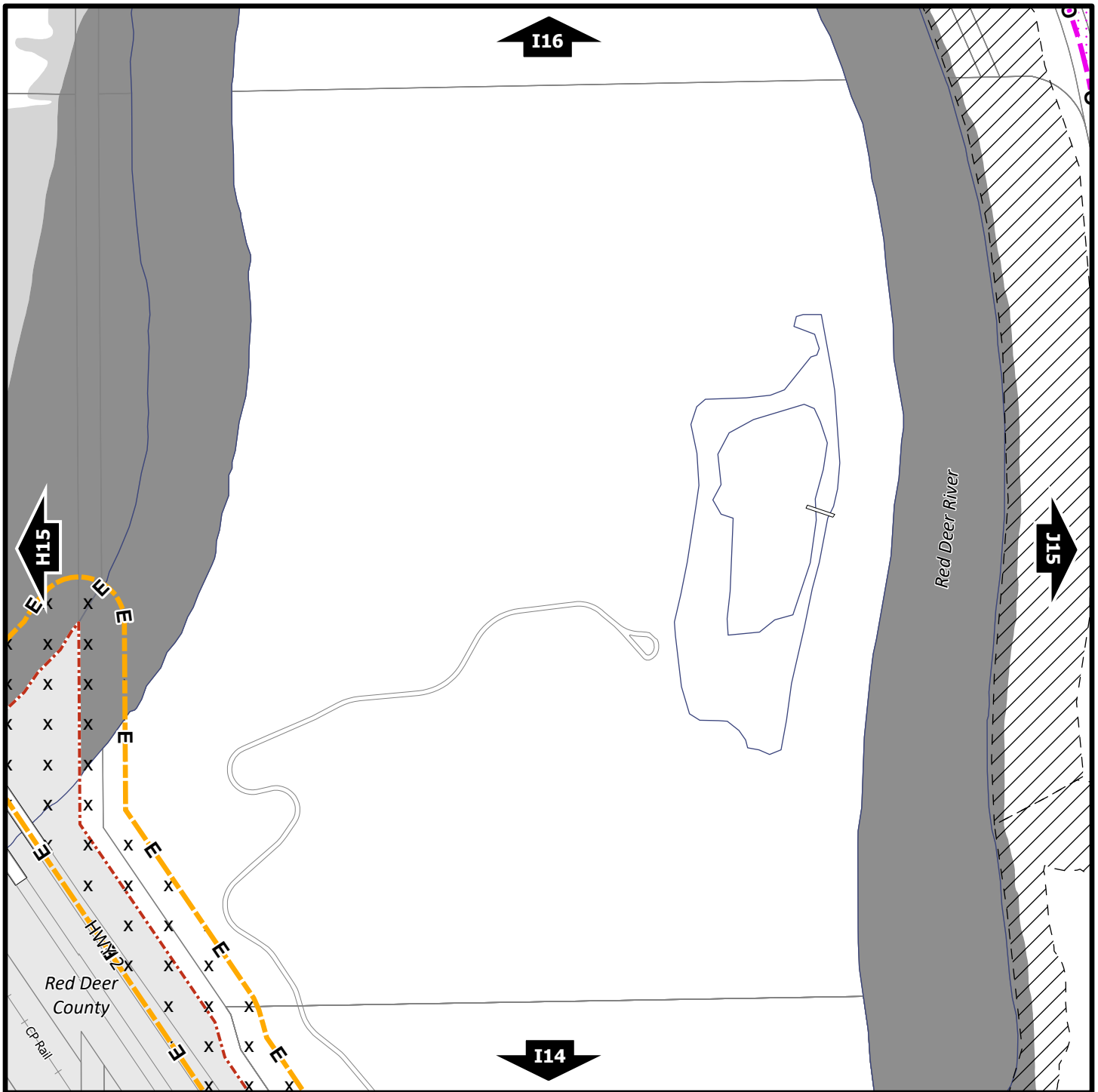
Printed on March 12, 2024

Land Use Zones

I15

NW¼ Sec18 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

Scale 1:5,000
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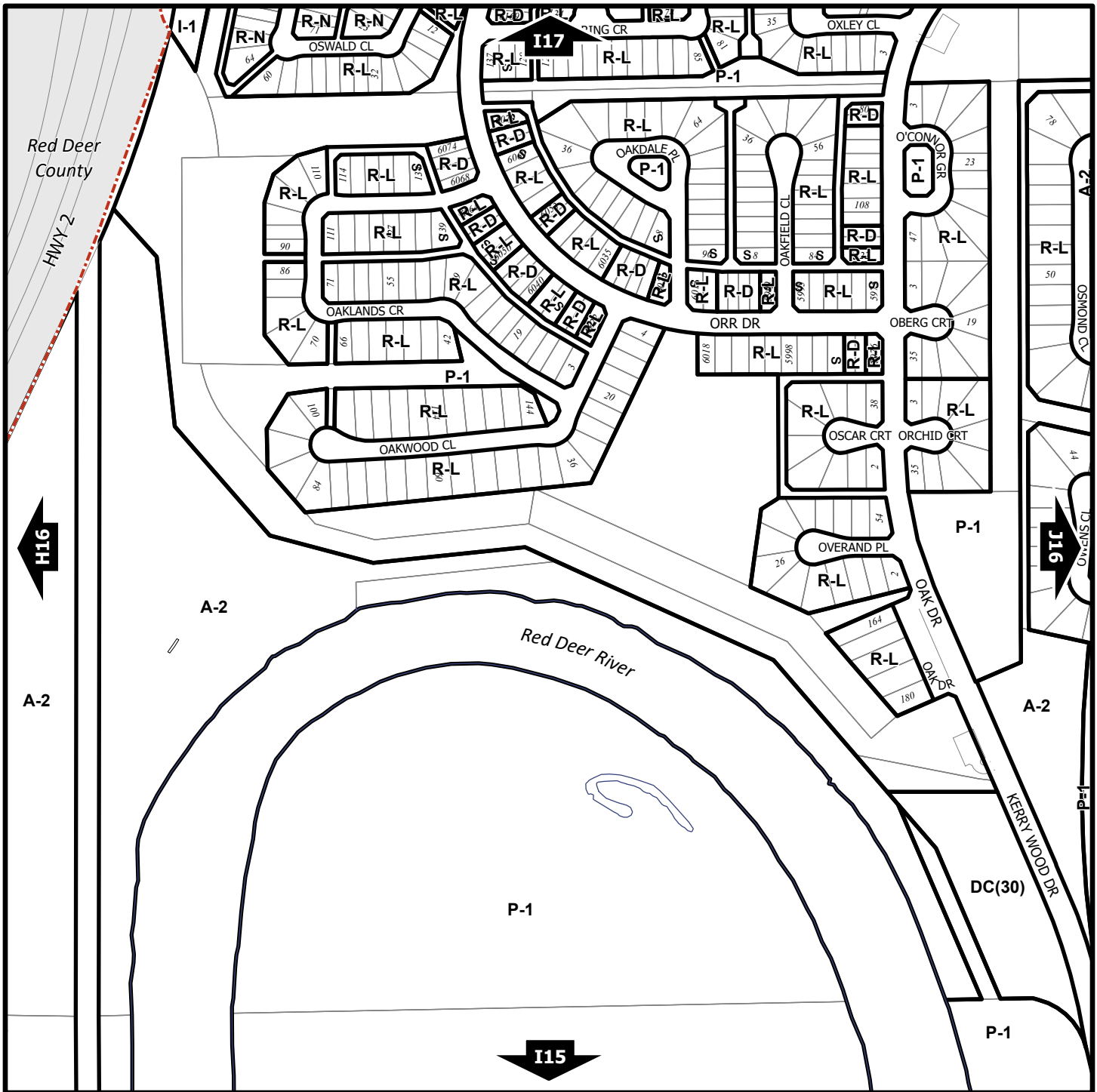
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
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	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

I15

NW¼ Sec18 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000
© The City of Red Deer



	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
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<i>V18</i>	Height Overlay Zone		Proposed Lots
<i>D95</i>	Density Overlay Zone		
<i>S</i>	Suite Locations		

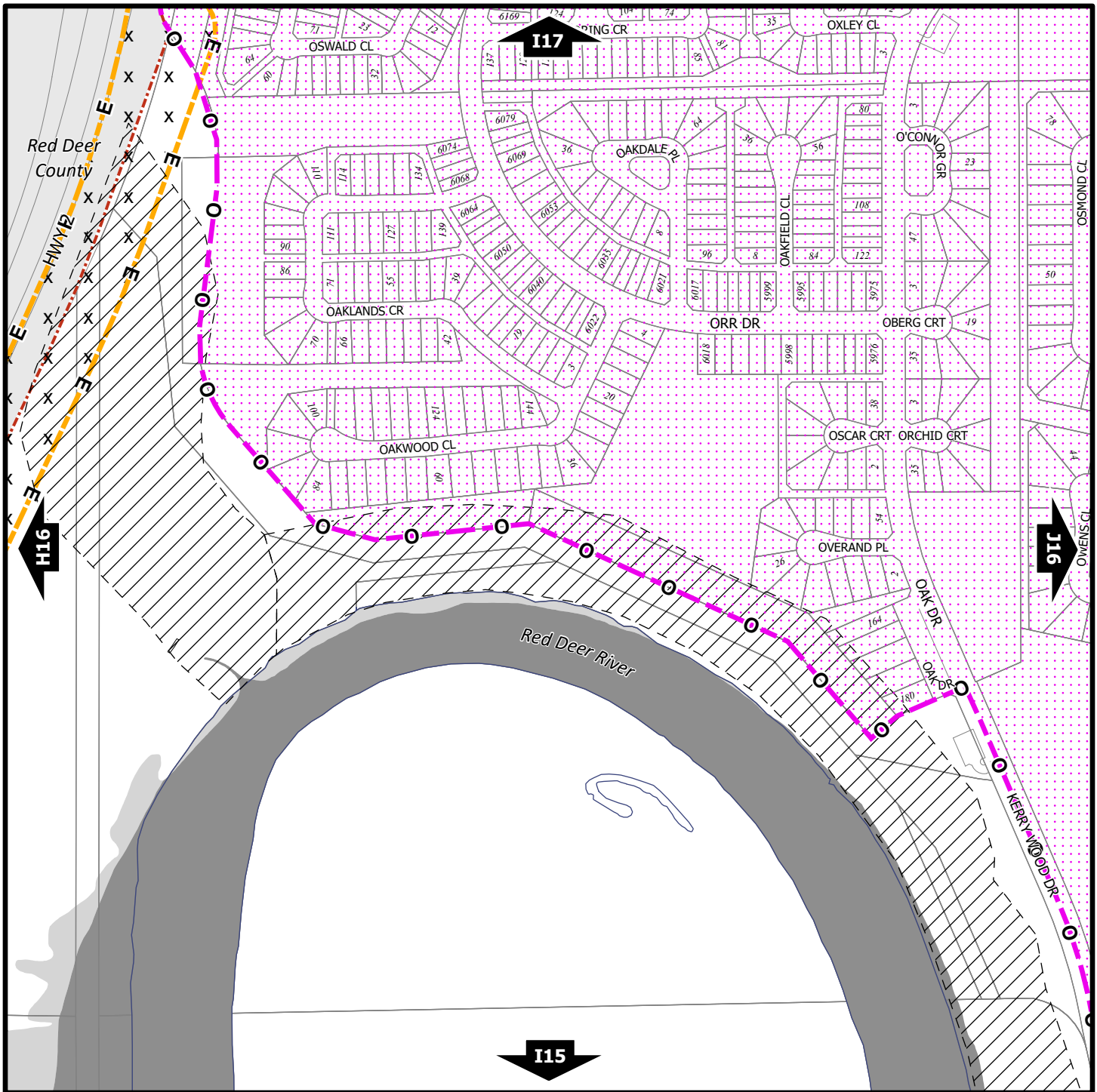
Printed on March 12, 2024

Land Use Zones

I16

SW¼ Sec19 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



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)

I23

Civic Address

Proposed Lots

++++

Railway

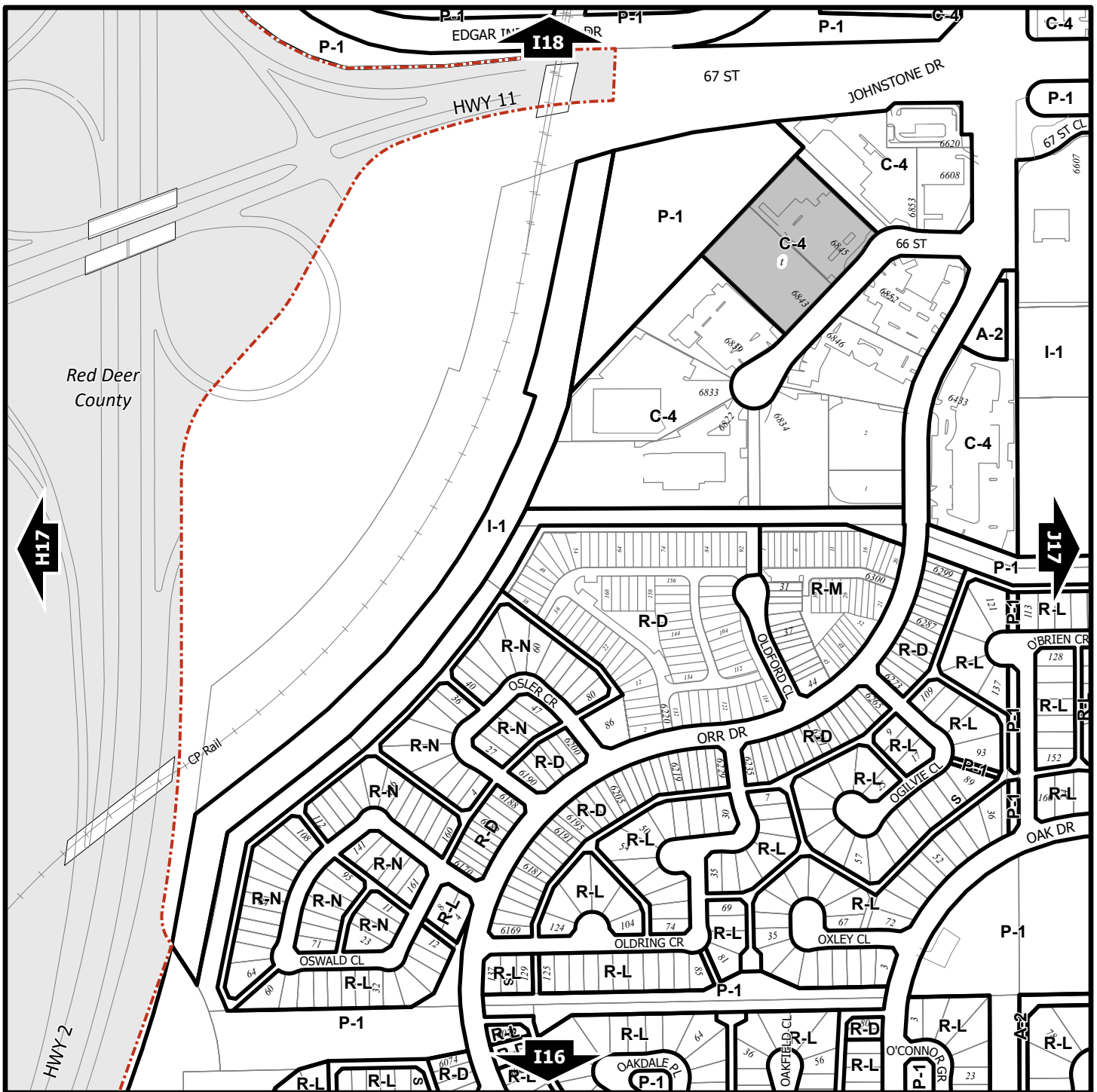
City Boundary

Printed on March 12, 2024

Land Use Constraints

I16

SW¼ Sec19 38-27-W4



Zoning Bylaw 3357/2024

North



Scale 1:5,000

© The City of Red Deer



- Land Use Zone Boundary
- R-L** Land Use Zone
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- Railway
- Proposed Lots

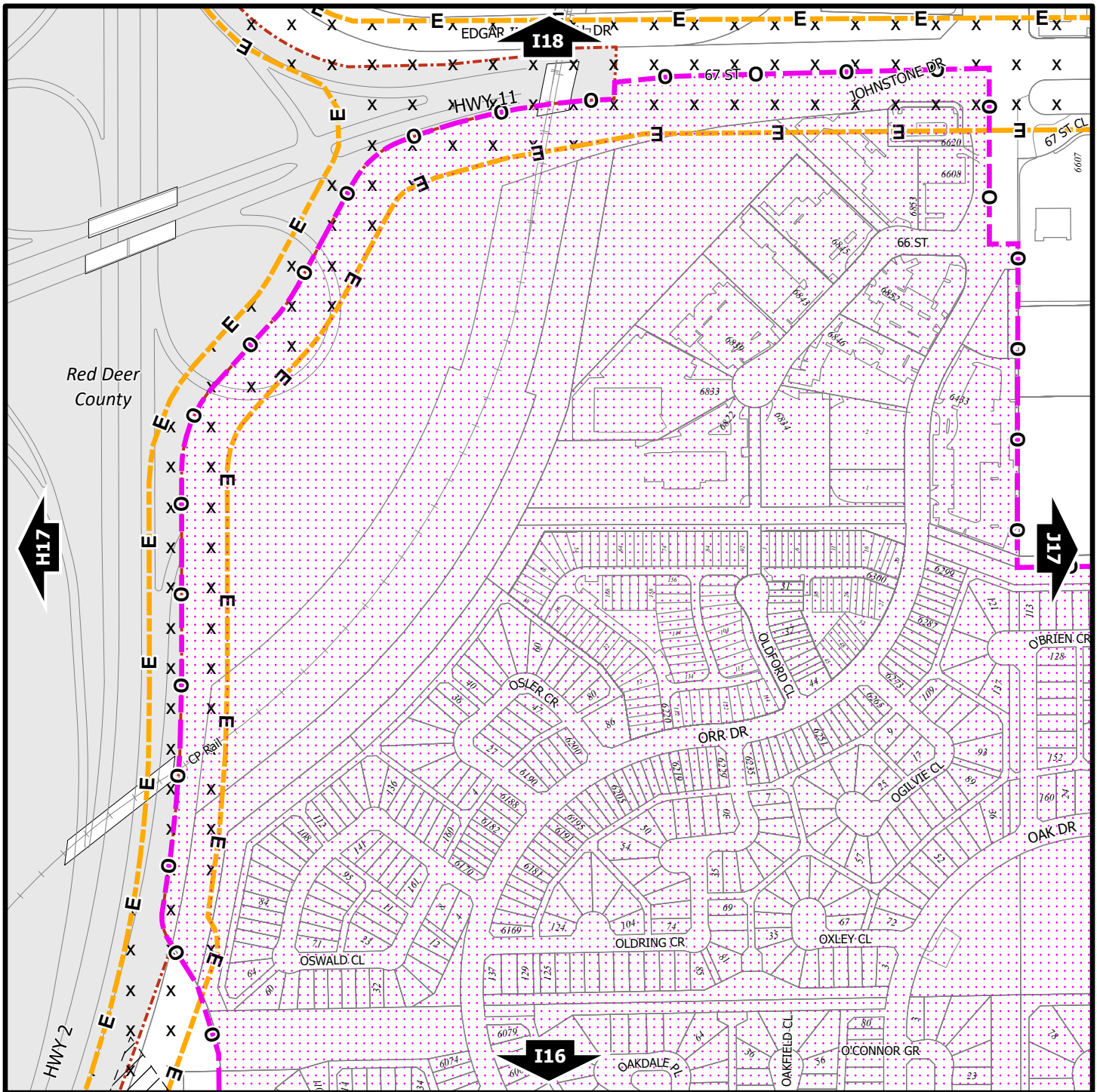
Printed on March 12, 2024

Land Use Zones

I17

NW¼ Sec19 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



Scale 1:5,000

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- AC AltaLink Consultation/ Potential Constraints Area
- B Business Improvement Area
- Escarpment Area
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- Floodway
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- HP-32 Historical Preservation Sites
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- Major Entry Area
- Overlay District
- RDA Restricted Development Area
- PS Pipeline Setback
- Wastewater Treatment Plant Setback
- Railway Setback (15m)
- Railway Setback (30m)

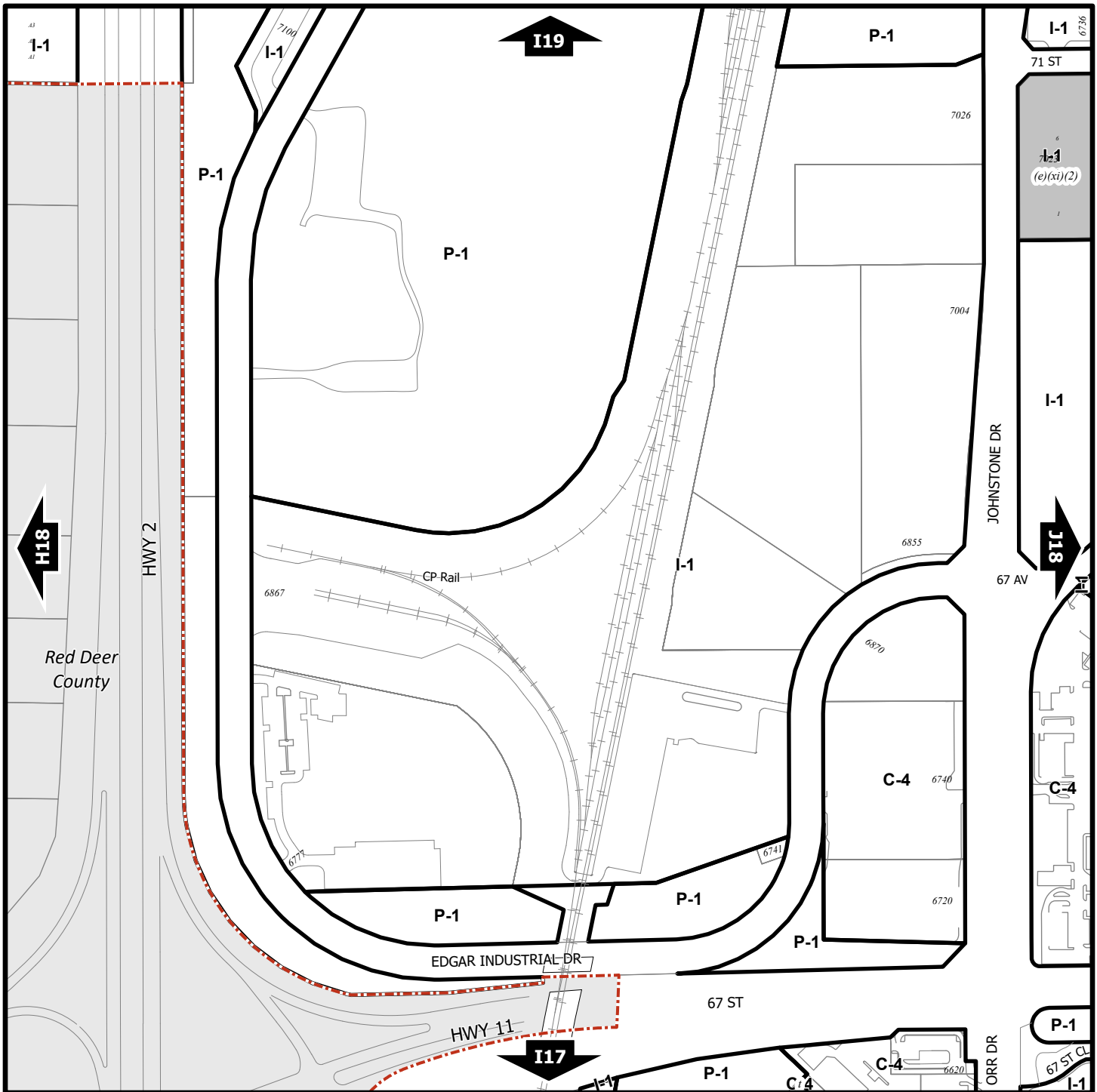
- 123 Civic Address
- Proposed Lots
- Railway
- City Boundary

Printed on March 12, 2024

Land Use Constraints

117

NW¼ Sec19 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		
<i>S</i>	Suite Locations		

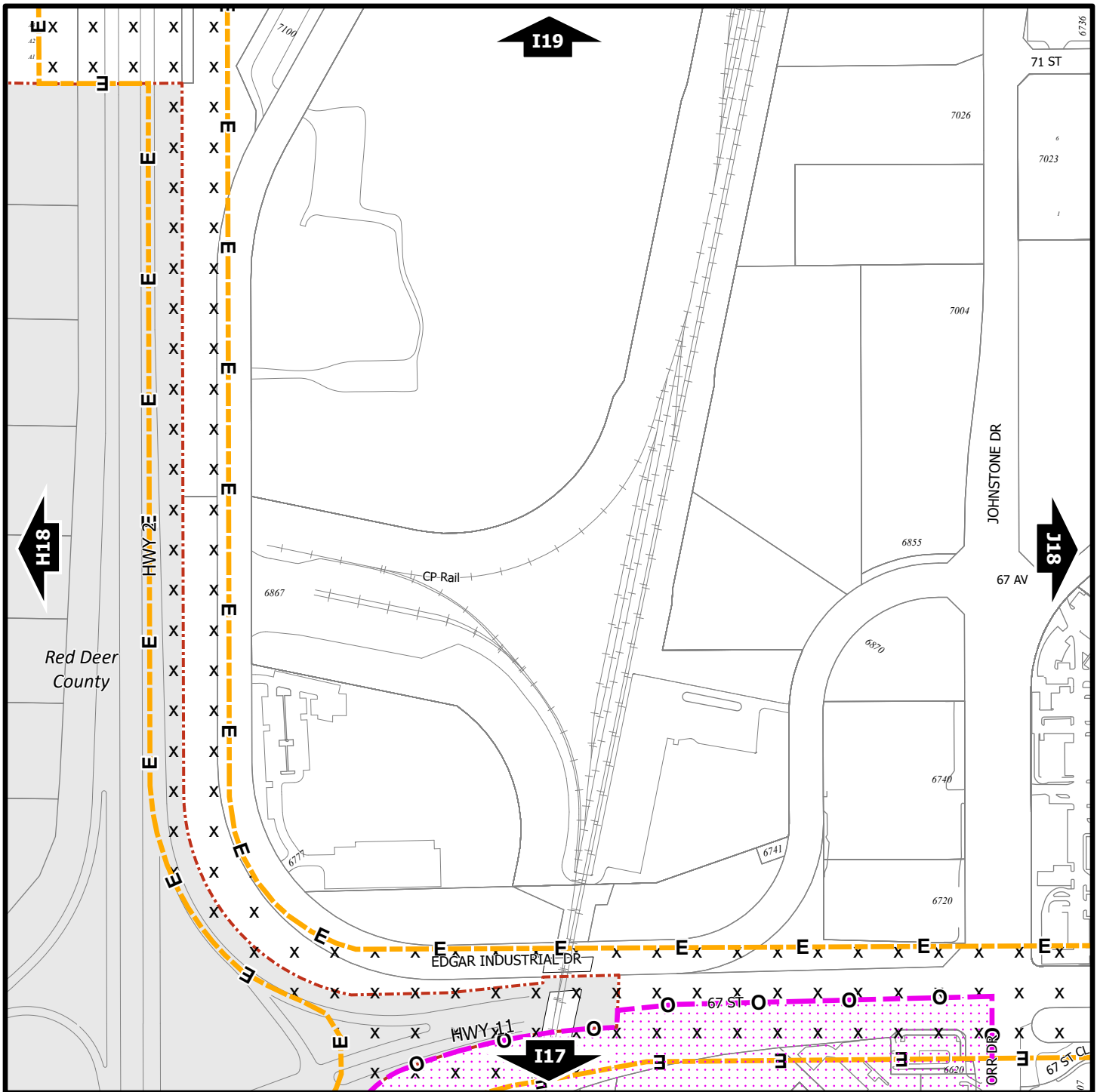
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Land Use Zones

I18

SW¼ Sec30 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)

I23	Civic Address
	Proposed Lots
	Railway
	City Boundary

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Land Use Constraints

I18

SW¼ Sec30 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

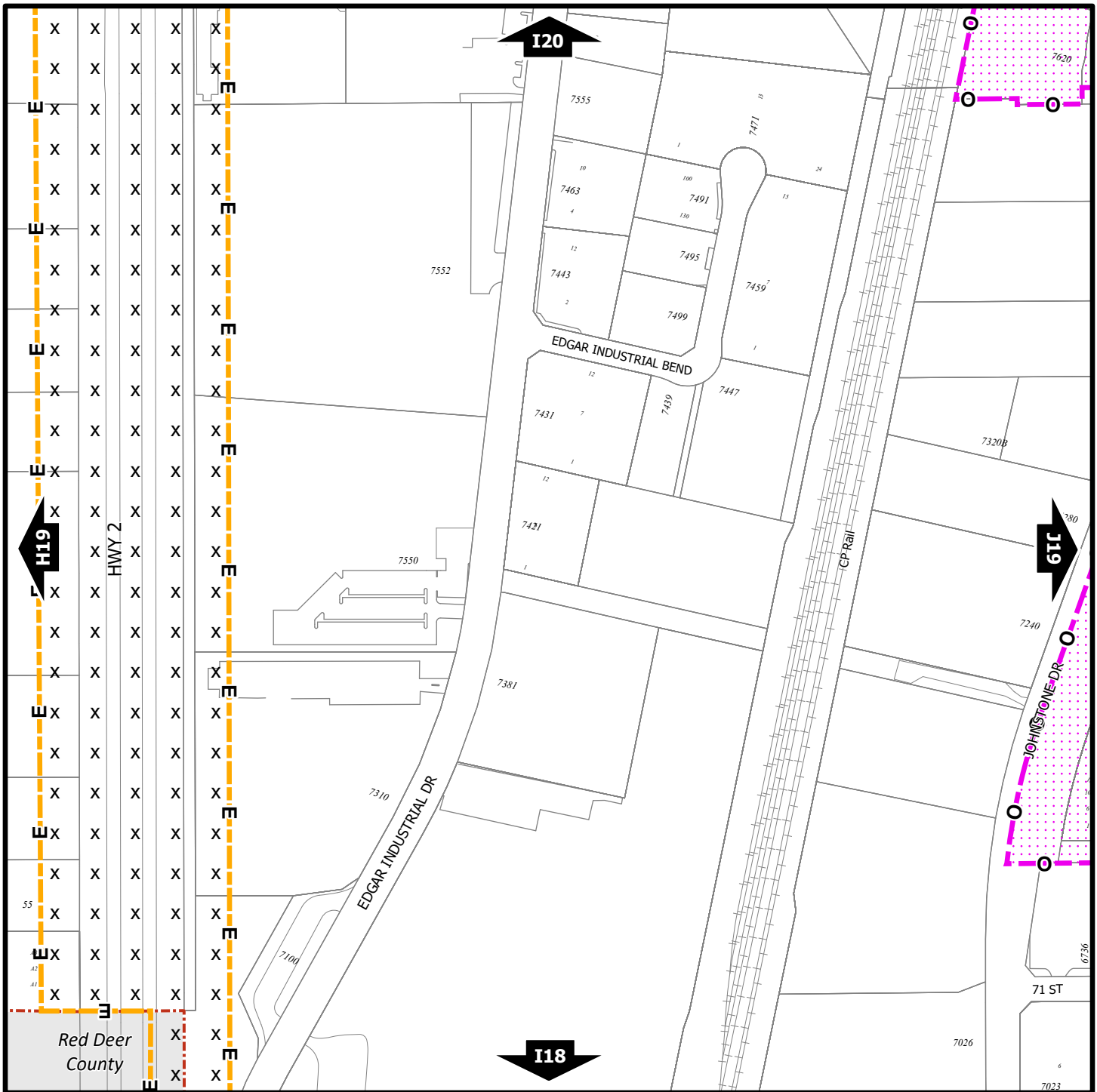
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Land Use Zones

I19

NW¼ Sec30 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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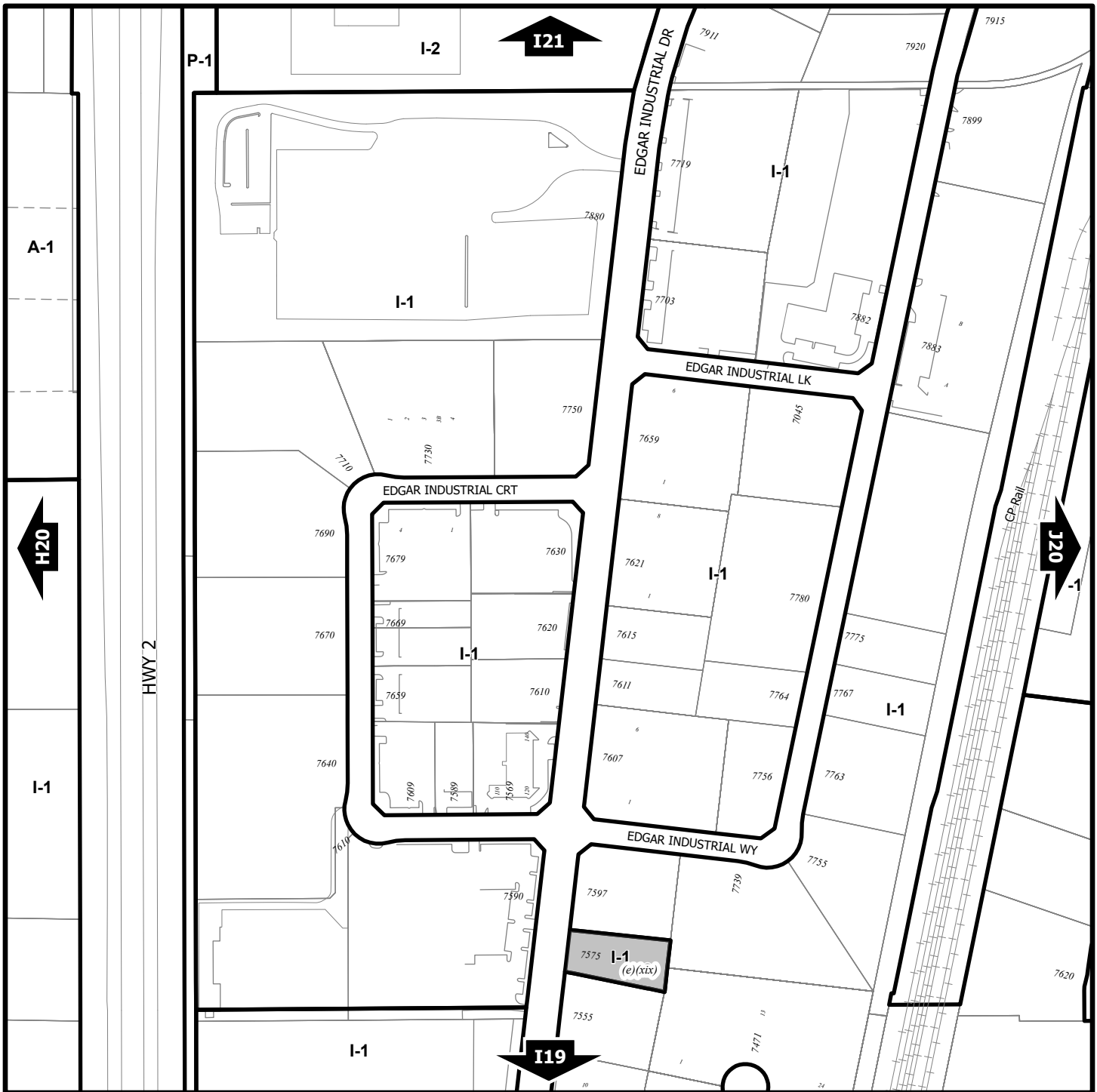
- | | | | | |
|-------|------------------------------------------------------|---------------------------------------|---------------|---------------|
| AC | AltaLink Consultation/
Potential Constraints Area | Landfill Site (approximate) | I23 | Civic Address |
| B | Business Improvement Area | Landfill Setback | Proposed Lots | |
| E | Escarpment Area | Major Entry Area | Railway | |
| F | Flood Fringe | Overlay District | City Boundary | |
| G | Floodway | Restricted Development Area | | |
| H | Gaetz - Ross Heritage Area | Pipeline Setback | | |
| I | Historical Preservation Sites | Wastewater Treatment
Plant Setback | | |
| J | Historically Significant Sites | Railway Setback (15m) | | |
| HP-32 | Historical Site Number | Railway Setback (30m) | | |

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Land Use Constraints

I19

NW¼ Sec30 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
- I23* Civic Address
- Railway
- Proposed Lots

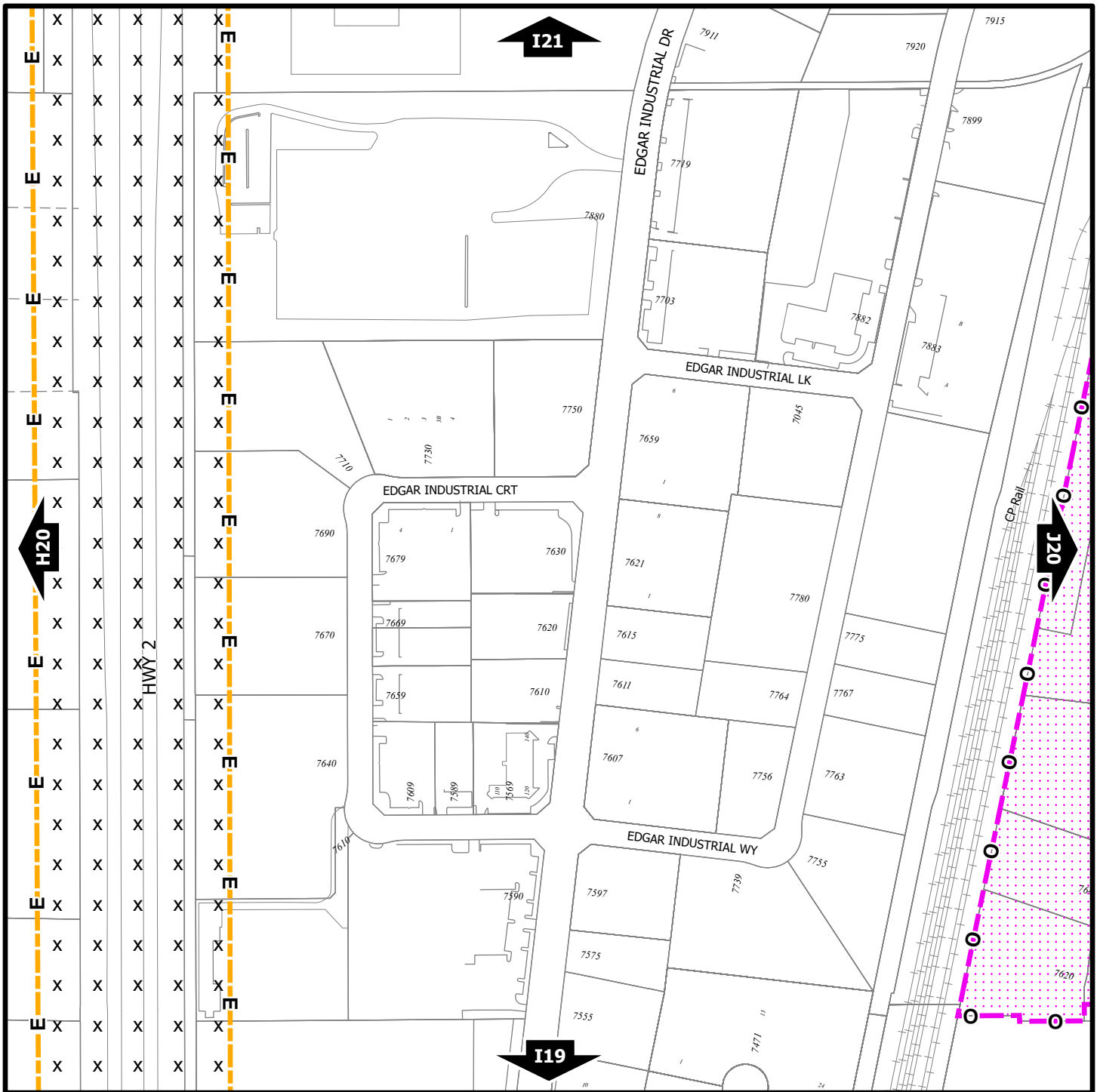
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Land Use Zones

I20

SW¼ Sec31 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) |

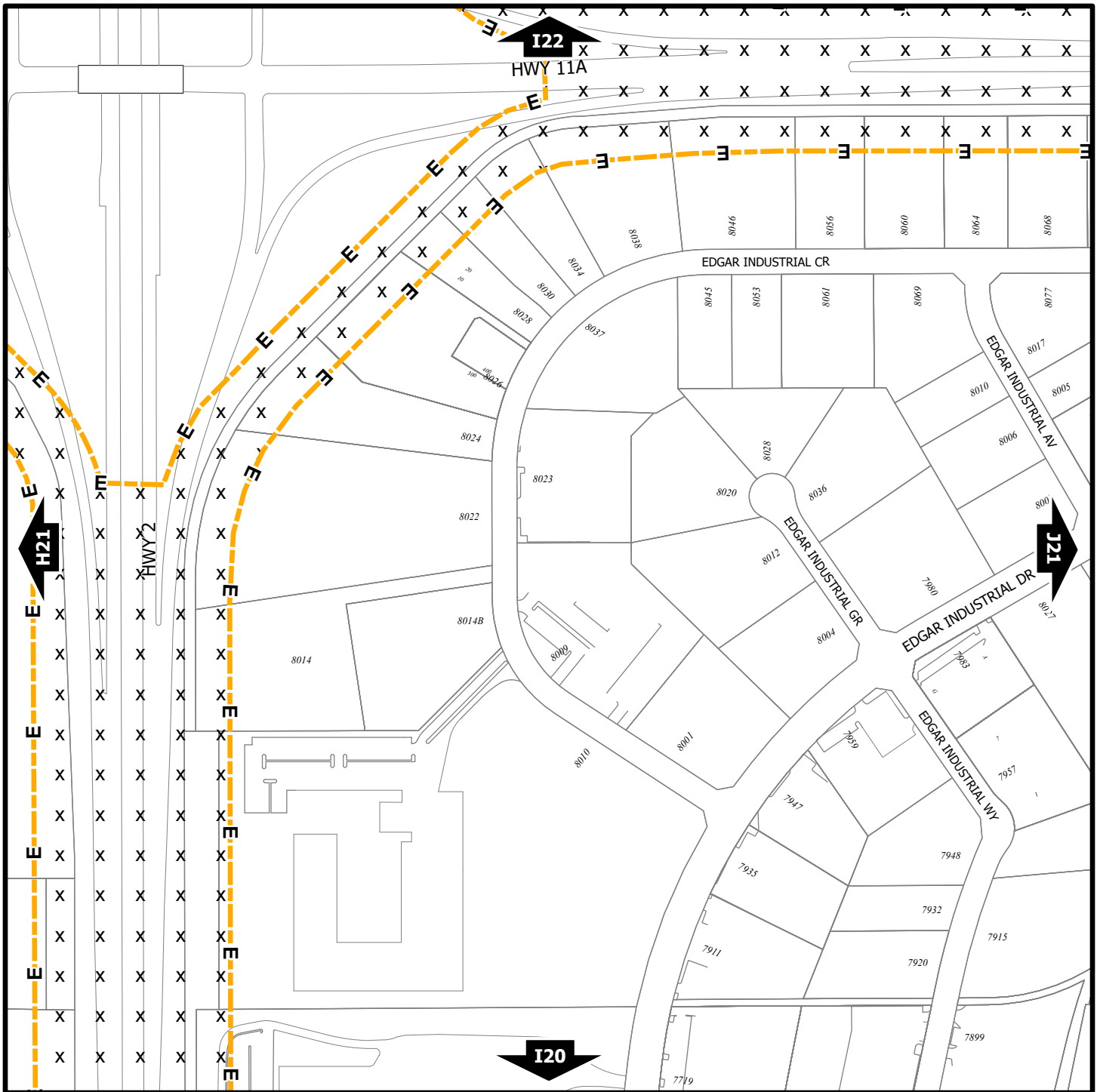
- | | |
|---------------|---------------|
| I23 | Civic Address |
| Proposed Lots | |
| Railway | |
| City Boundary | |

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Land Use Constraints

I20

SW¼ Sec31 38-27-W4



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) |

I23 Civic Address

--- Proposed Lots

++++ Railway

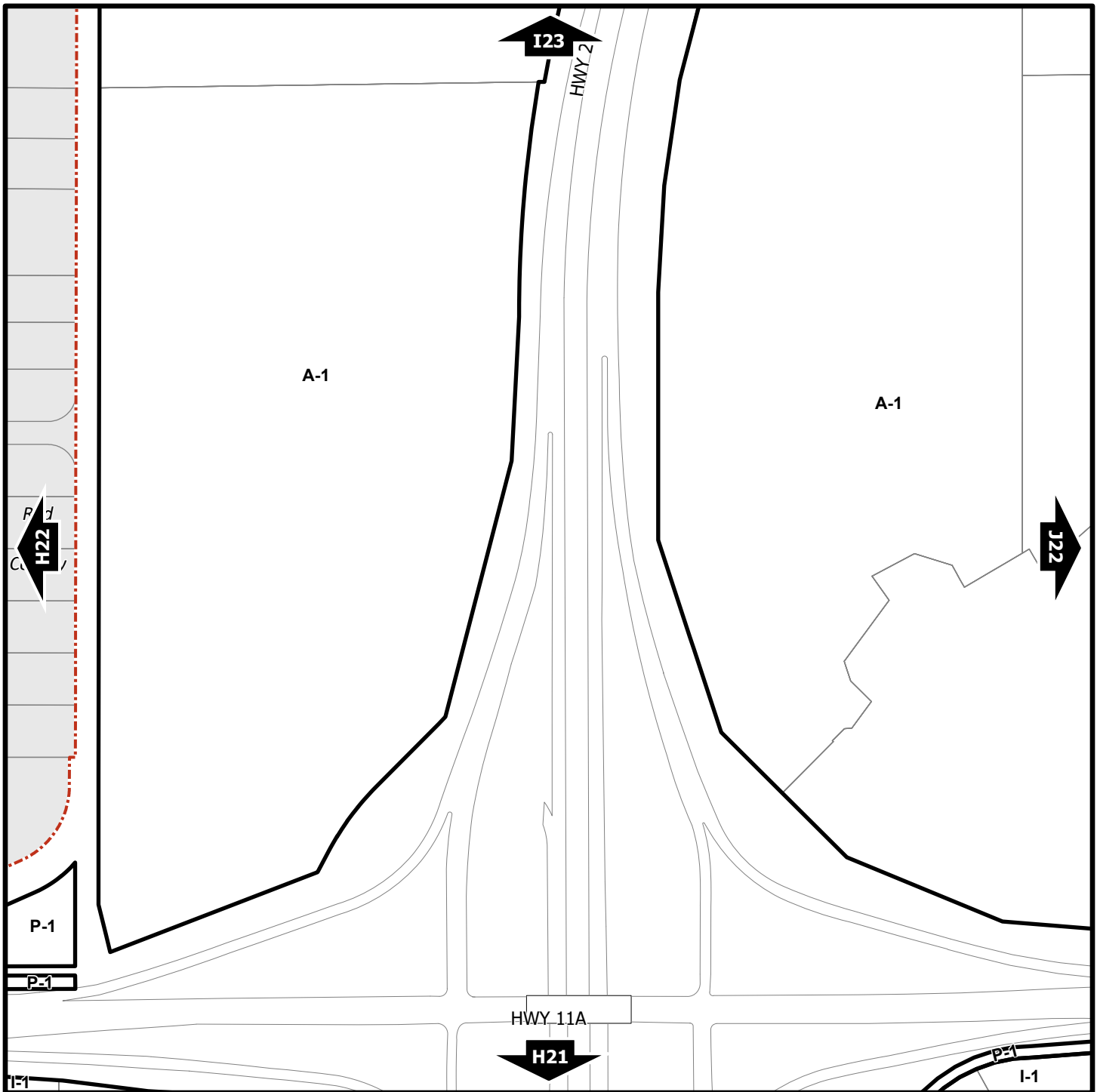
--- City Boundary

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Land Use Constraints

I21

NW¼ Sec31 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**
-  *I23* Civic Address
-  **Railway**
-  **Proposed Lots**

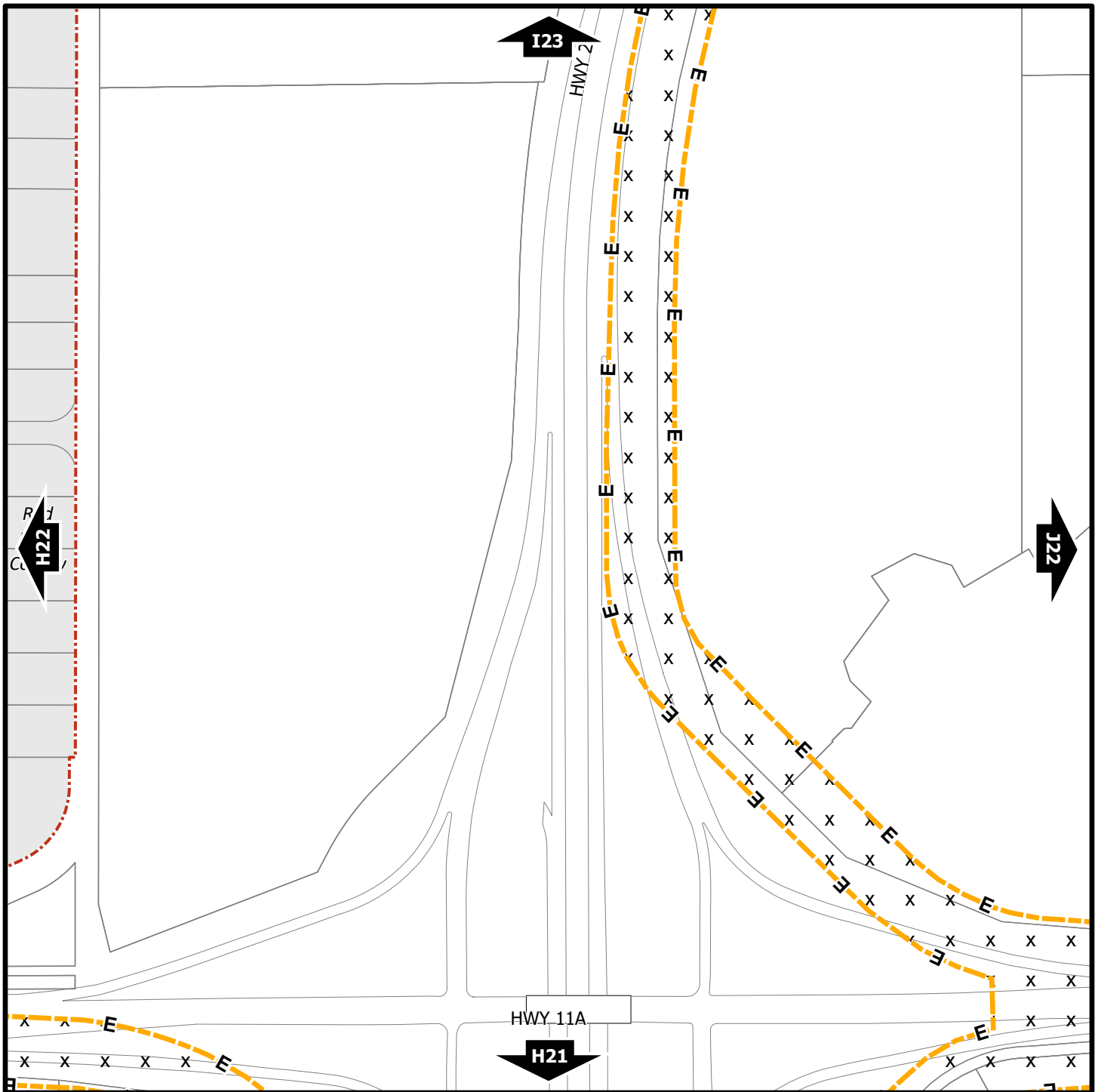
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Land Use Zones

I22

SW¼ Sec5 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

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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

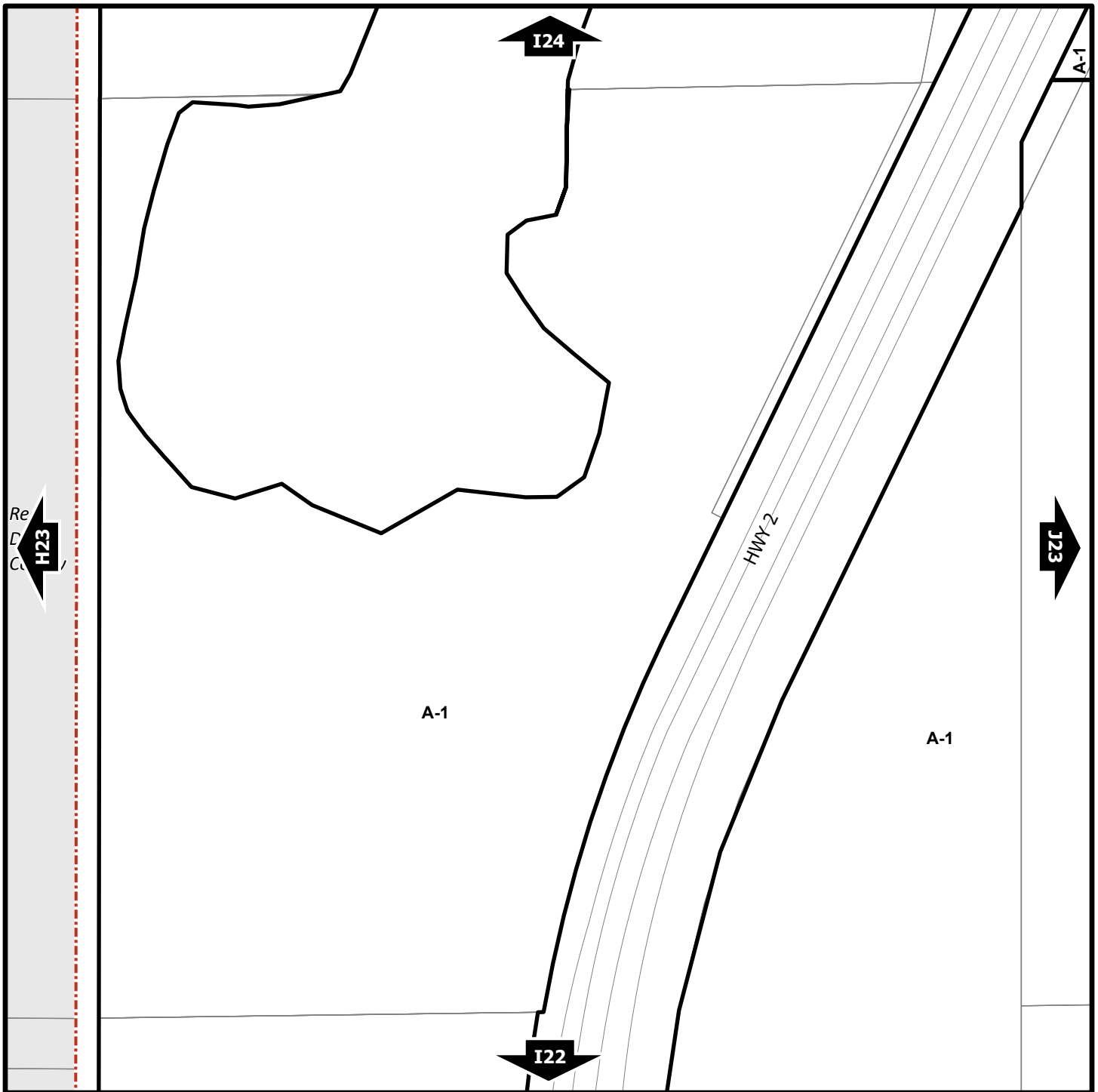
--- City Boundary

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Land Use Constraints

122

SW¼ Sec5 39-27-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>I23</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		

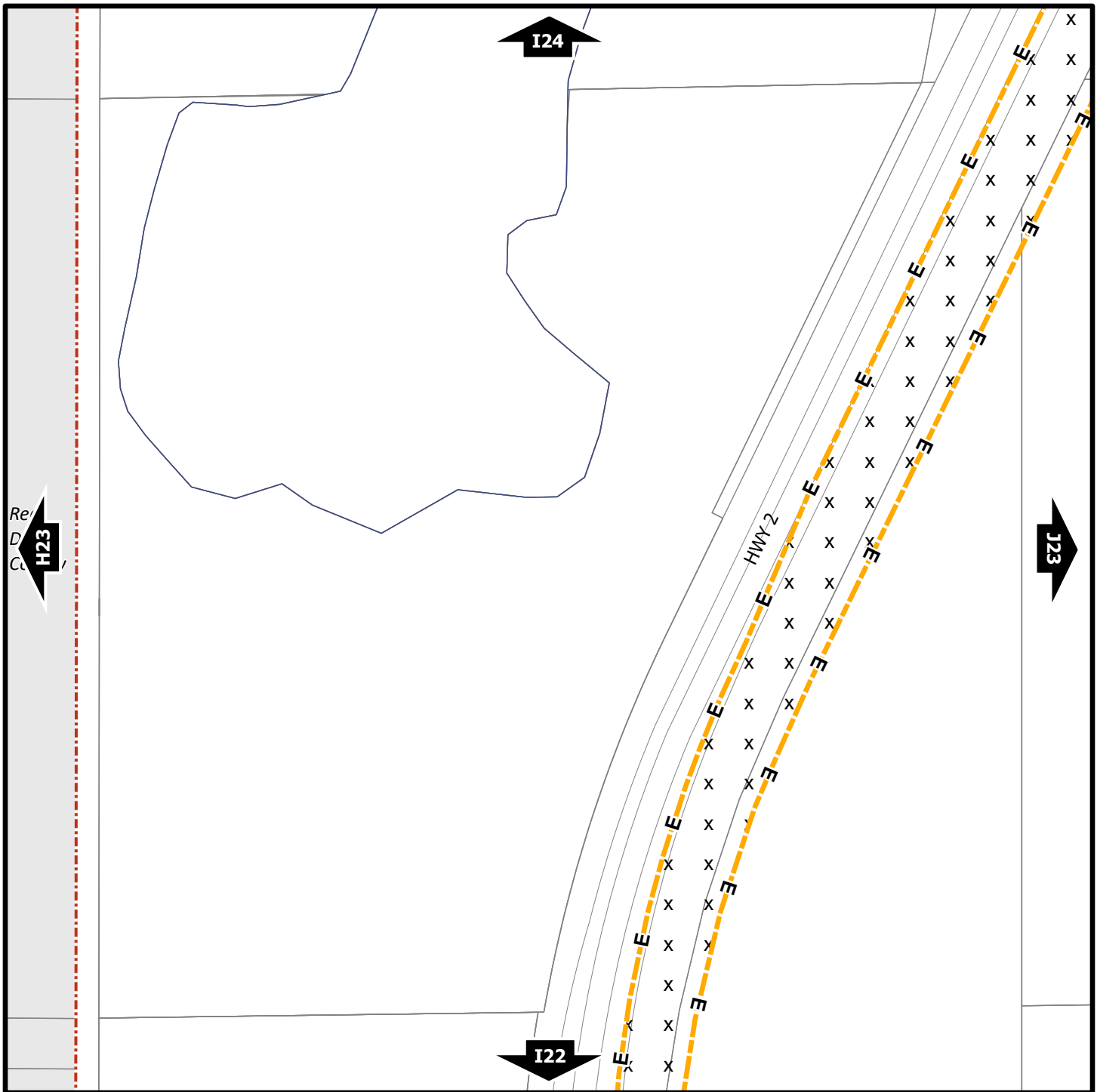
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Land Use Zones

I23

NW¼ Sec5 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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	AG	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
	G	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)

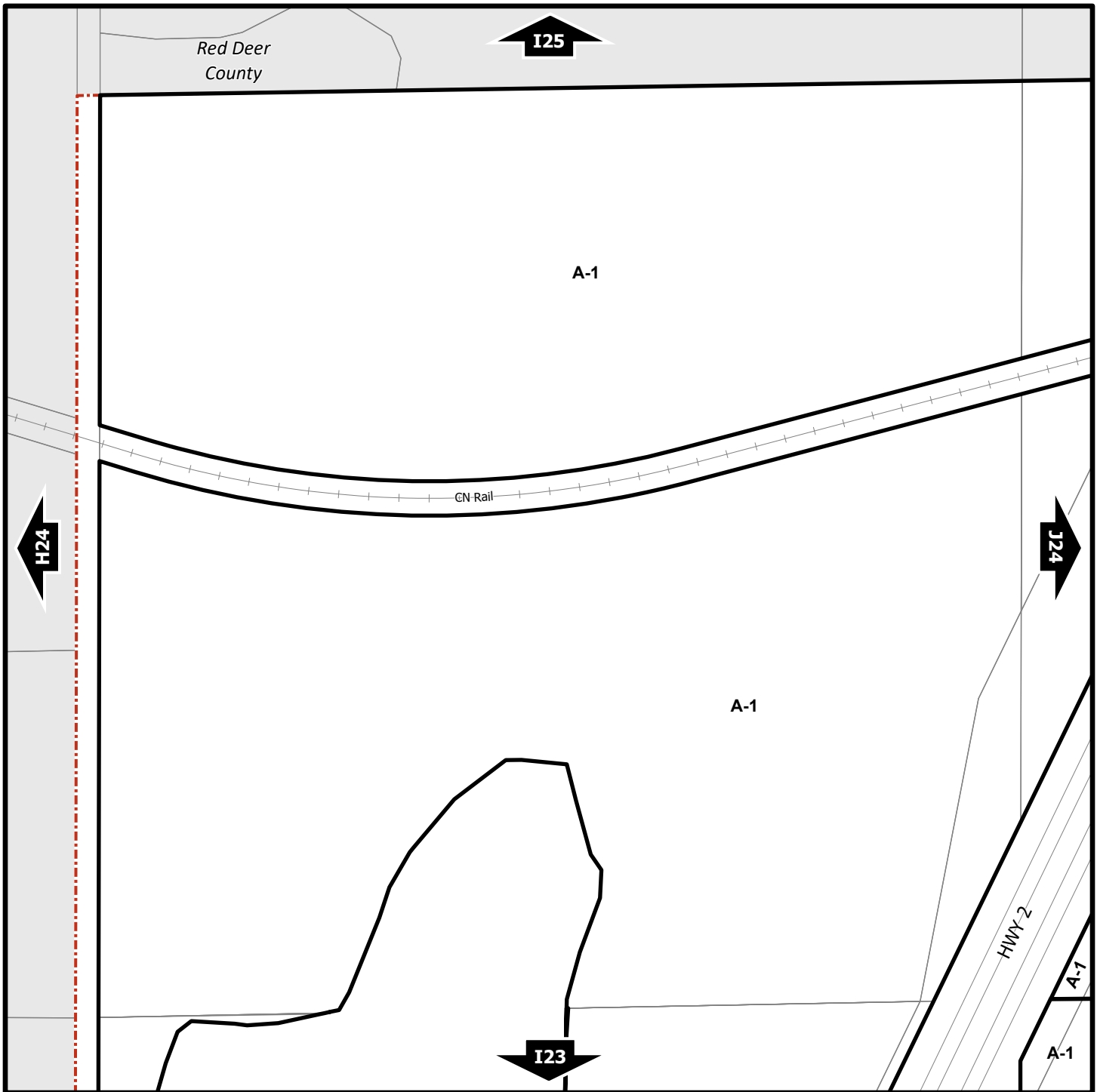
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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Land Use Constraints

123

NW¼ Sec5 39-27-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>I23</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		

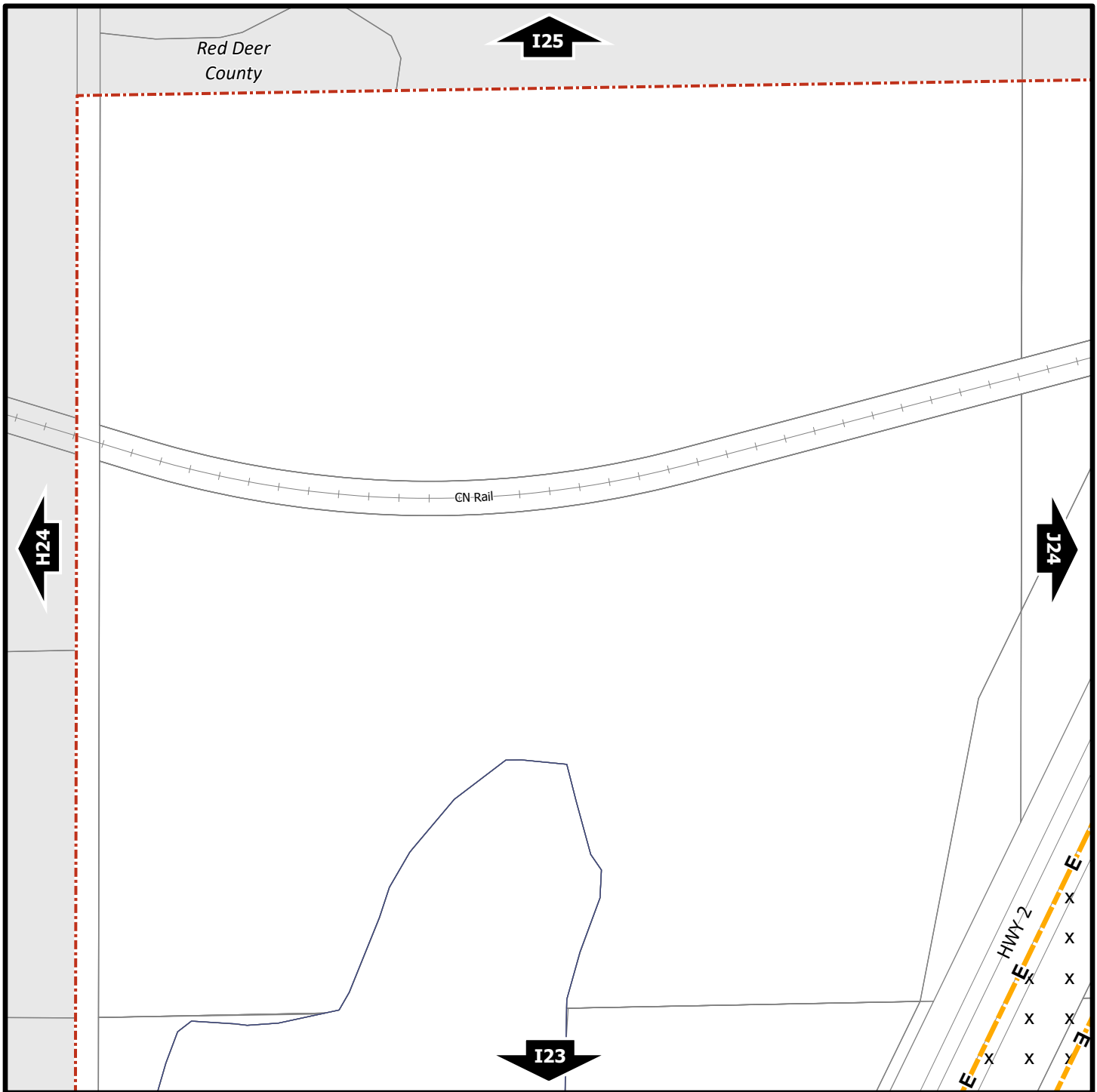
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Land Use Zones

I24

SW¼ Sec8 39-27-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)

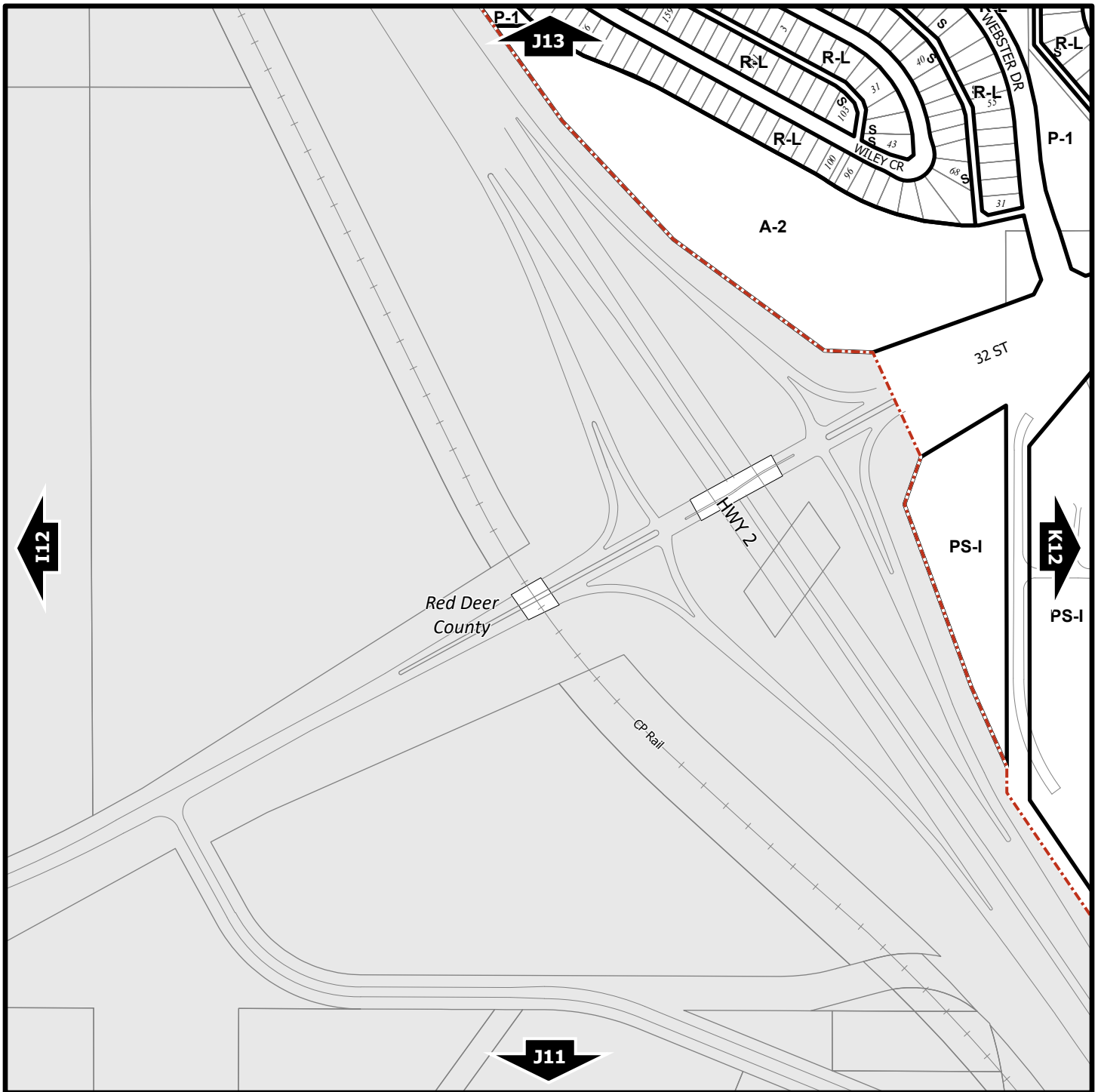
	Civic Address
	Proposed Lots
	Railway
	City Boundary

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Land Use Constraints

I24

SW¼ Sec8 39-27-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		

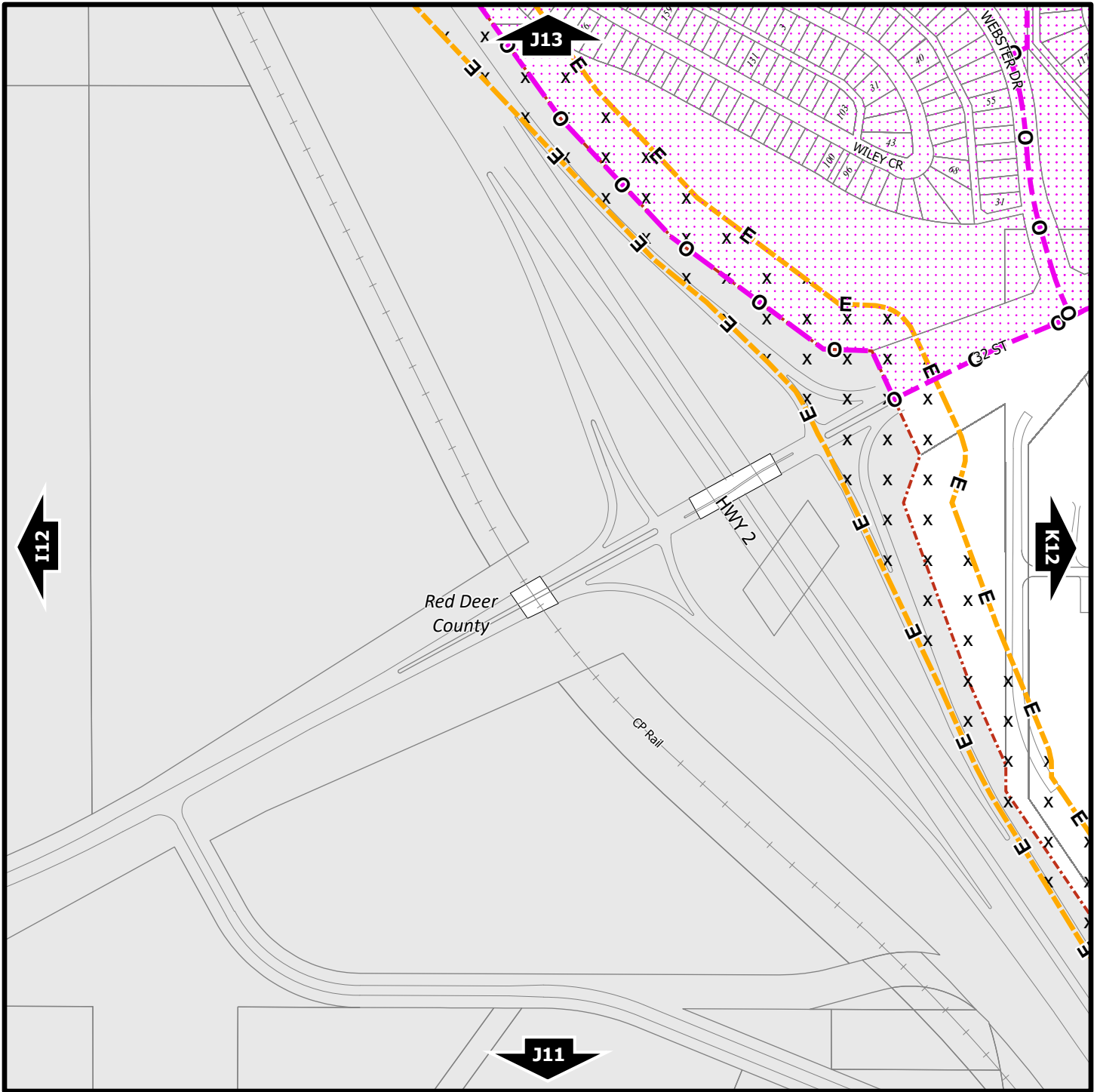
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Land Use Zones

J12

SE¼ Sec7 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)

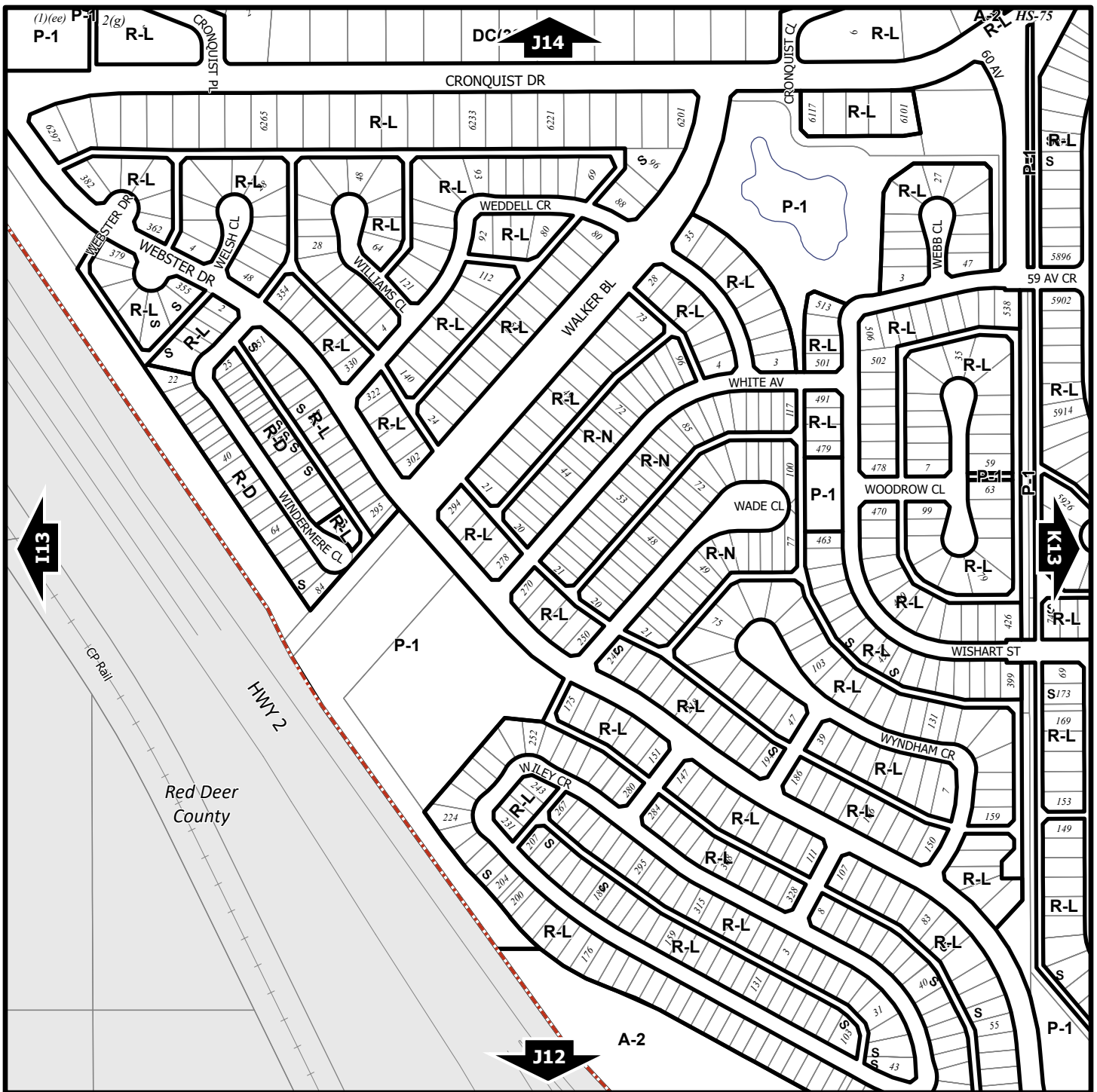
123	Civic Address
Proposed Lots	
Railway	
City Boundary	

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Land Use Constraints

J12

SE¼ Sec7 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

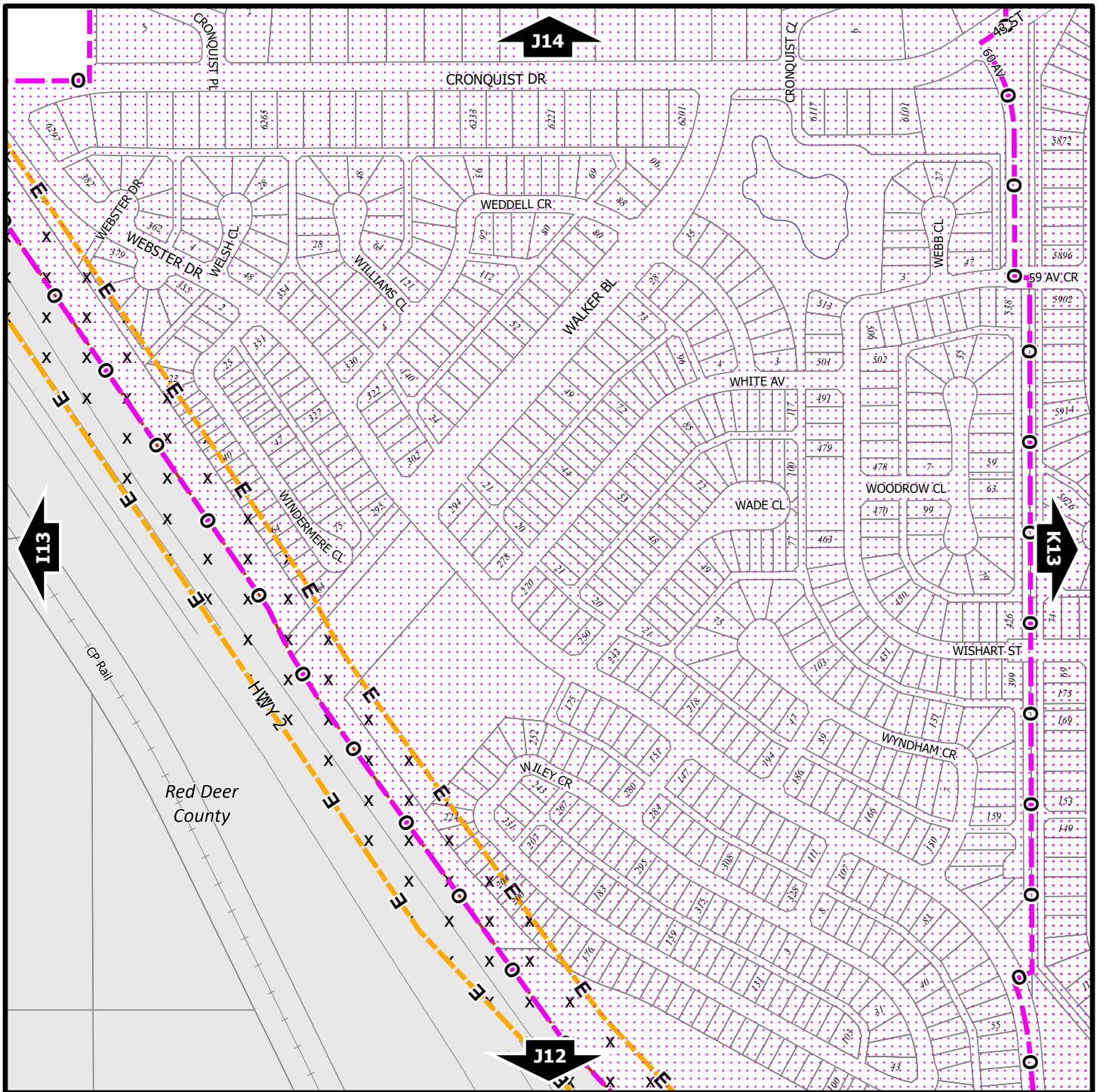
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Land Use Zones

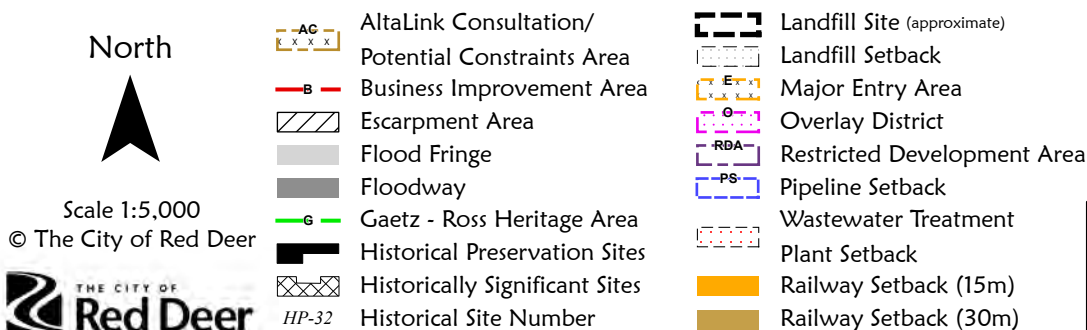
J13

NE¼ Sec7 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024



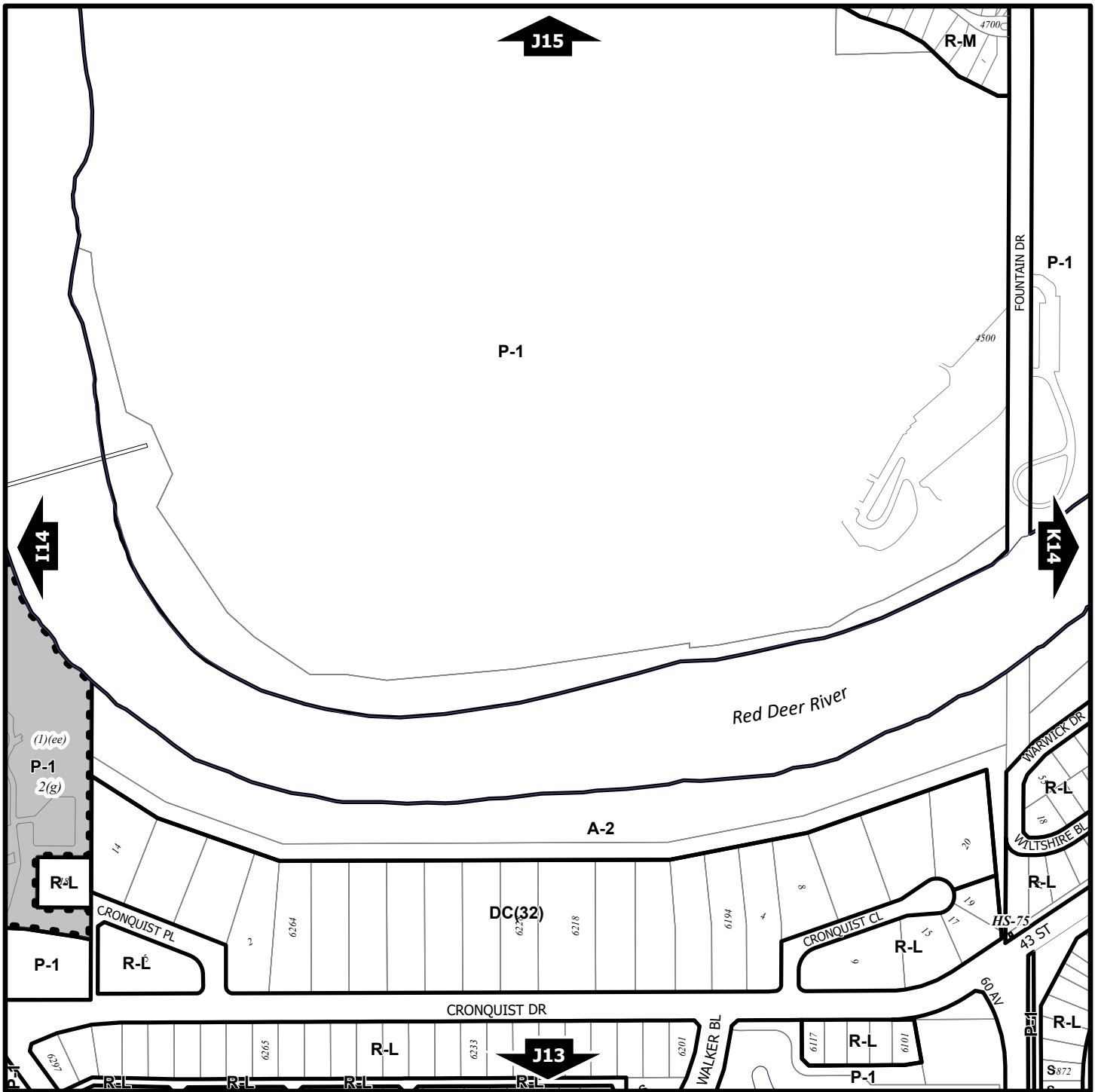
123 Civic Address
 --- Proposed Lots
 +++ Railway
 --- City Boundary

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Land Use Constraints

J13

NE 1/4 Sec 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

J14

SE¼ Sec18 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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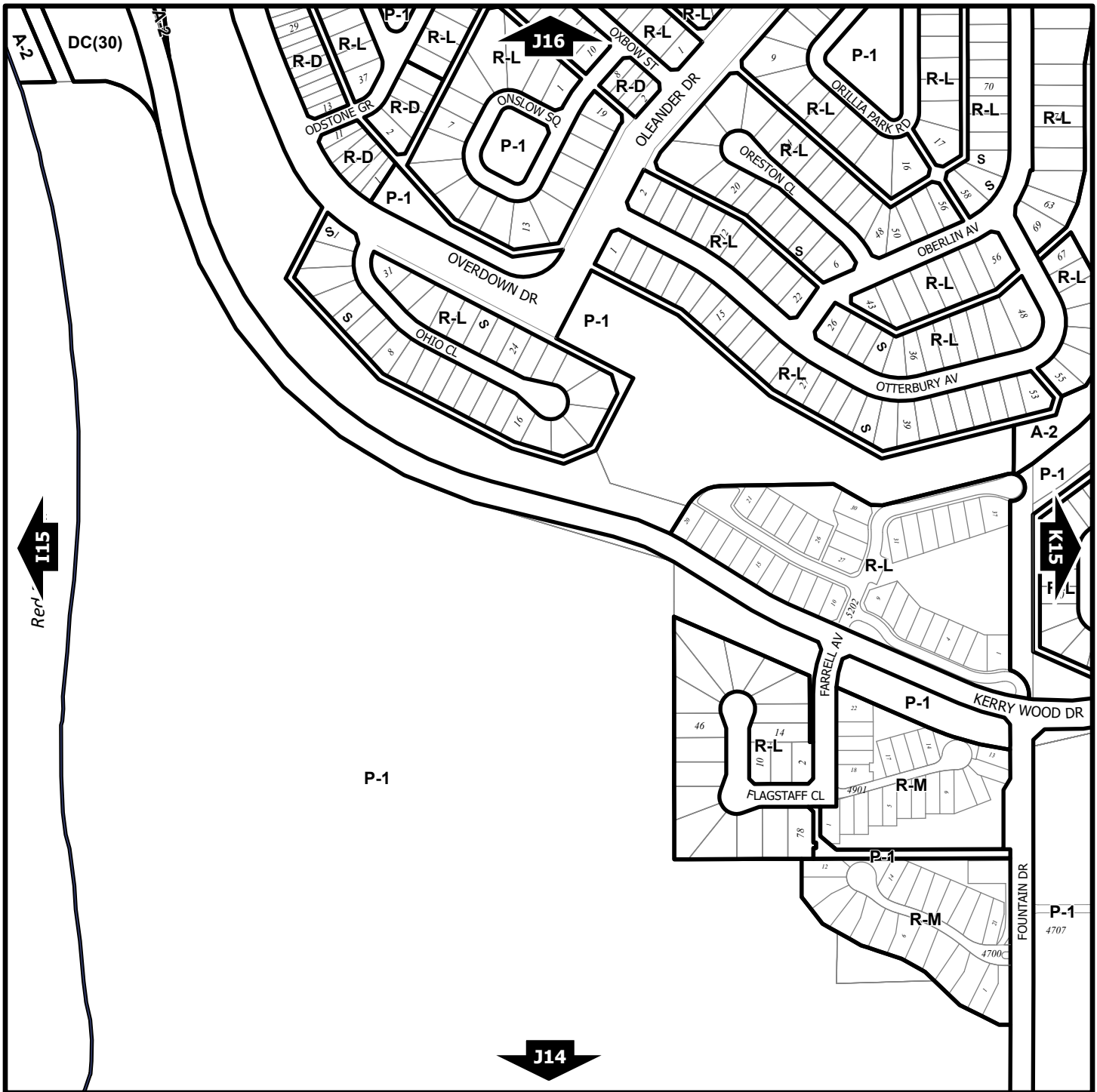
	AltaLink Consultation/ Potential Constraints Area		Landfill Site (approximate)		Civic Address
	Business Improvement Area		Landfill Setback		Proposed Lots
	Escarpment Area		Major Entry Area		Railway
	Flood Fringe		Overlay District		City Boundary
	Floodway		Restricted Development Area		
	Gaetz - Ross Heritage 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

J14

SE¼ Sec18 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		

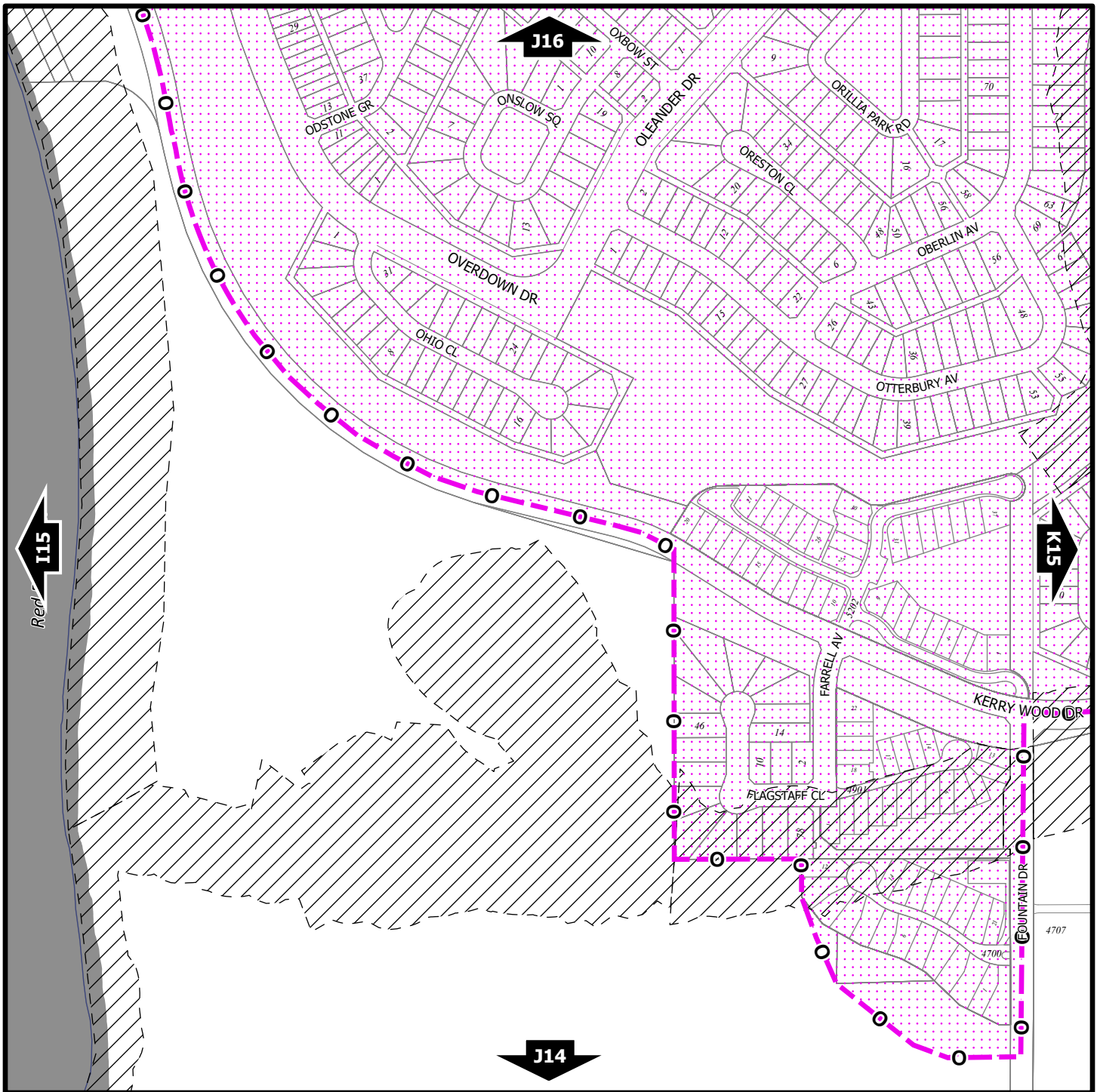
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Land Use Zones

J15

NE¼ Sec18 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)

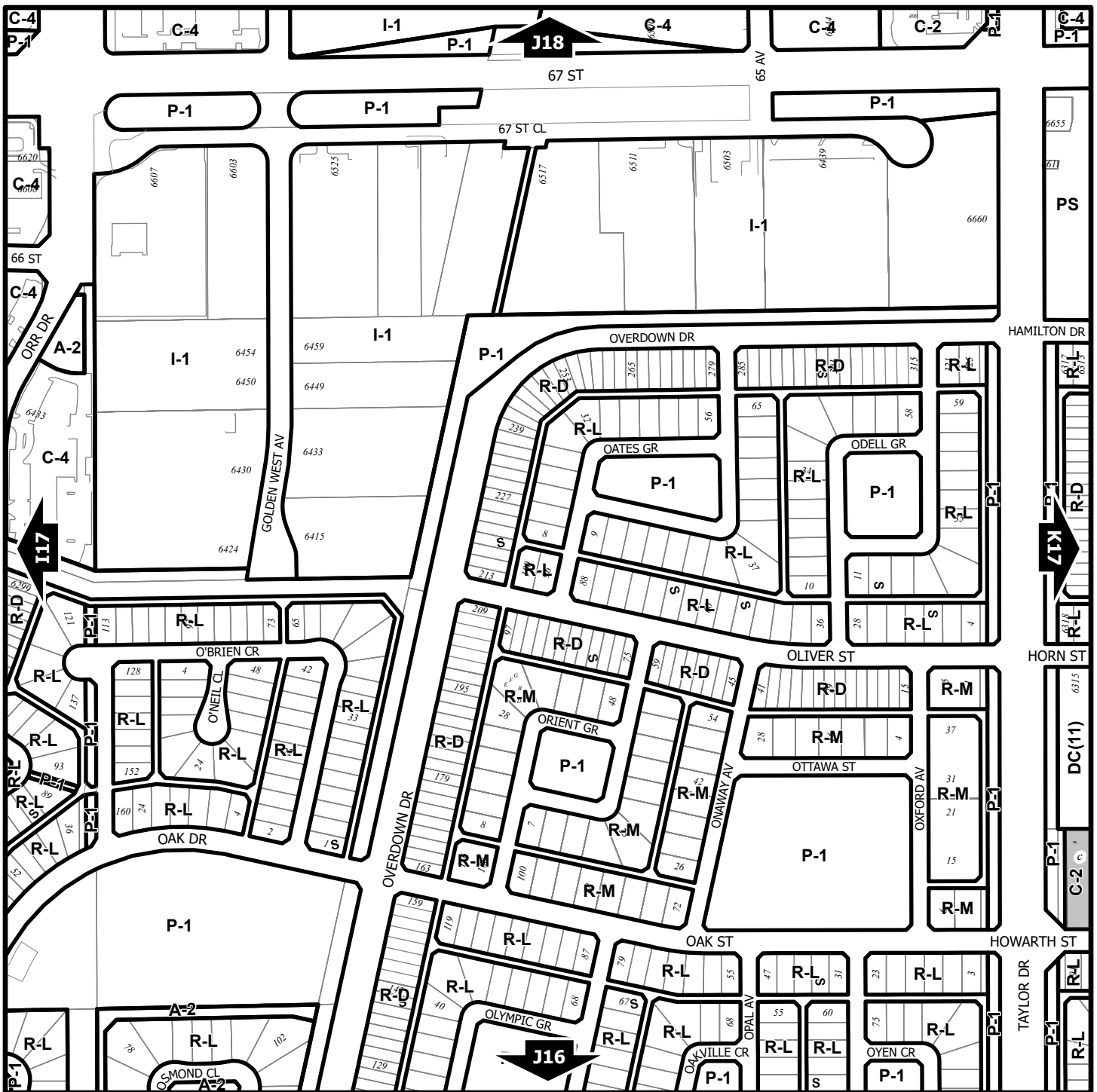
- 123 Civic Address
- Proposed Lots
- Railway
- City Boundary

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Land Use Constraints

J15

NE¼ Sec18 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		Historical Site Number
	Exception Number		City Boundary
	Exempted from Zone		Civic Address
	Exempted Number		Railway
	Height Overlay Zone		Proposed Lots
	Density Overlay Zone		
	Suite Locations		

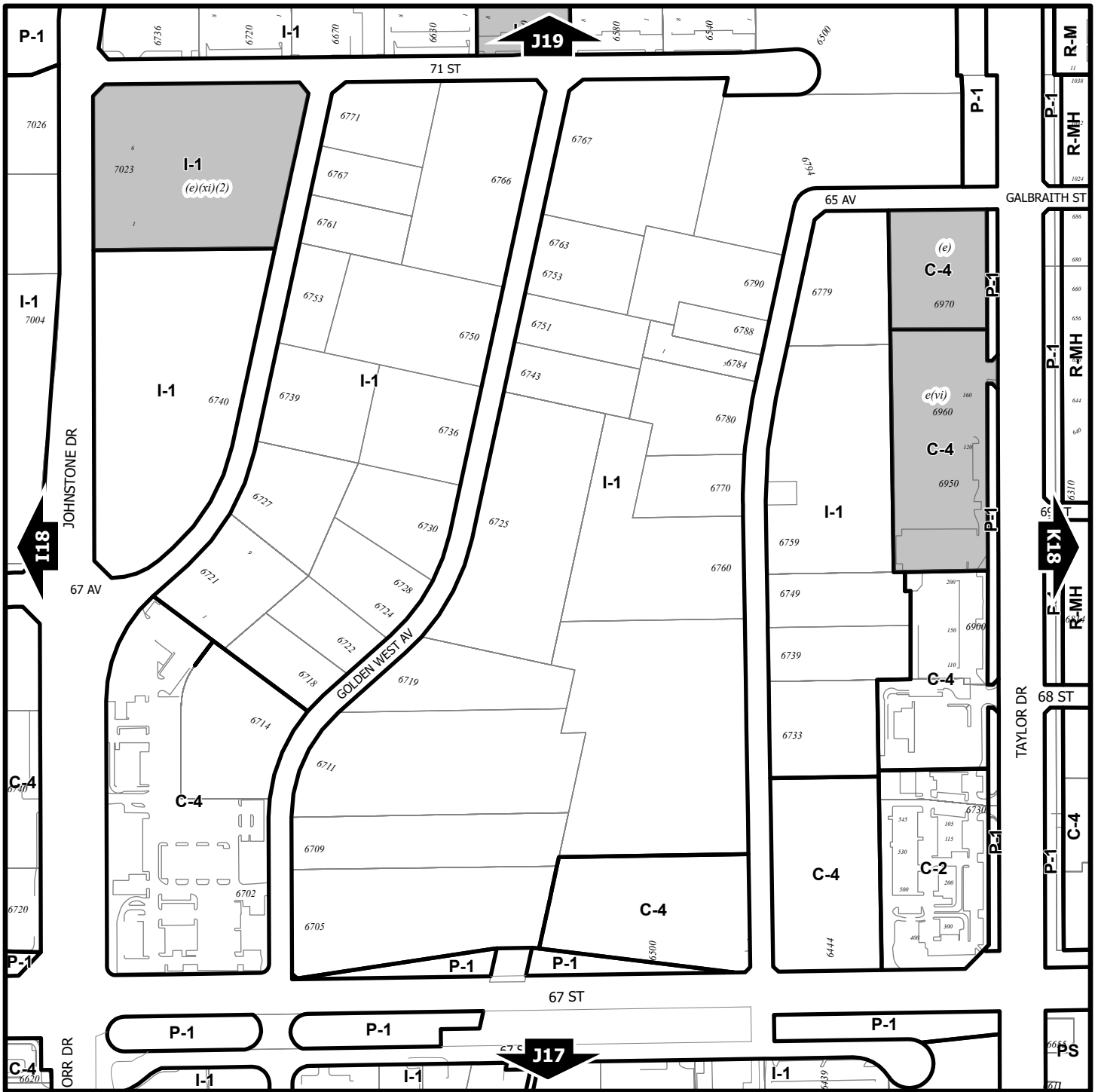
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Land Use Zones

J17

NE¼ Sec19 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

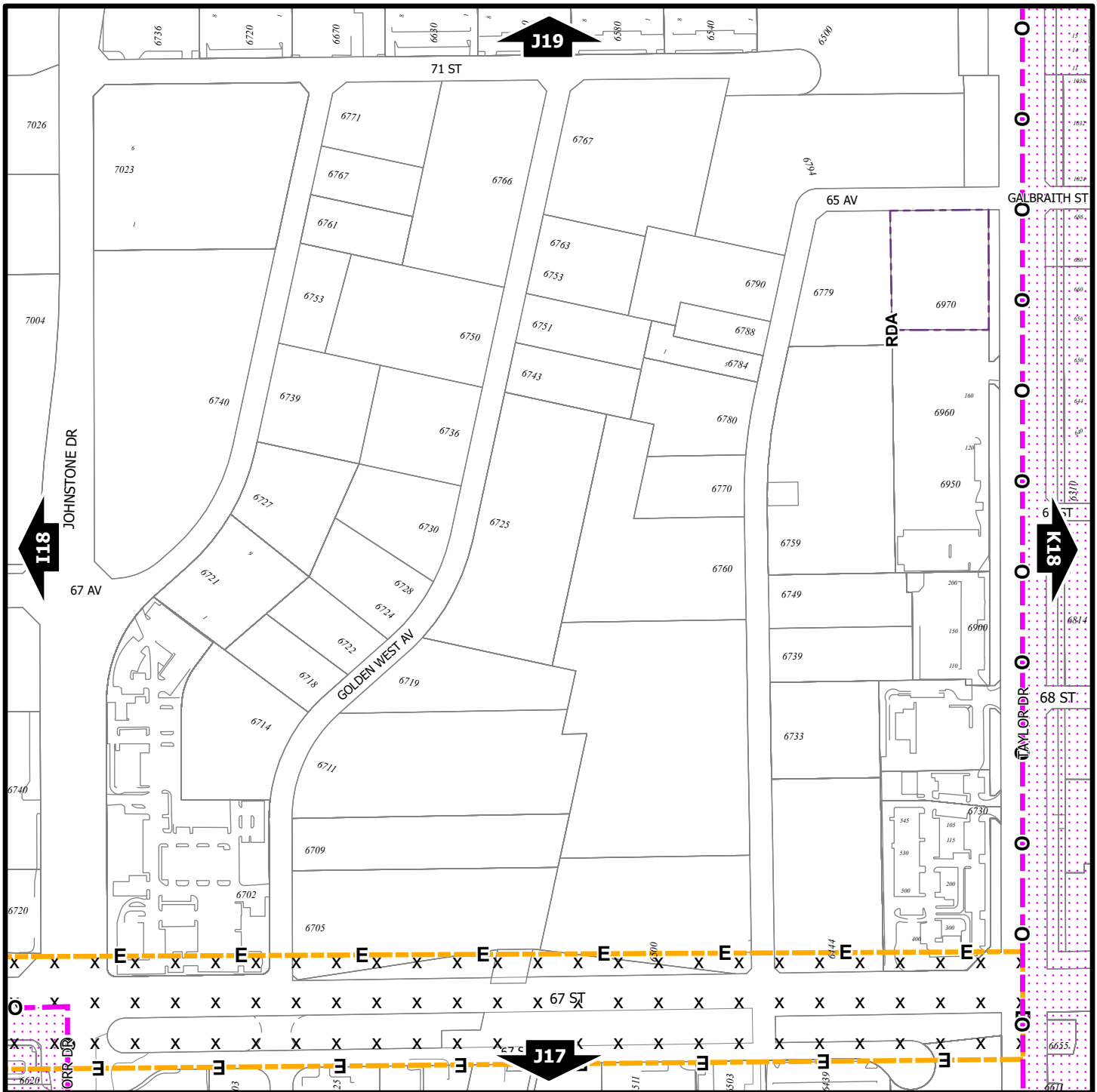
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Land Use Zones

J18

SE¼ Sec30 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
- E Escarpment Area
- F Flood Fringe
- G Floodway
- H Gaetz - Ross Heritage Area
- I Historical Preservation Sites
- J Historically Significant Sites
- K Historical Site Number

- L Landfill Site (approximate)
- M Landfill Setback
- N Major Entry Area
- O Overlay District
- P Restricted Development Area
- Q Pipeline Setback
- R Wastewater Treatment
Plant Setback
- S Railway Setback (15m)
- T Railway Setback (30m)

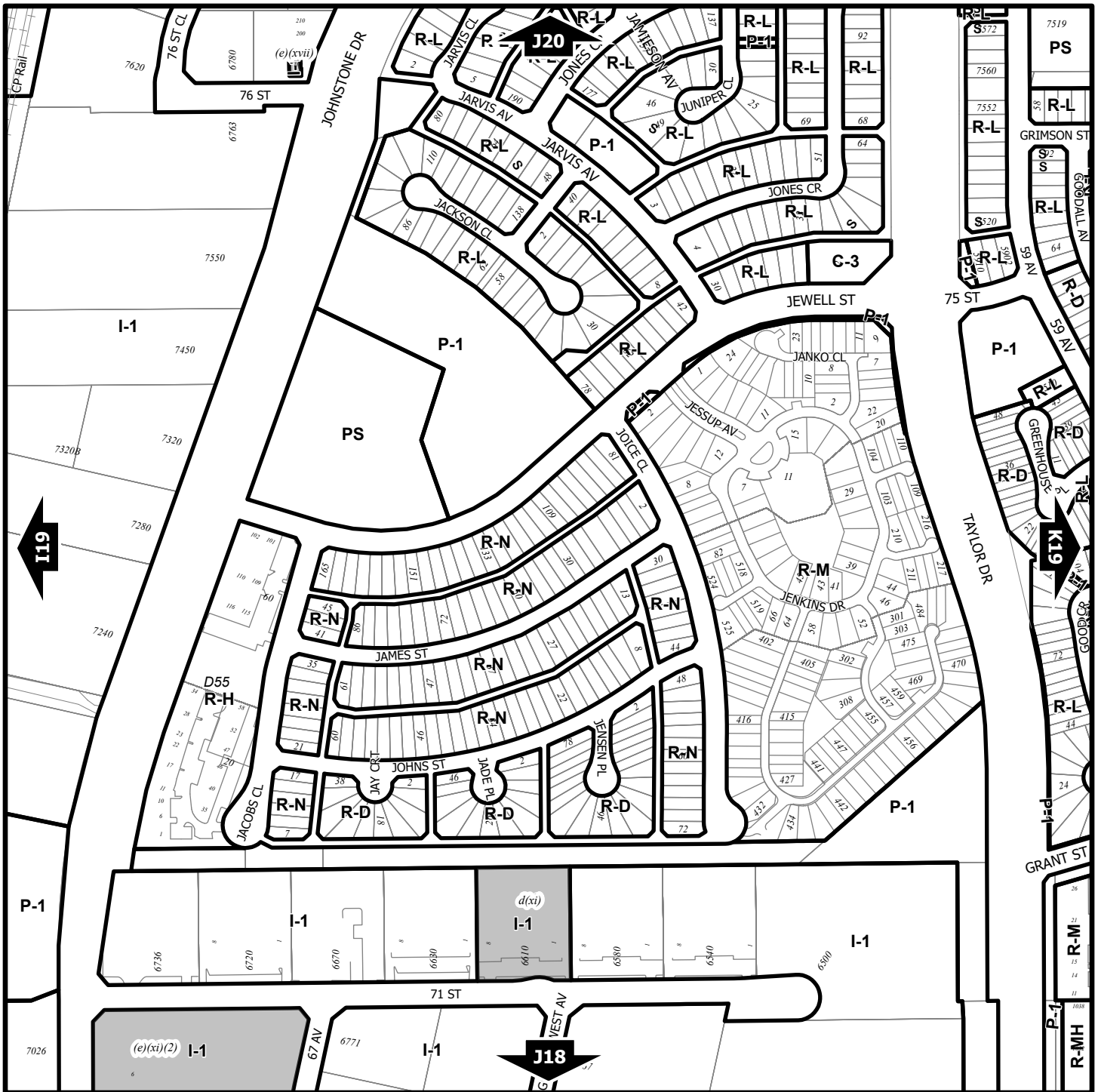
- 123 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

Printed on March 13, 2024

Land Use Constraints

J18

SE¼ Sec30 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

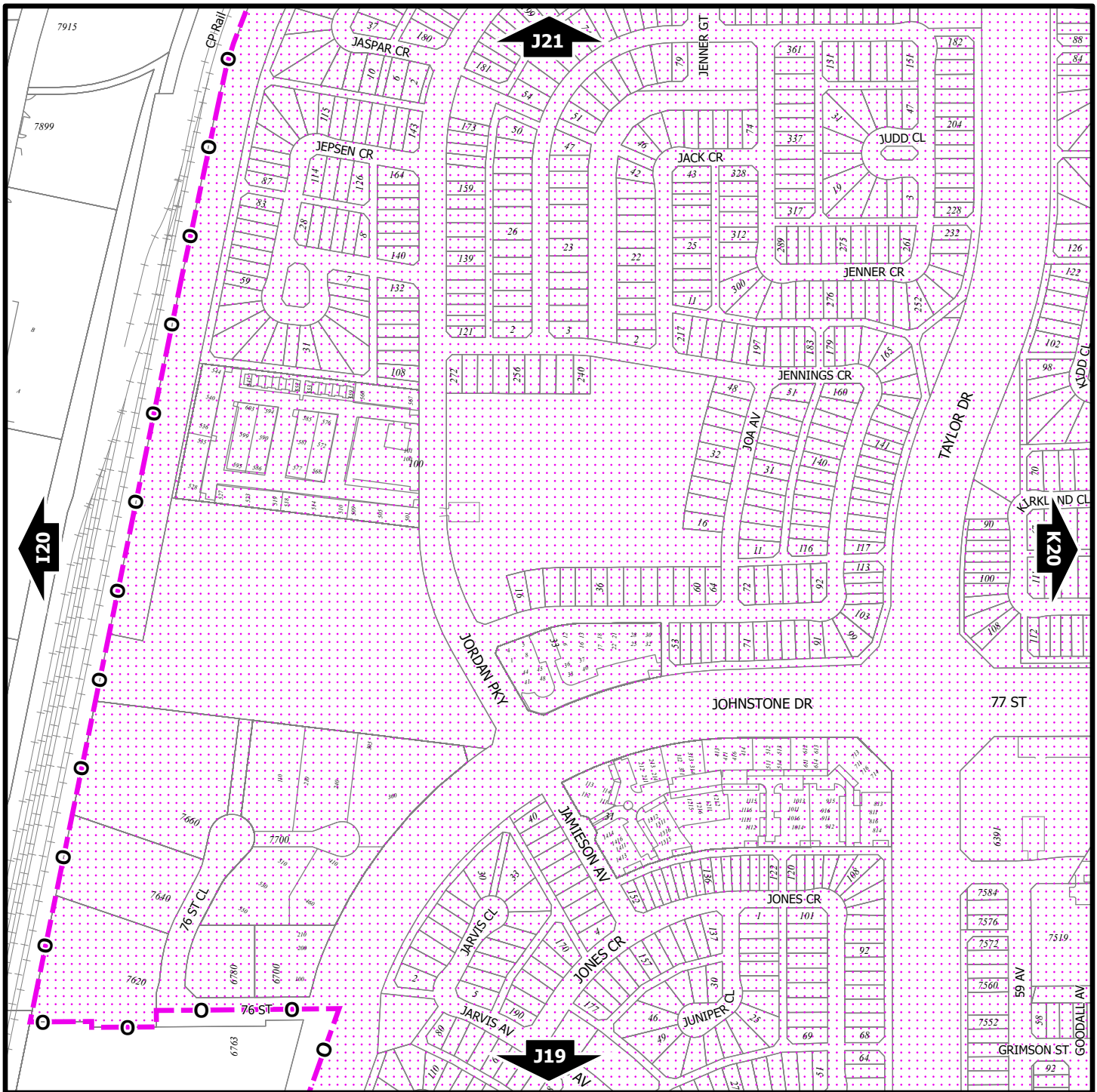
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Land Use Zones

J19

NE¼ Sec30 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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

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

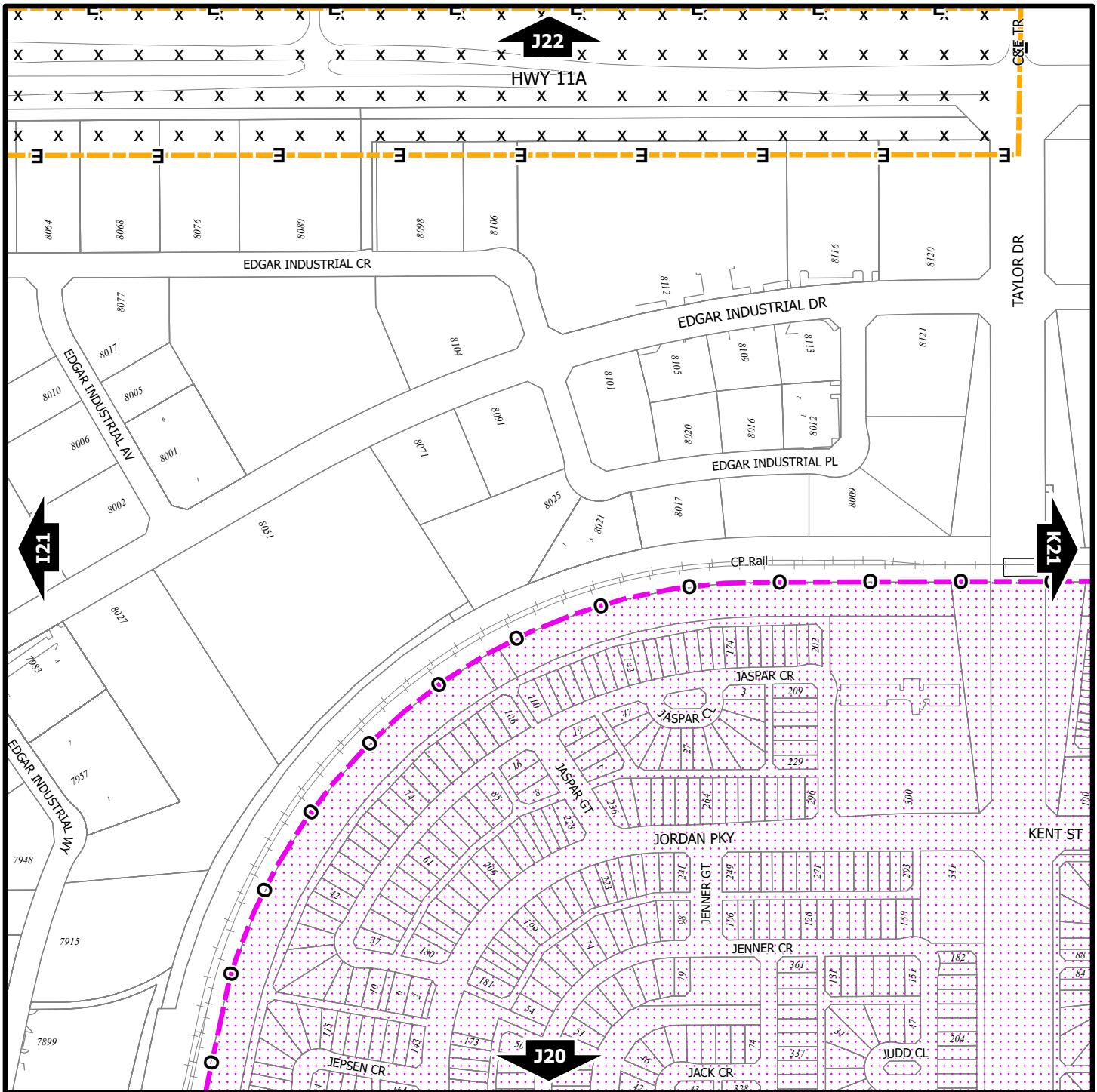
- I23 Civic Address
- Proposed Lots
- ++++ Railway
- City Boundary

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Land Use Constraints

J20

SE¼ Sec31 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

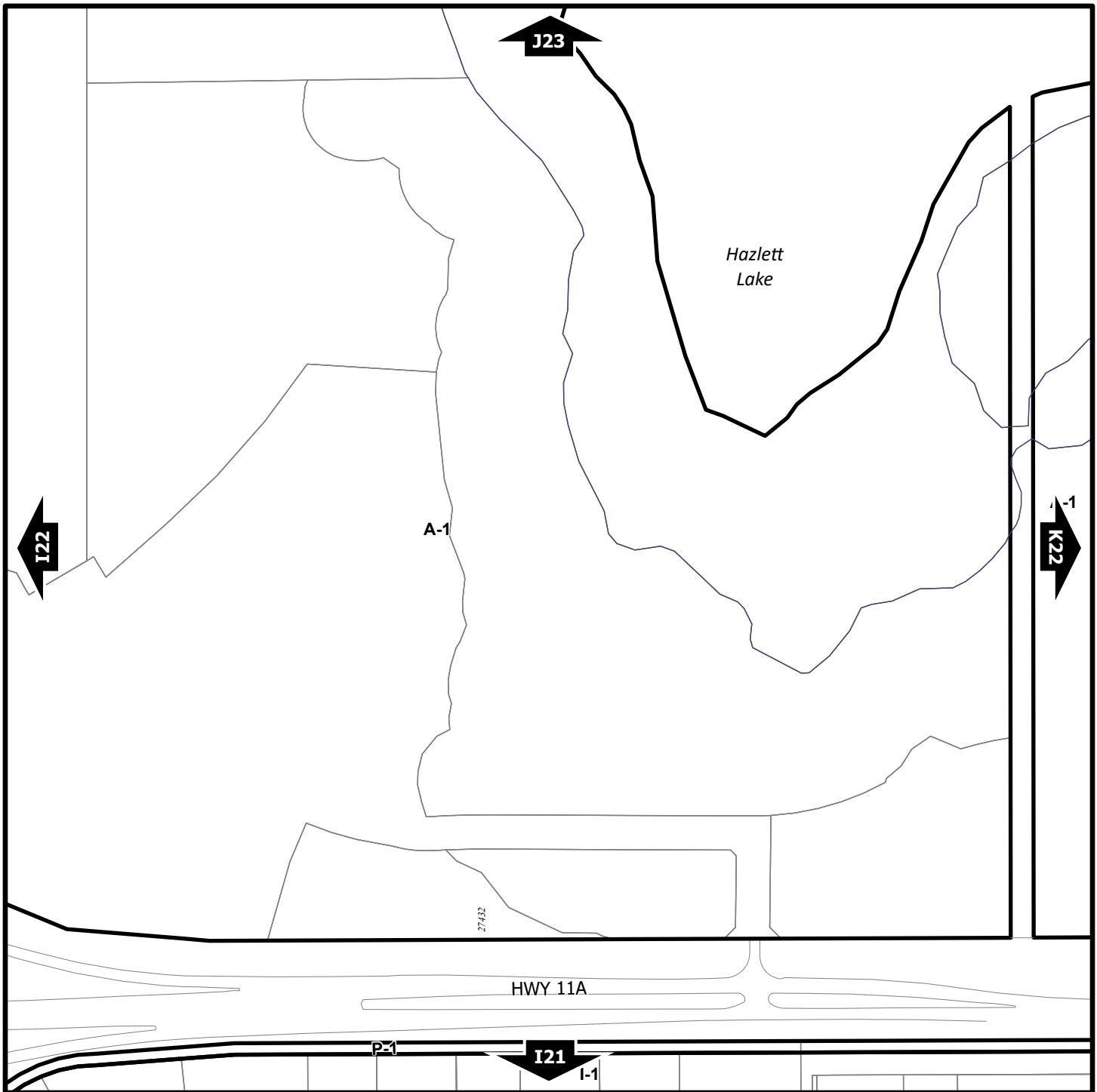
--- City Boundary

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Land Use Constraints

J21

NE¼ Sec31 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

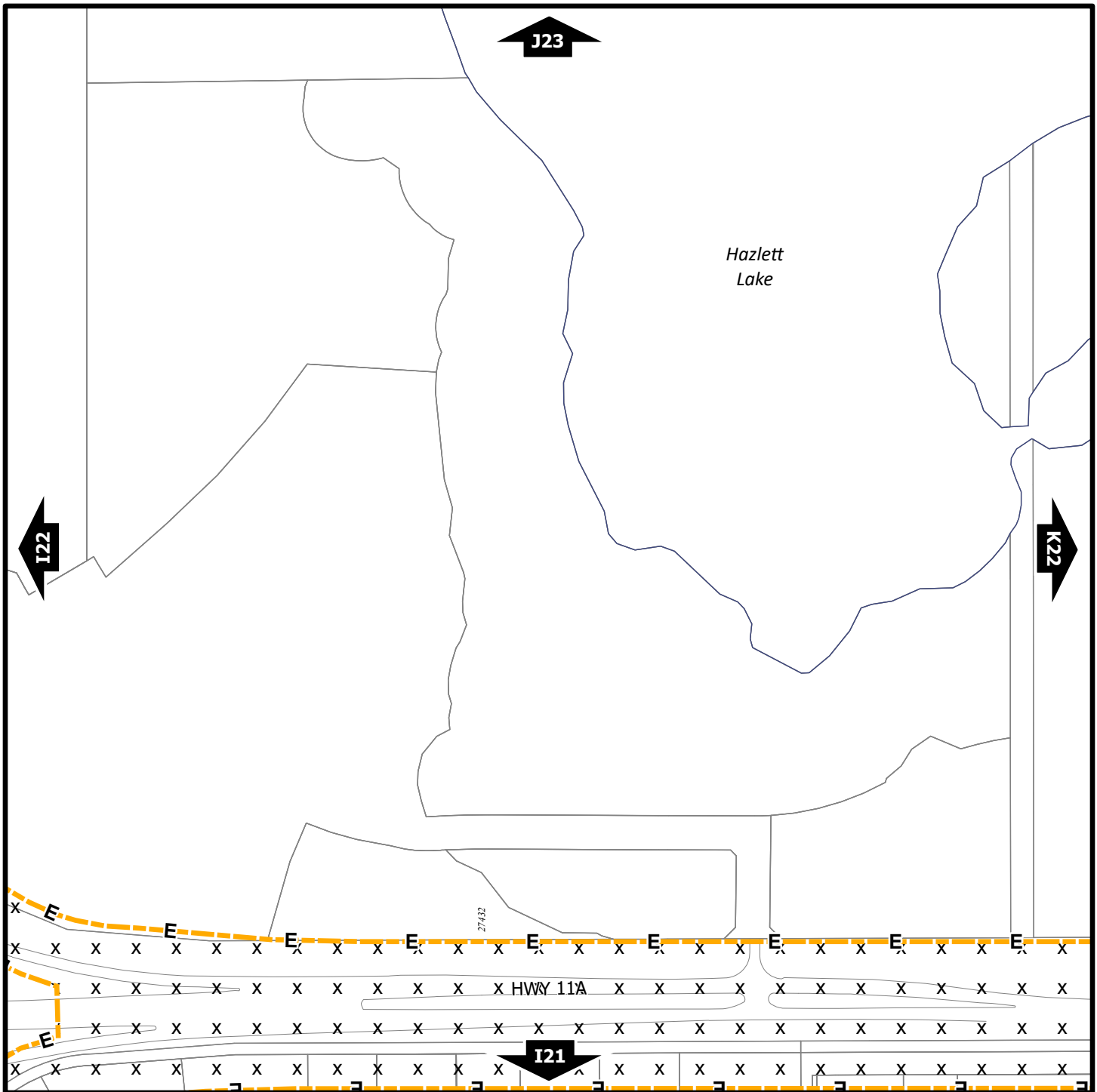
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Land Use Zones

J22

SE¼ Sec5 39-27-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)

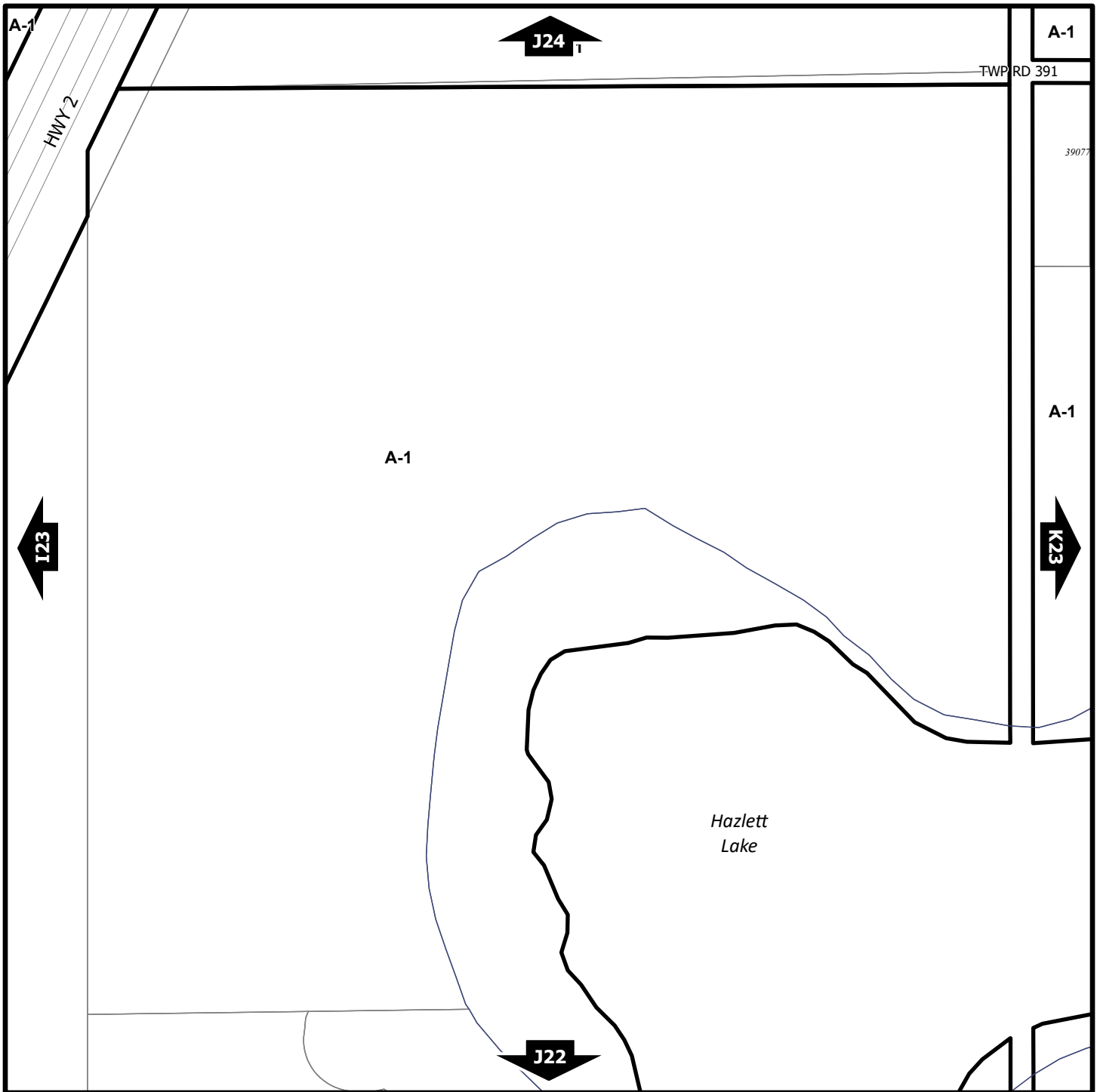
J23 Civic Address
--- Proposed Lots
+++++ Railway
--- City Boundary

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Land Use Constraints

J22

SE1/4 Sec5 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
- I23* Civic Address
- Railway
- Proposed Lots

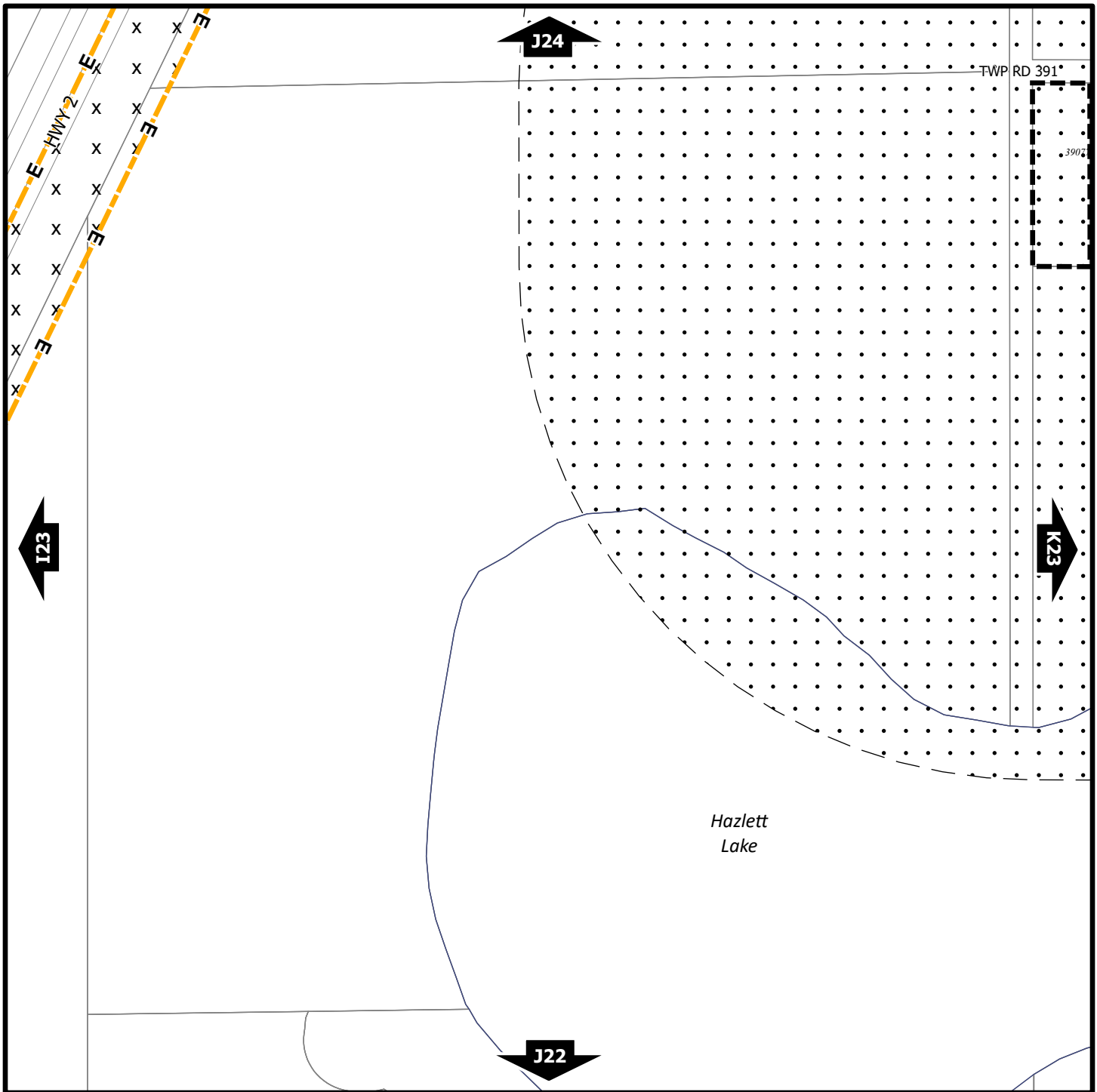
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Land Use Zones

J23

NE¼ Sec5 39-27-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

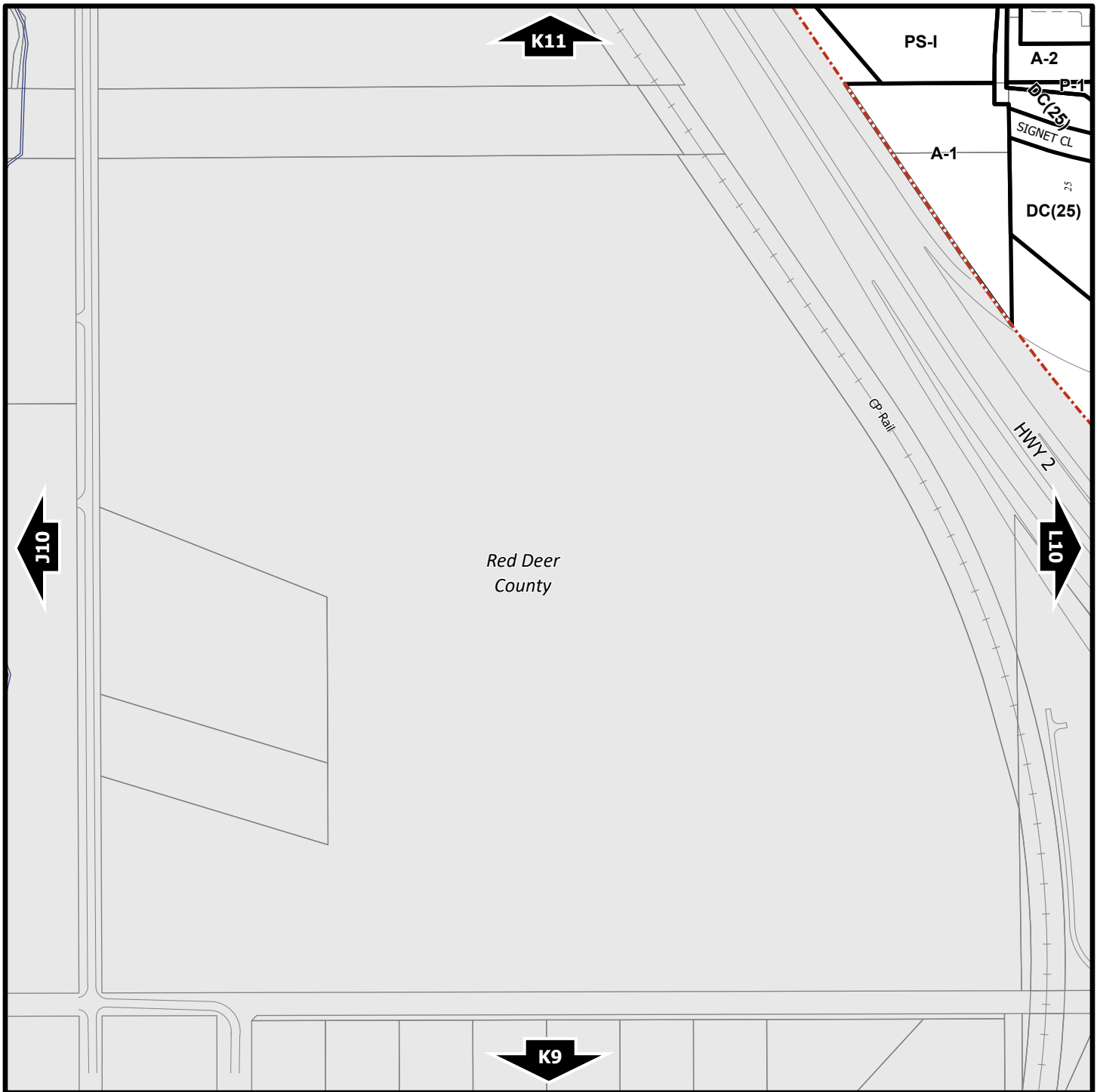
--- City Boundary

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Land Use Constraints

J23

NE1/4 Sec5 39-27-W4



Zoning Bylaw 3357/2024

North



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

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

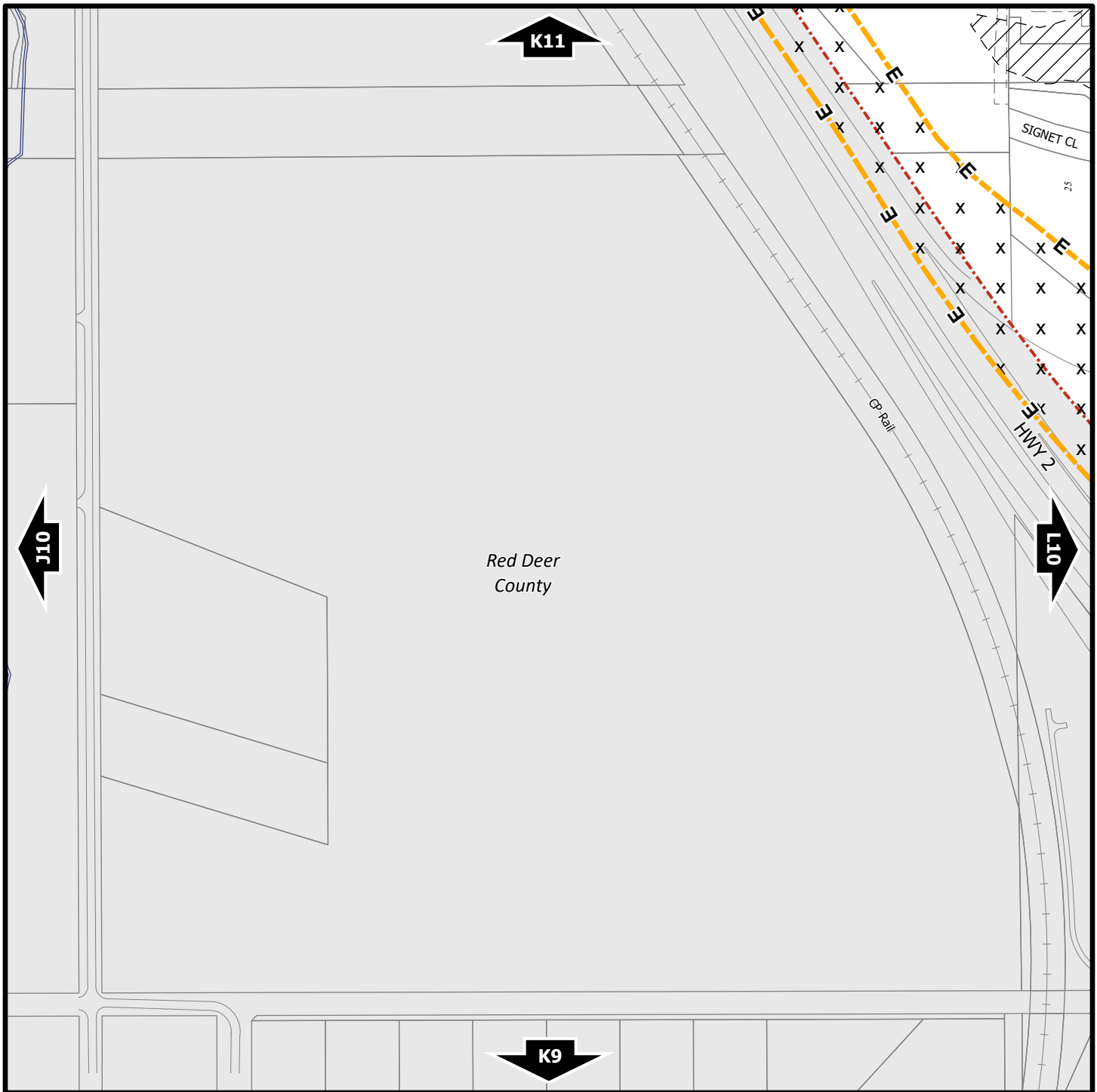
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Land Use Zones

K10

SW¼ Sec5 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)

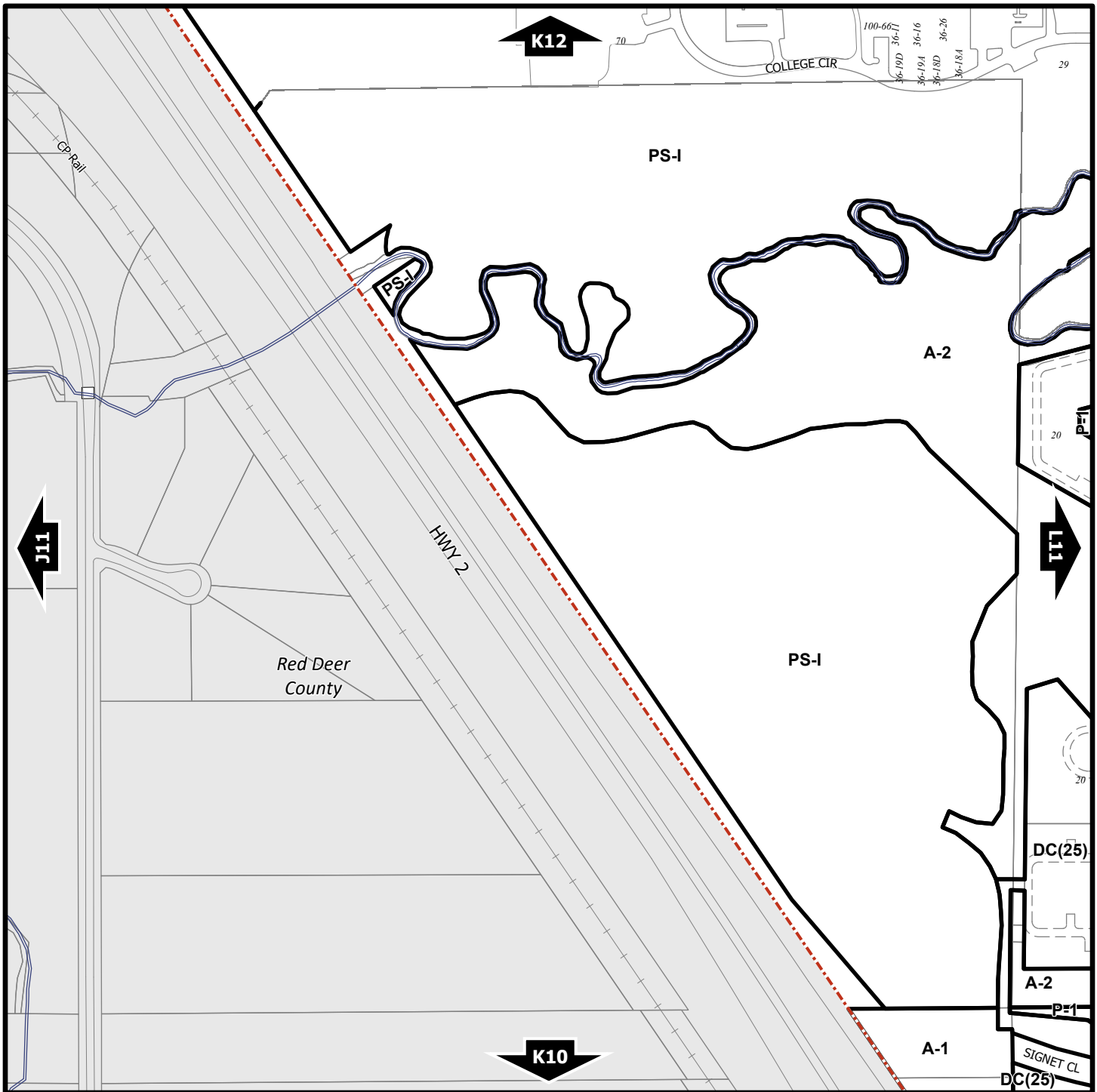
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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Land Use Constraints

K10

SW1/4 Sec5 38-27-W4



Zoning Bylaw 3357/2024

North



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

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

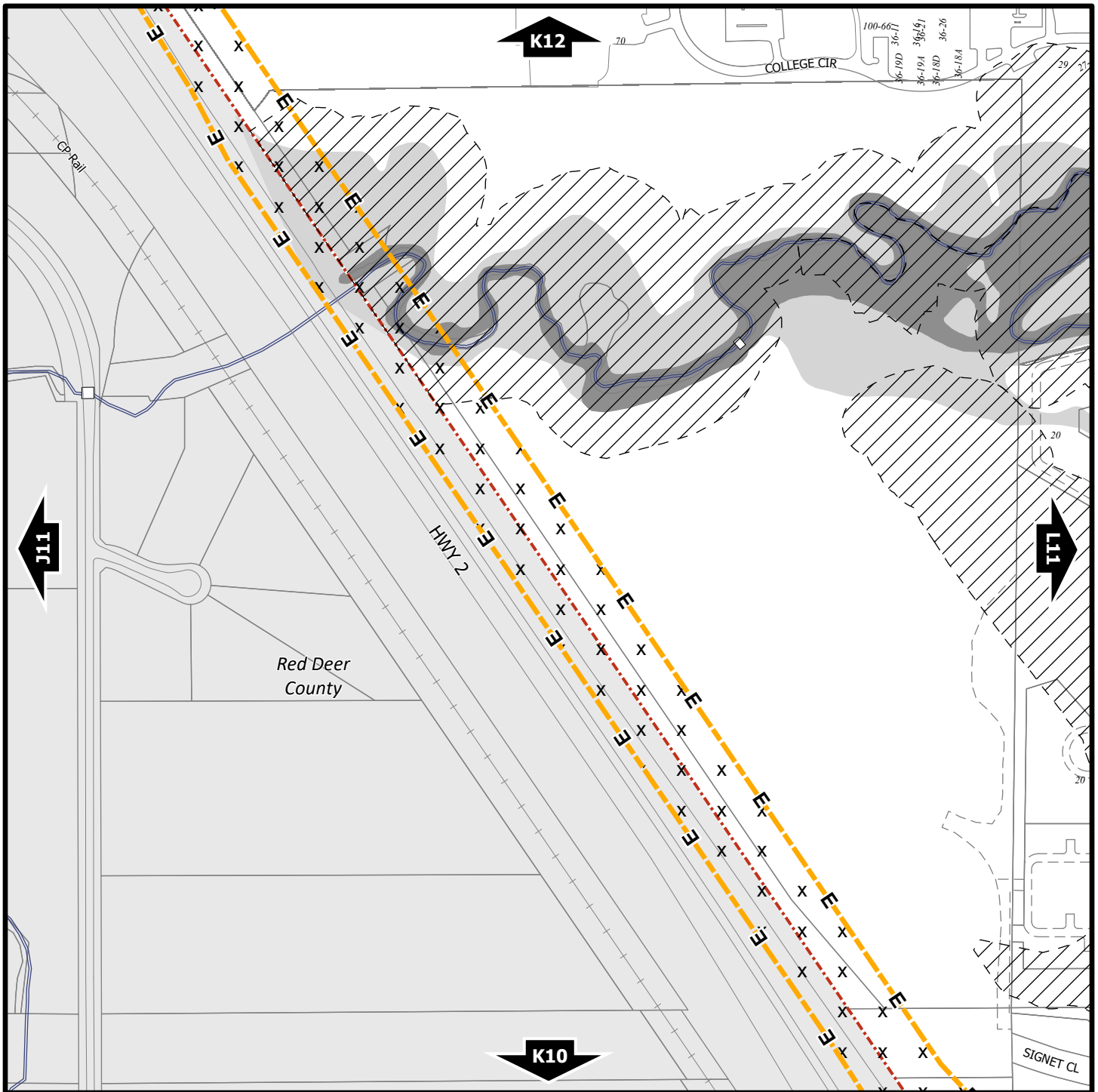
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Land Use Zones

K11

NW¼ Sec5 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)

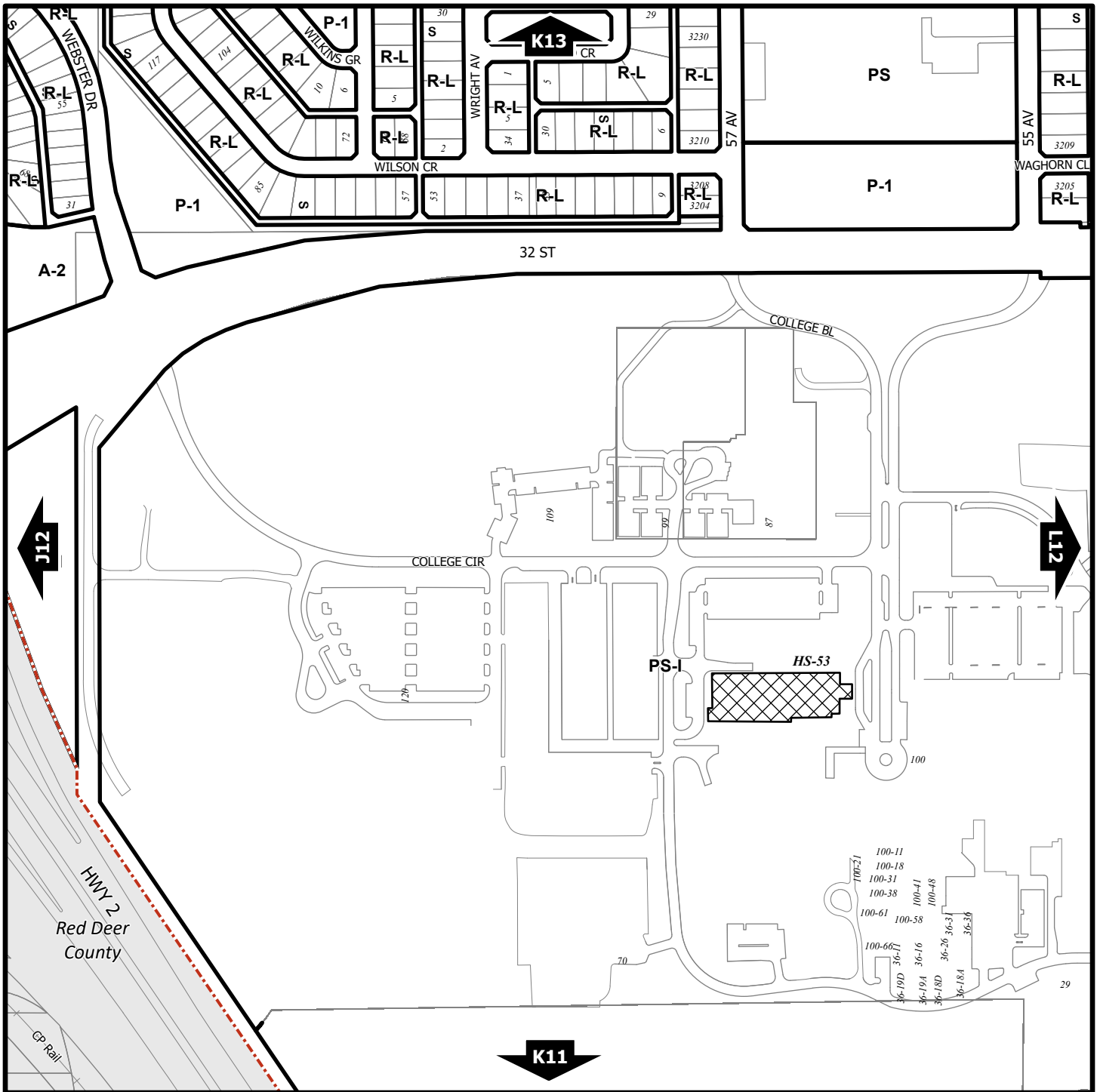
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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Land Use Constraints

K11

NW¼ Sec5 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

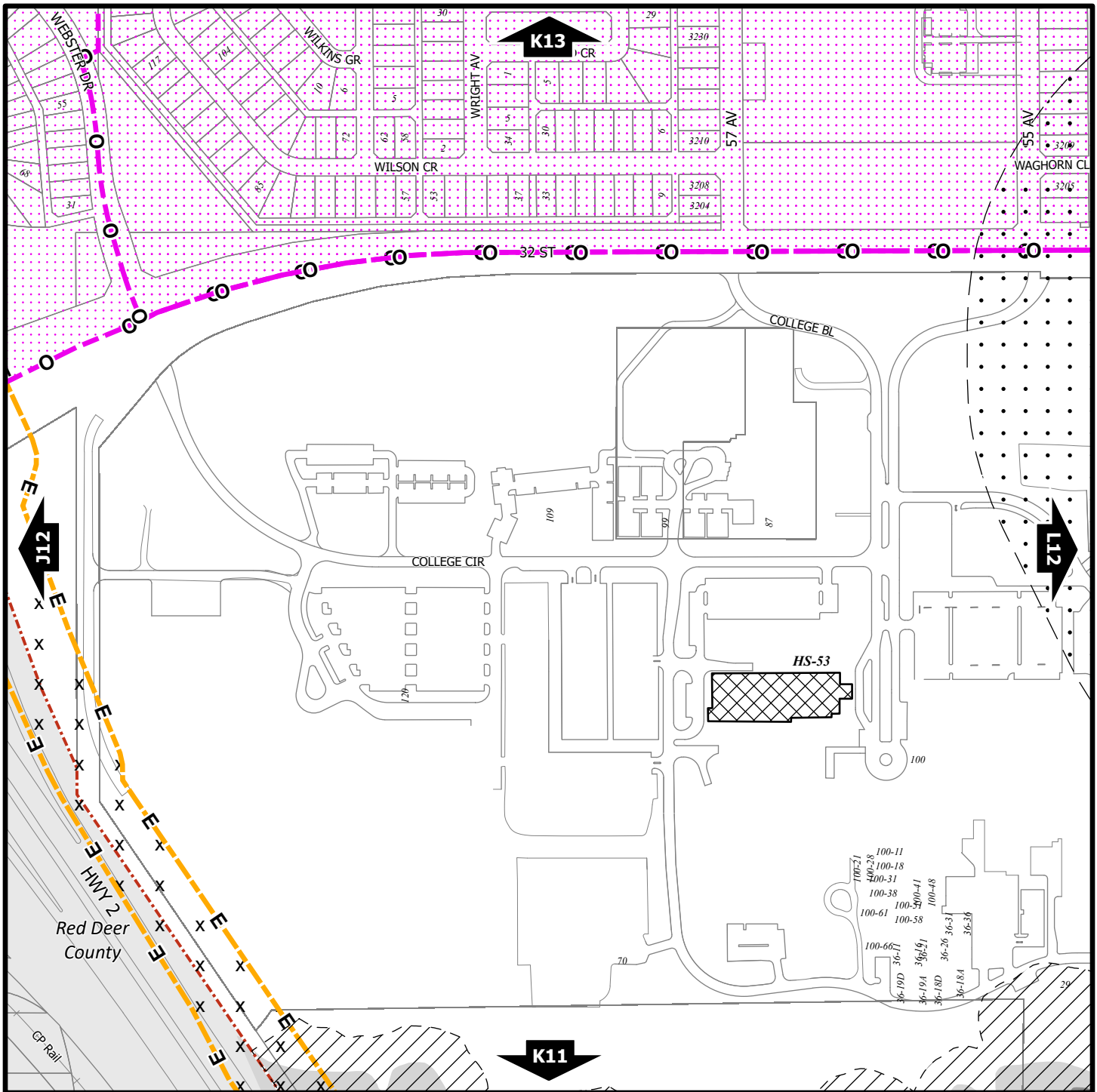
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Land Use Zones

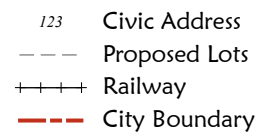
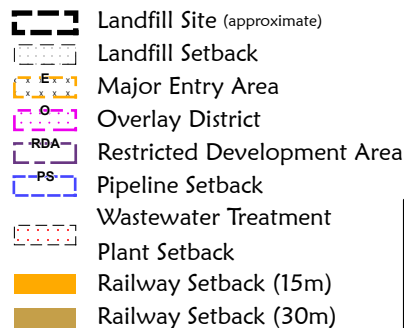
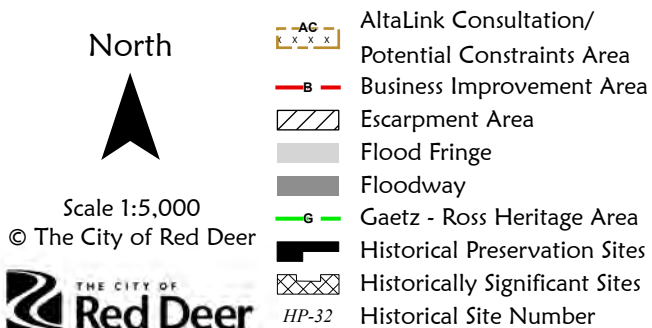
K12

SW¼ Sec8 38-27-W4

Refer to Constraints Map

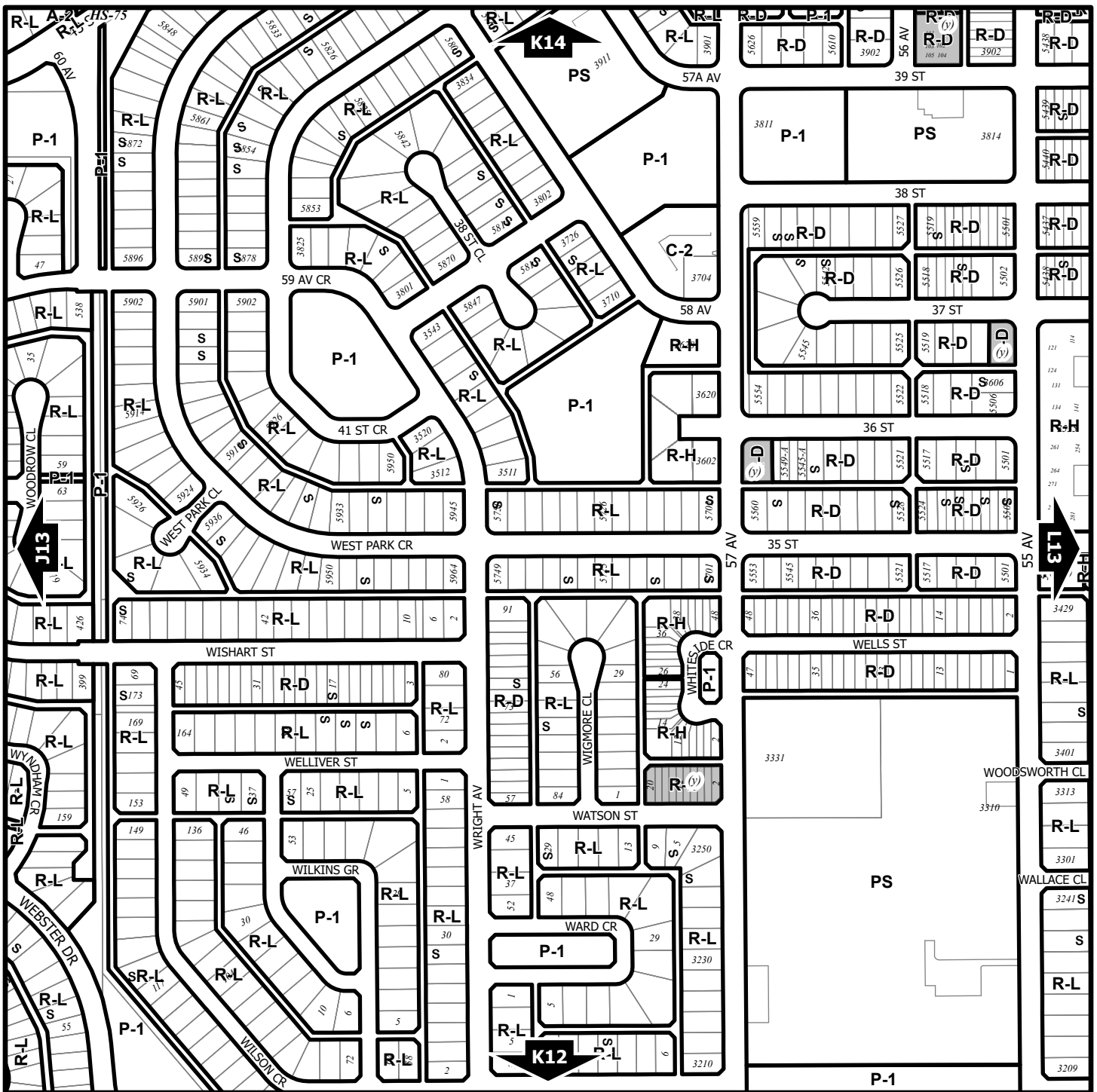


Zoning Bylaw 3357/2024



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Land Use Constraints
K12
SW¼ Sec8 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		Historical Site Number
	Exception Number		City Boundary
	Exempted from Zone		Civic Address
	Exempted Number		Railway
	Height Overlay Zone		Proposed Lots
	Density Overlay Zone		
	Suite Locations		

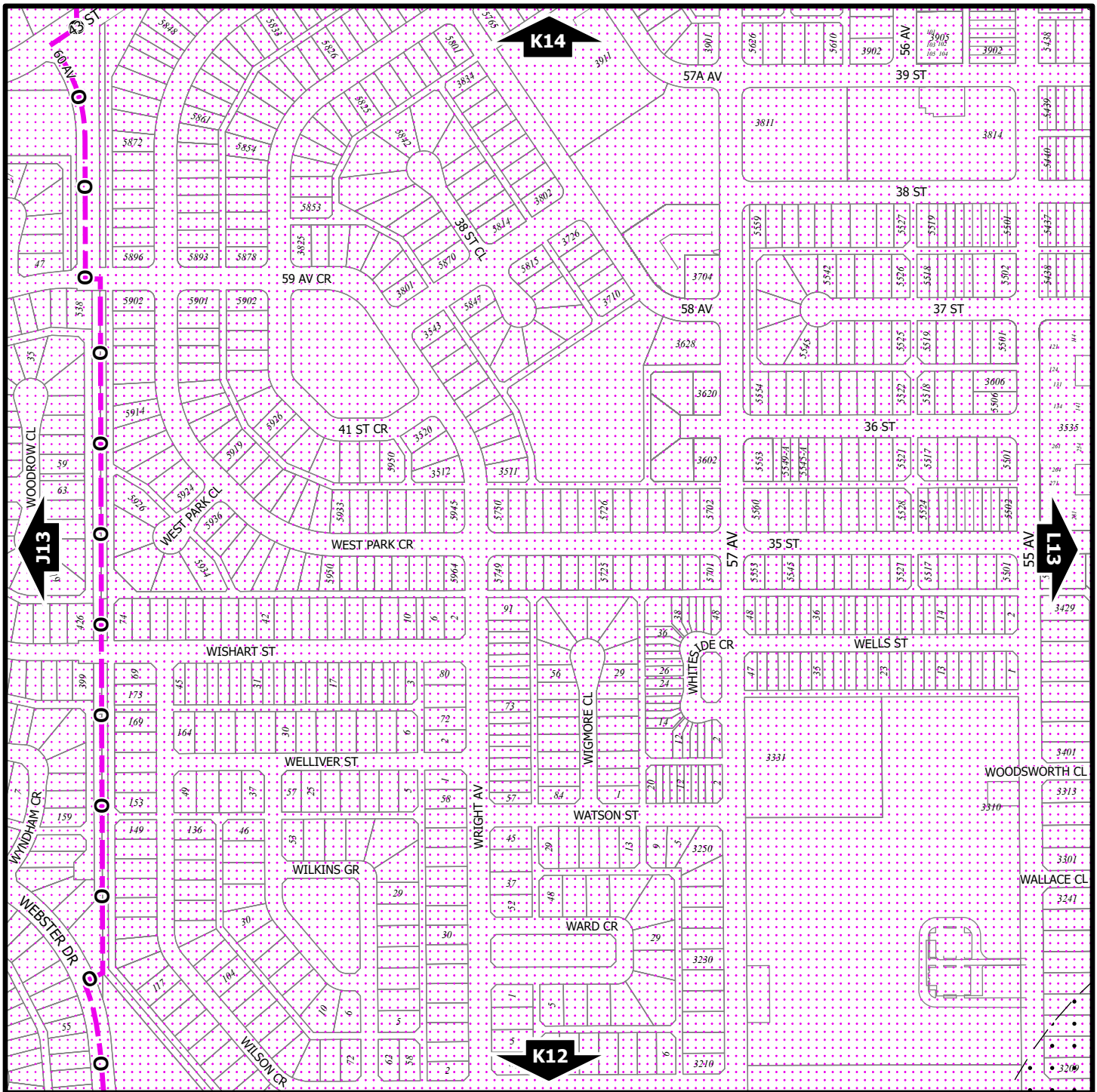
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Land Use Zones

K13

NW1/4 Sec8 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 |
| | Historically Significant Sites | | Plant Setback |
| | Historical Site Number | | Railway Setback (15m) |
| | | | Railway Setback (30m) |

123 Civic Address

--- Proposed Lots

++++ Railway

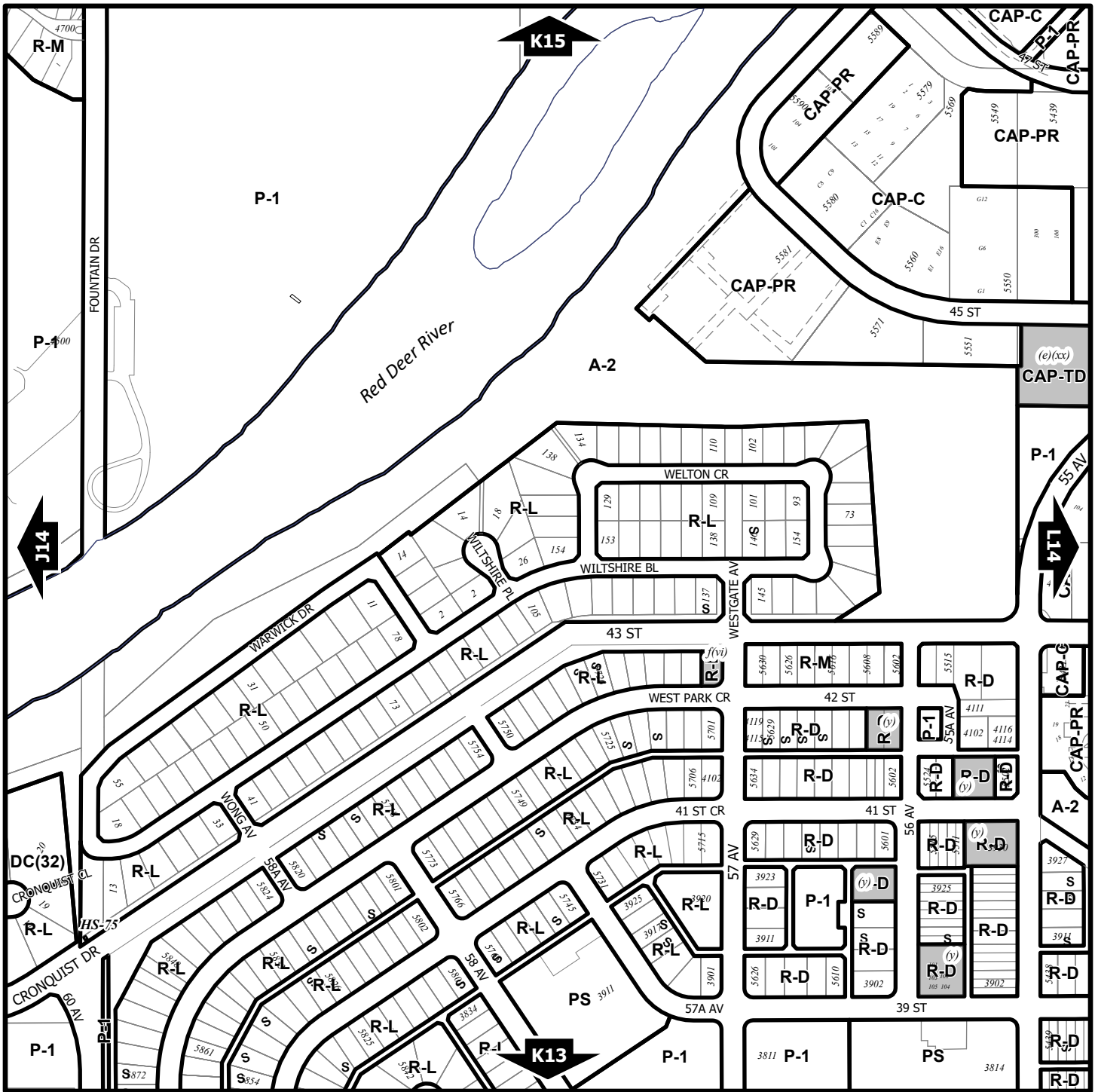
--- City Boundary

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Land Use Constraints

K13

NW¼ Sec8 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

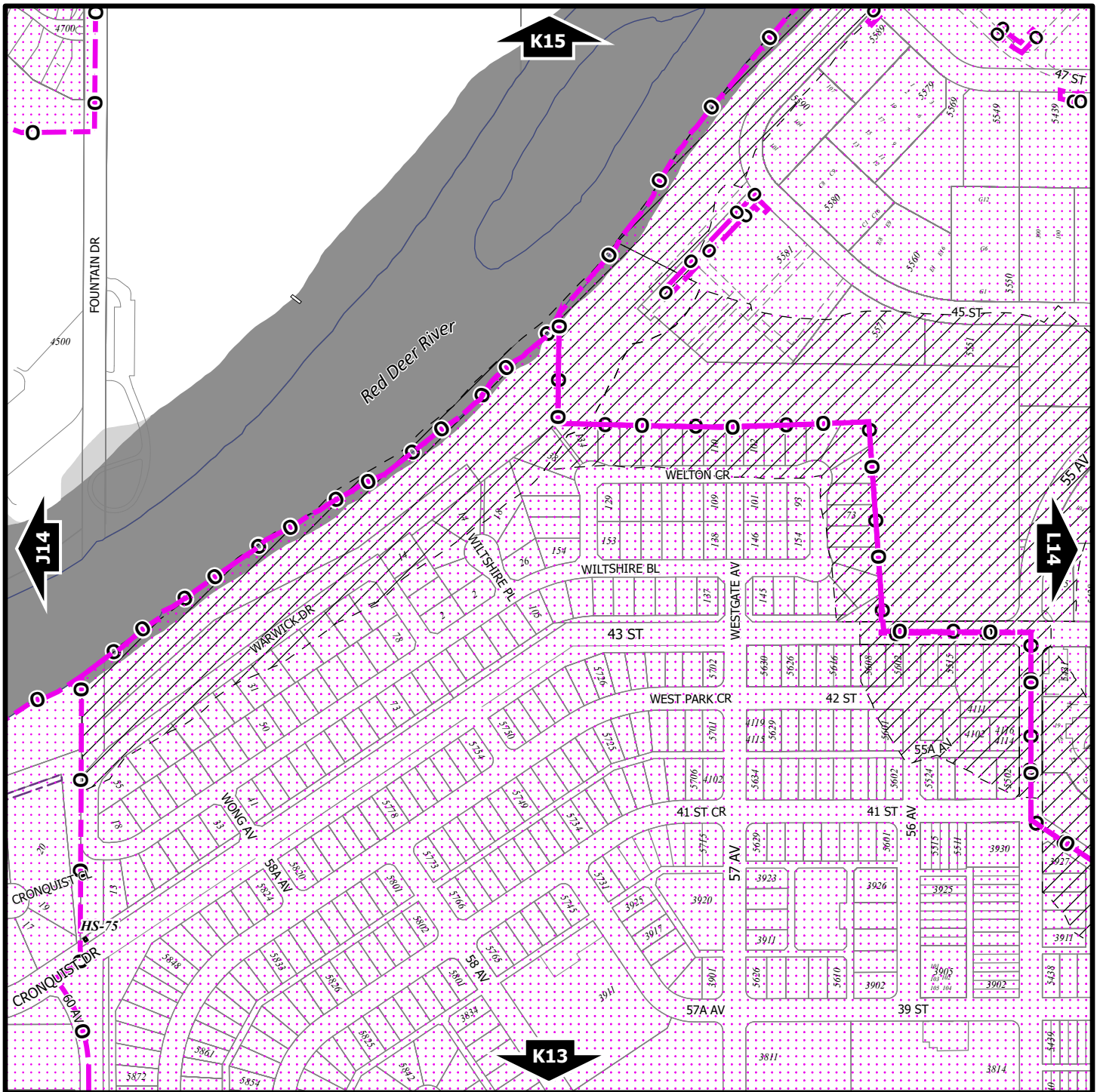
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Land Use Zones

K14

SW¼ Sec17 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)

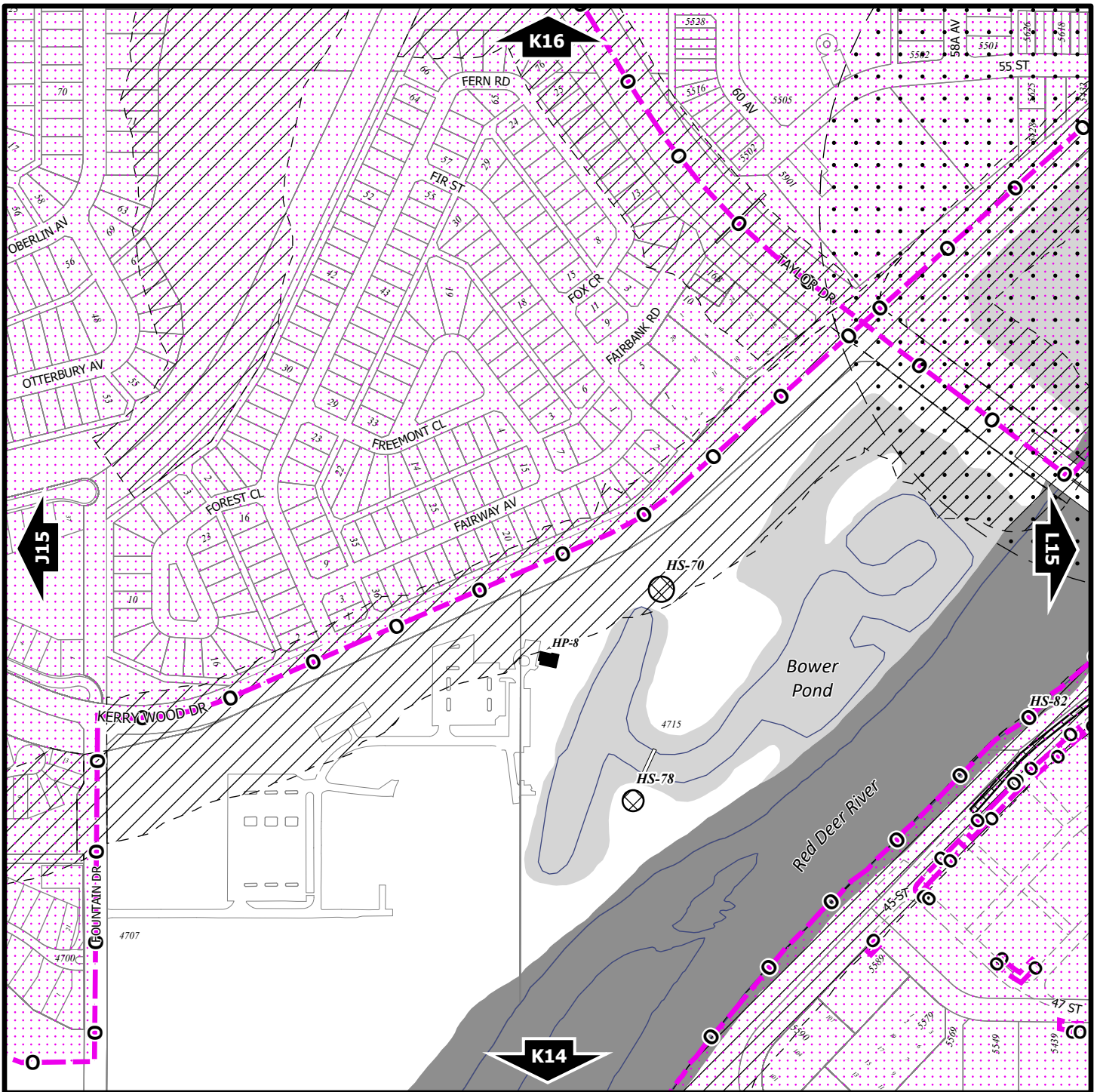
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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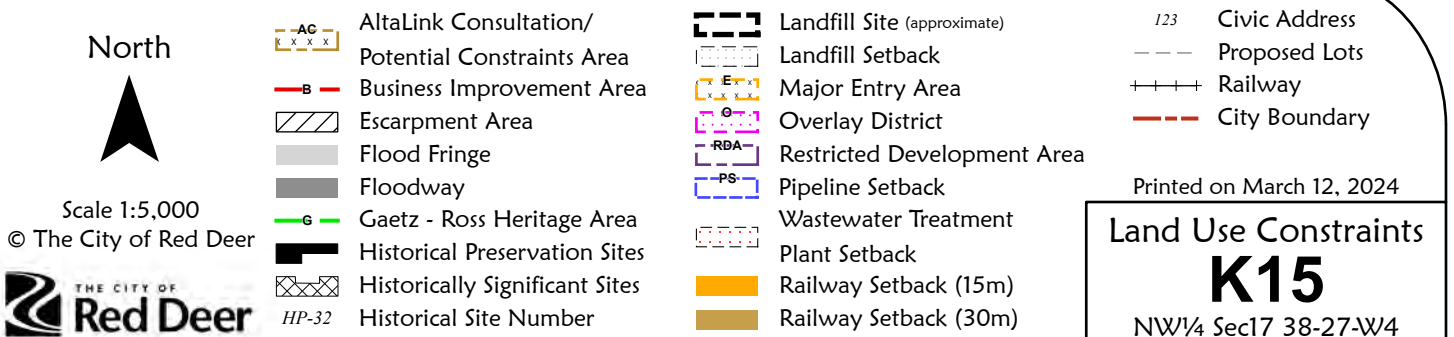
Land Use Constraints

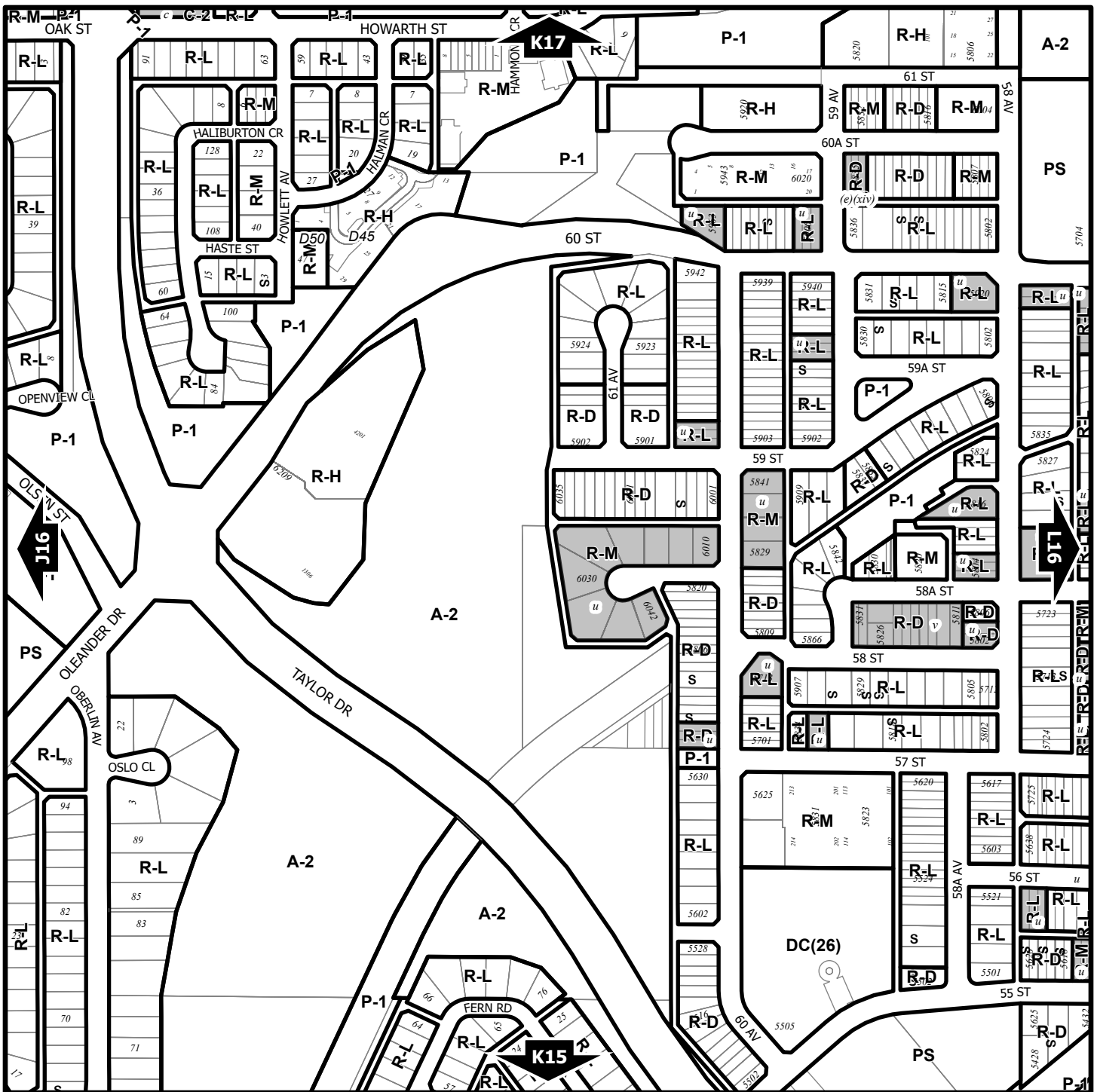
K14

SW¼ Sec17 38-27-W4



Zoning Bylaw 3357/2024





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

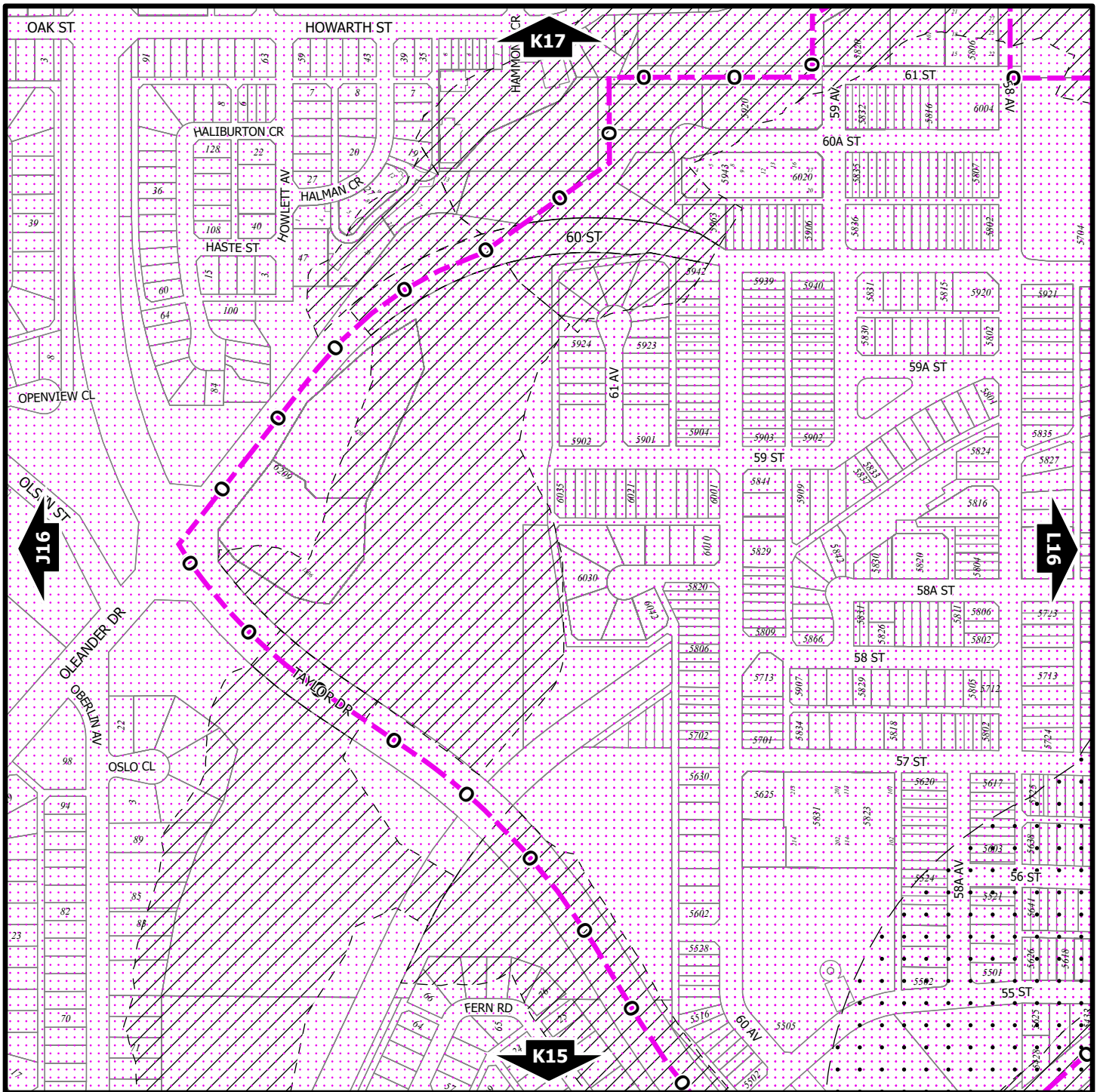
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Land Use Zones

K16

SW¼ Sec20 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

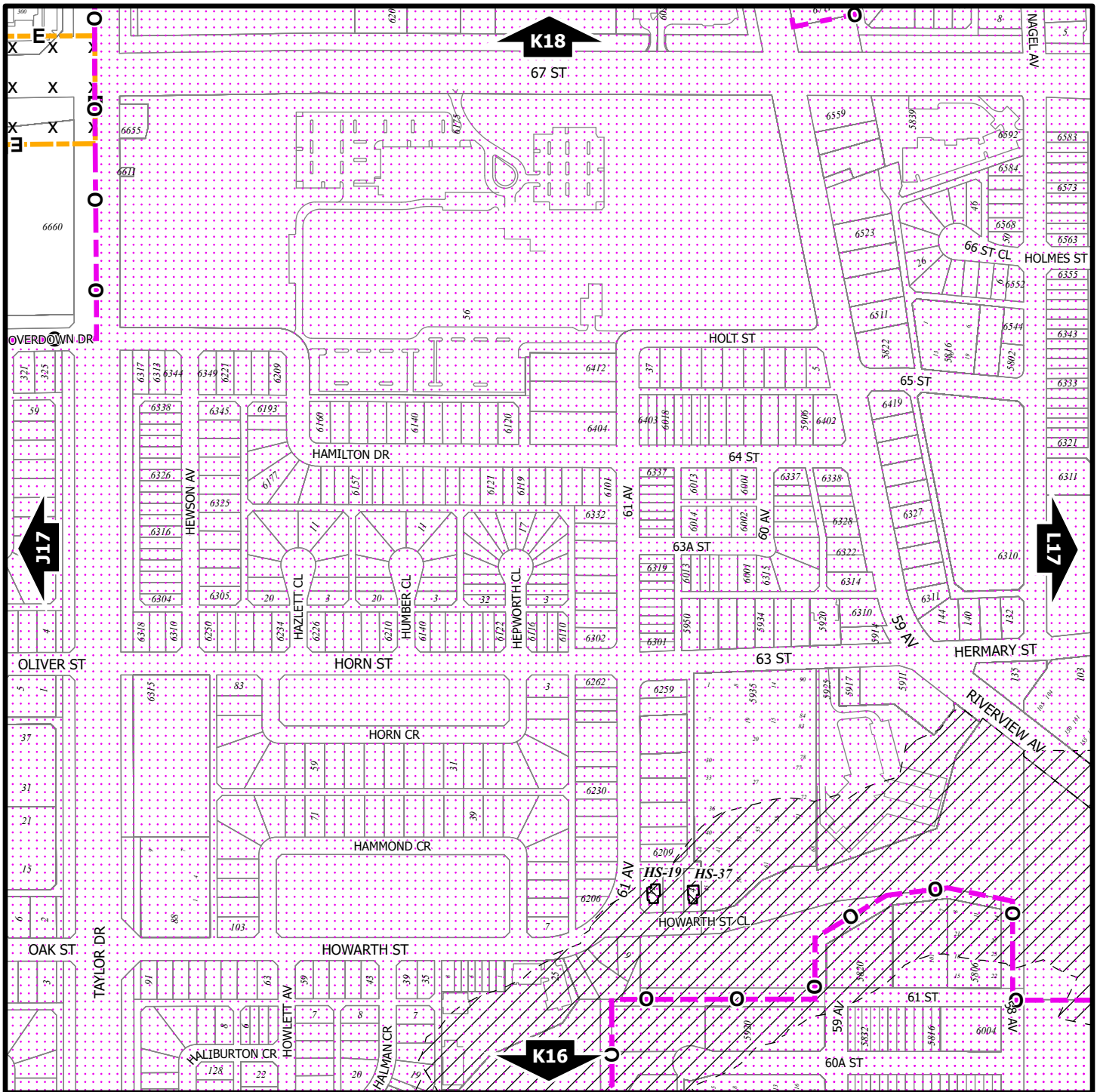
--- City Boundary

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Land Use Constraints

K16

SW¼ Sec20 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



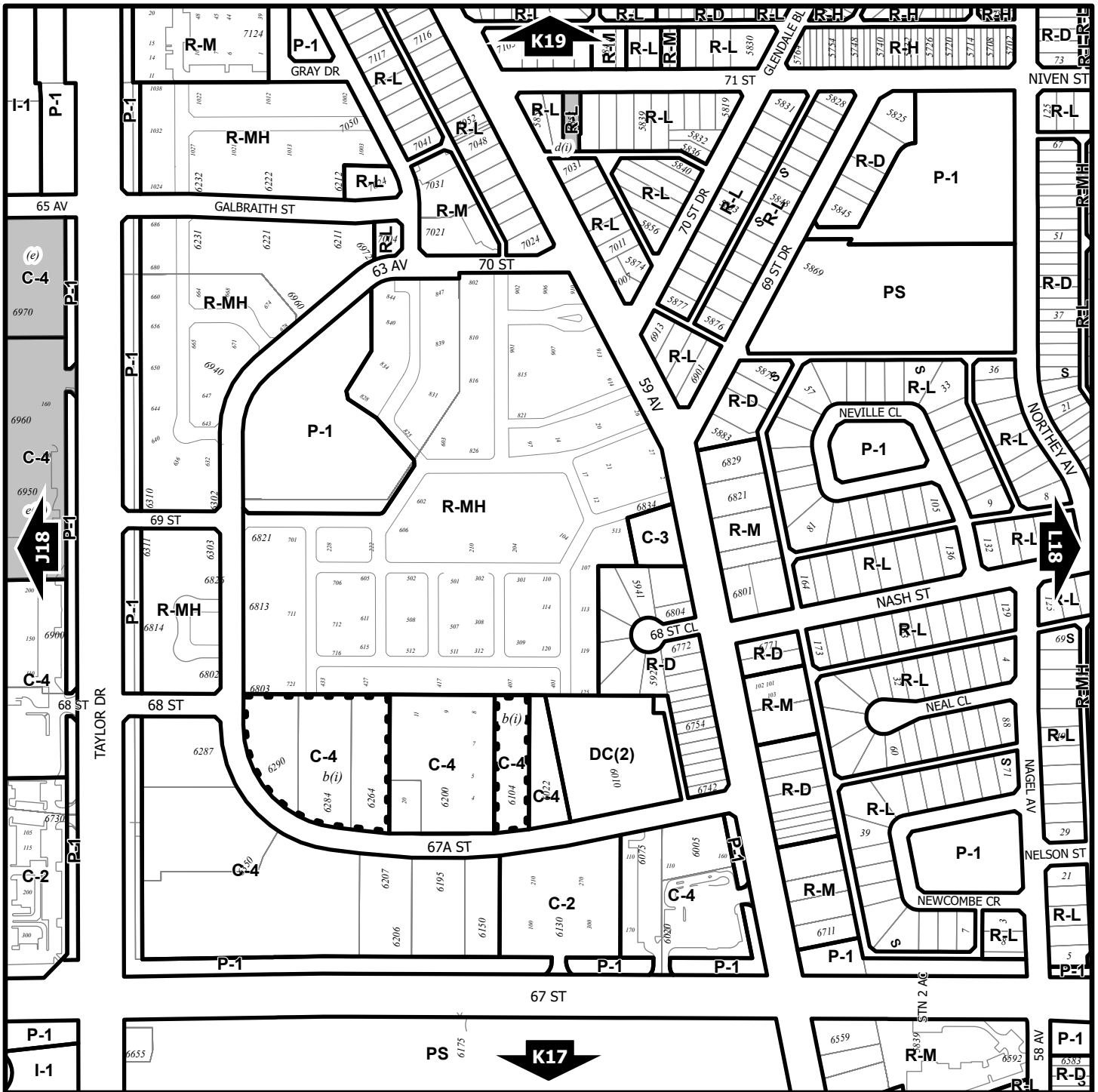
City Boundary

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Land Use Constraints

K17

NW¼ Sec20 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

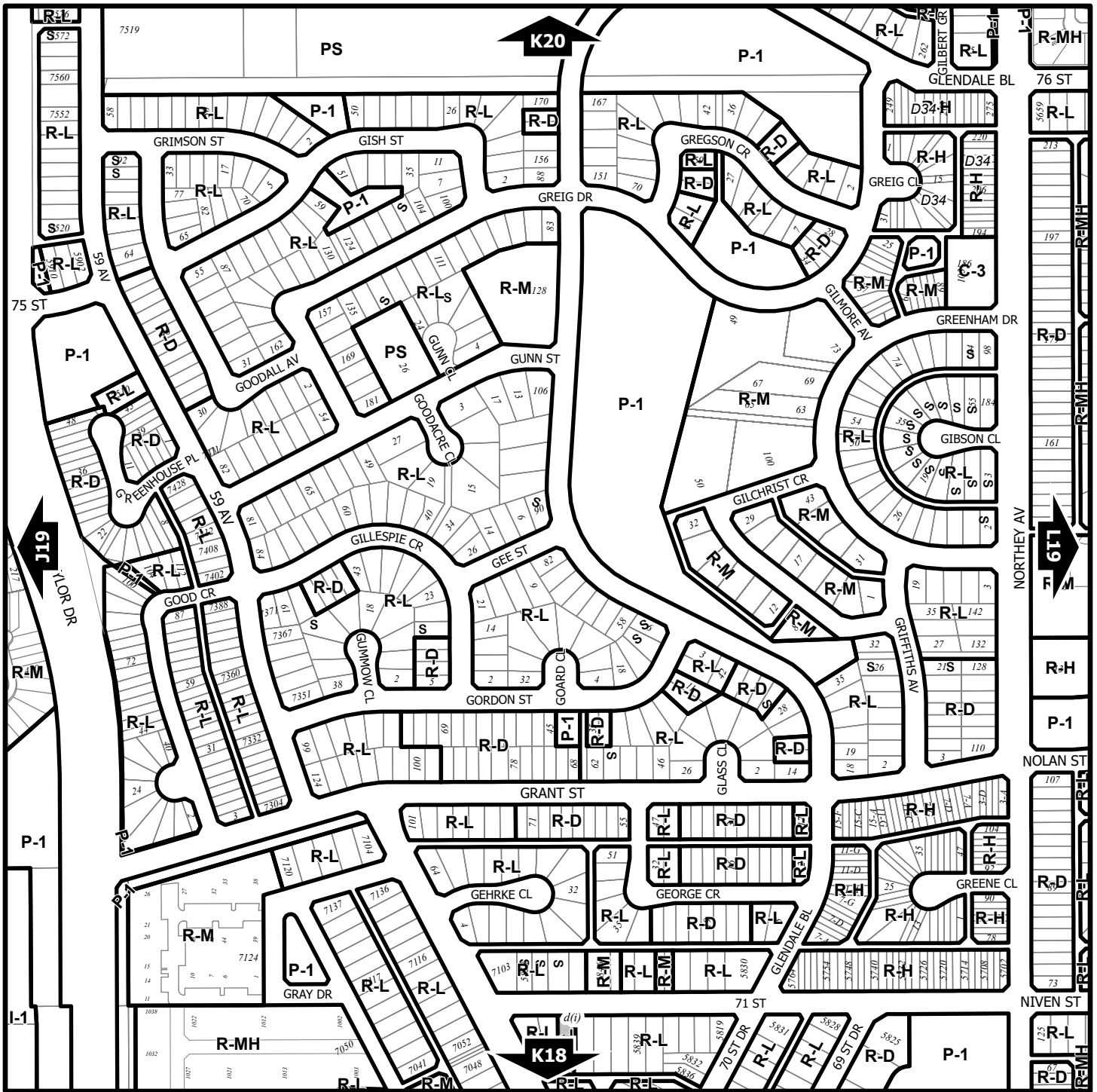
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Land Use Zones

K18

SW¼ Sec29 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

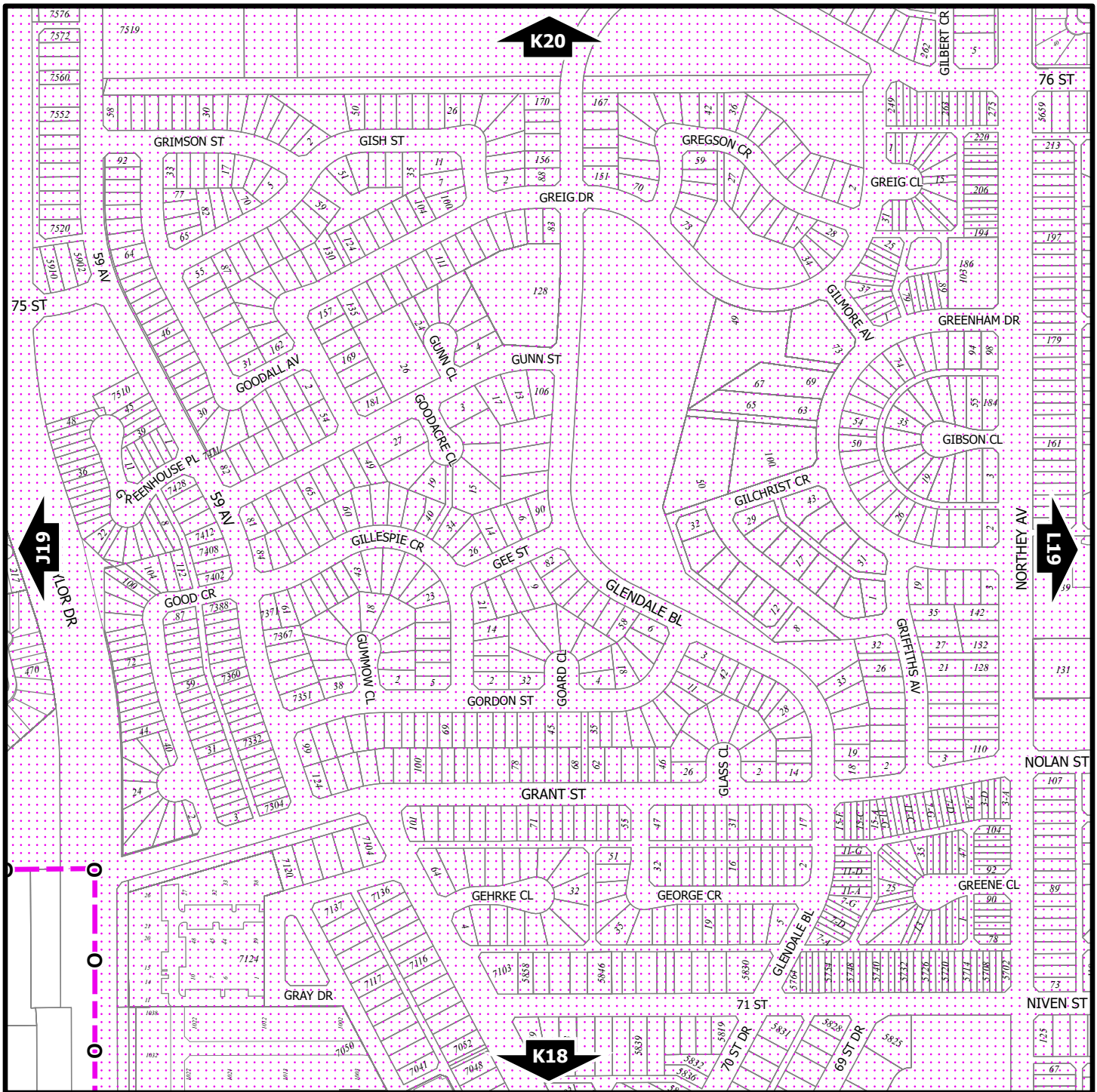
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Land Use Zones

K19

NW¼ Sec29 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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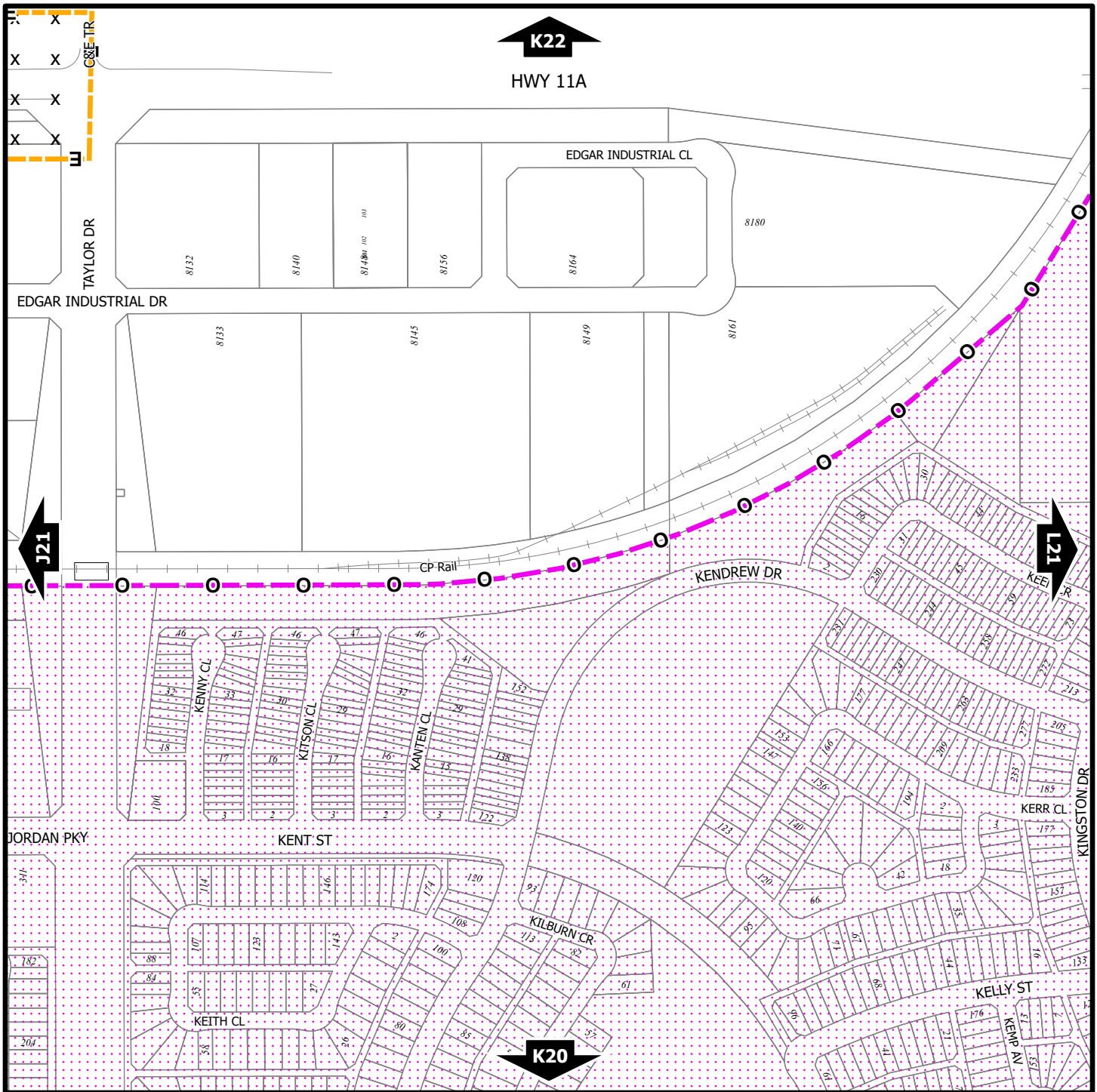
<ul style="list-style-type: none"> AC AltaLink Consultation/ B Business Improvement Area Escarpment Area Flood Fringe Floodway Gaetz - Ross Heritage Area Historical Preservation Sites Historically Significant Sites HP-32 Historical Site Number 	<ul style="list-style-type: none"> Landfill Site (approximate) Landfill Setback Major Entry Area Overlay District Restricted Development Area Pipeline Setback Wastewater Treatment Plant Setback Railway Setback (15m) Railway Setback (30m) 	<ul style="list-style-type: none"> 123 Civic Address --- Proposed Lots +++ Railway --- City Boundary
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Land Use Constraints

K19

NW¼ Sec29 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 Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

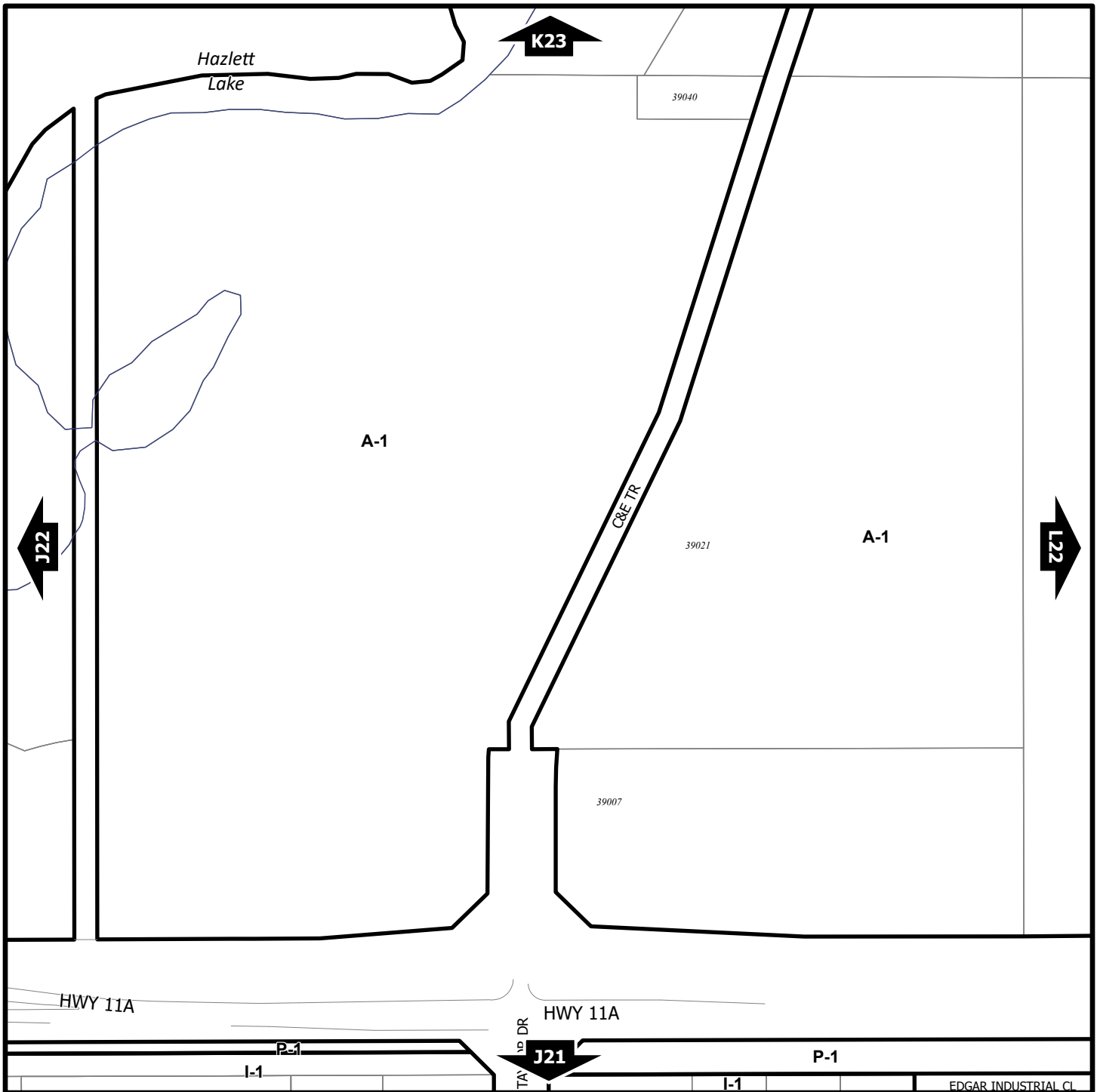
123	Civic Address
---	Proposed Lots
+++	Railway
---	City Boundary

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Land Use Constraints

K21

NW¼ Sec32 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

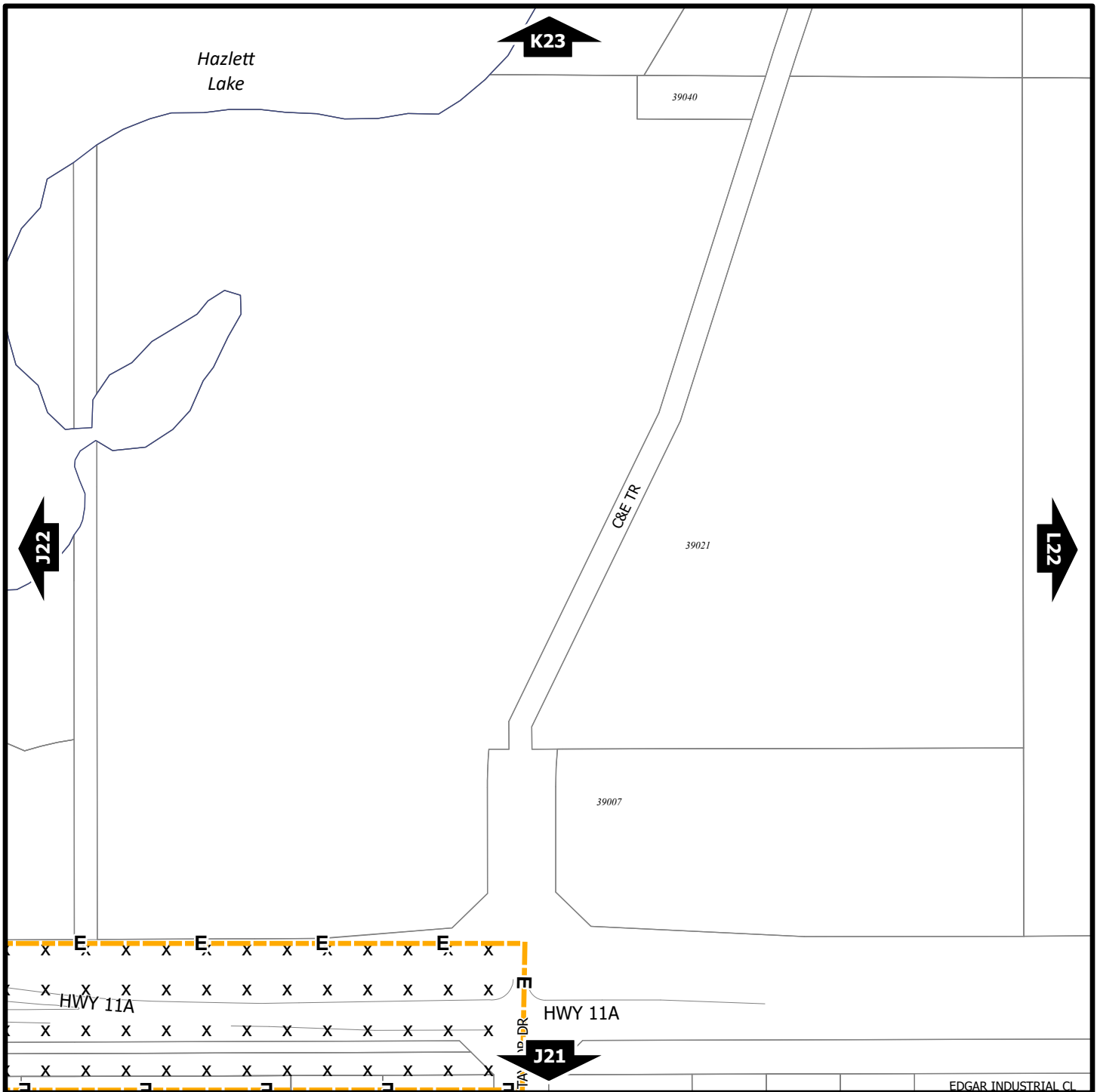
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Land Use Zones

K22

SW¼ Sec4 39-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North

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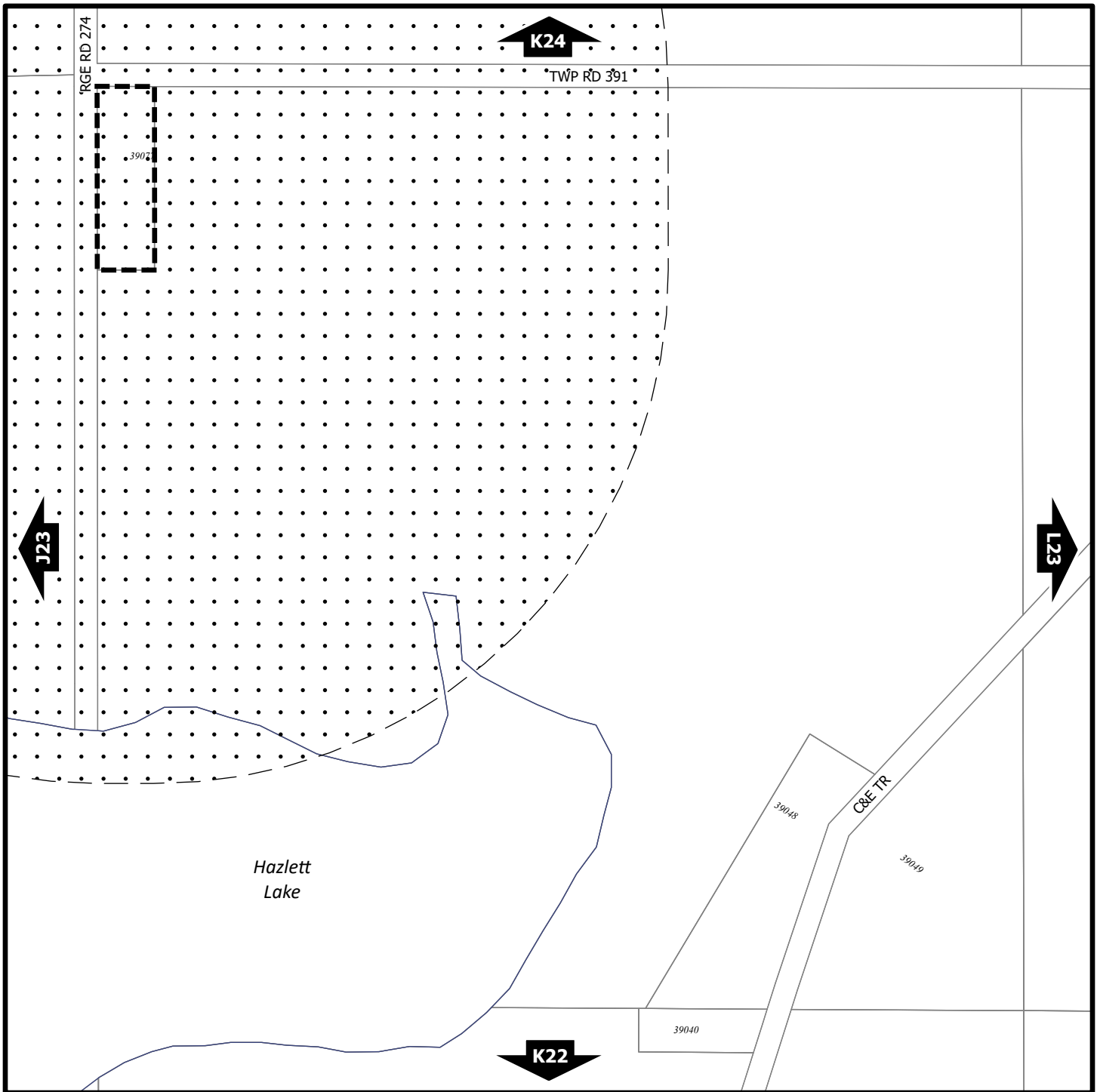
AC	AltaLink Consultation/ Potential Constraints Area	Landfill Site (approximate)	123 Civic Address
B	Business Improvement Area	Landfill Setback	Proposed Lots
Escarpment Area		Major Entry Area	Railway
Flood Fringe		Overlay District	City Boundary
Floodway		Restricted Development Area	
Gaetz - Ross Heritage 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

K22

SW¼ Sec4 39-27-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 Plant Setback
	Historically Significant Sites		Railway Setback (15m)
	Historical Site Number		Railway Setback (30m)

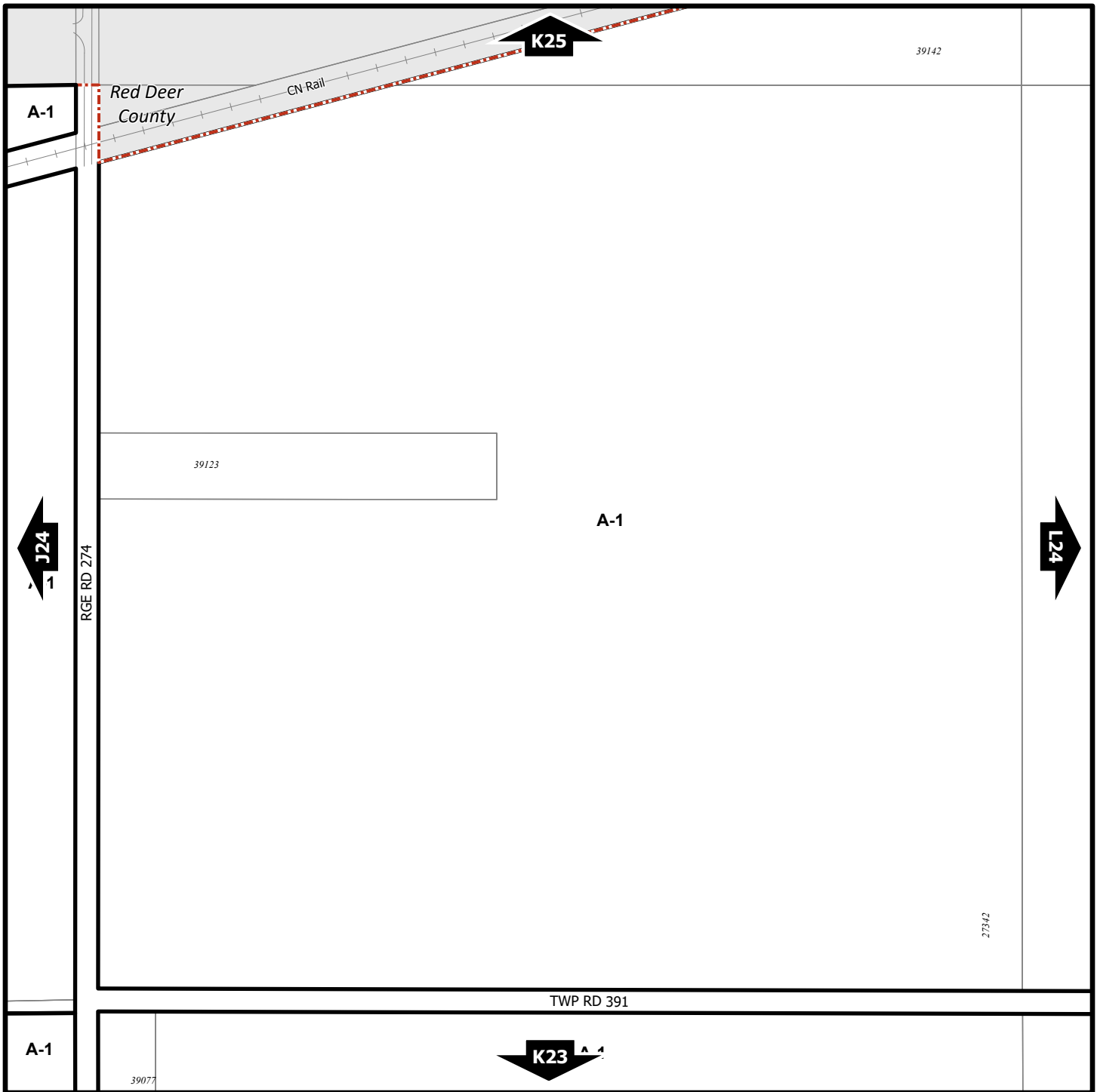
	Civic Address
	Proposed Lots
	Railway
	City Boundary

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Land Use Constraints

K23

NW¼ Sec4 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

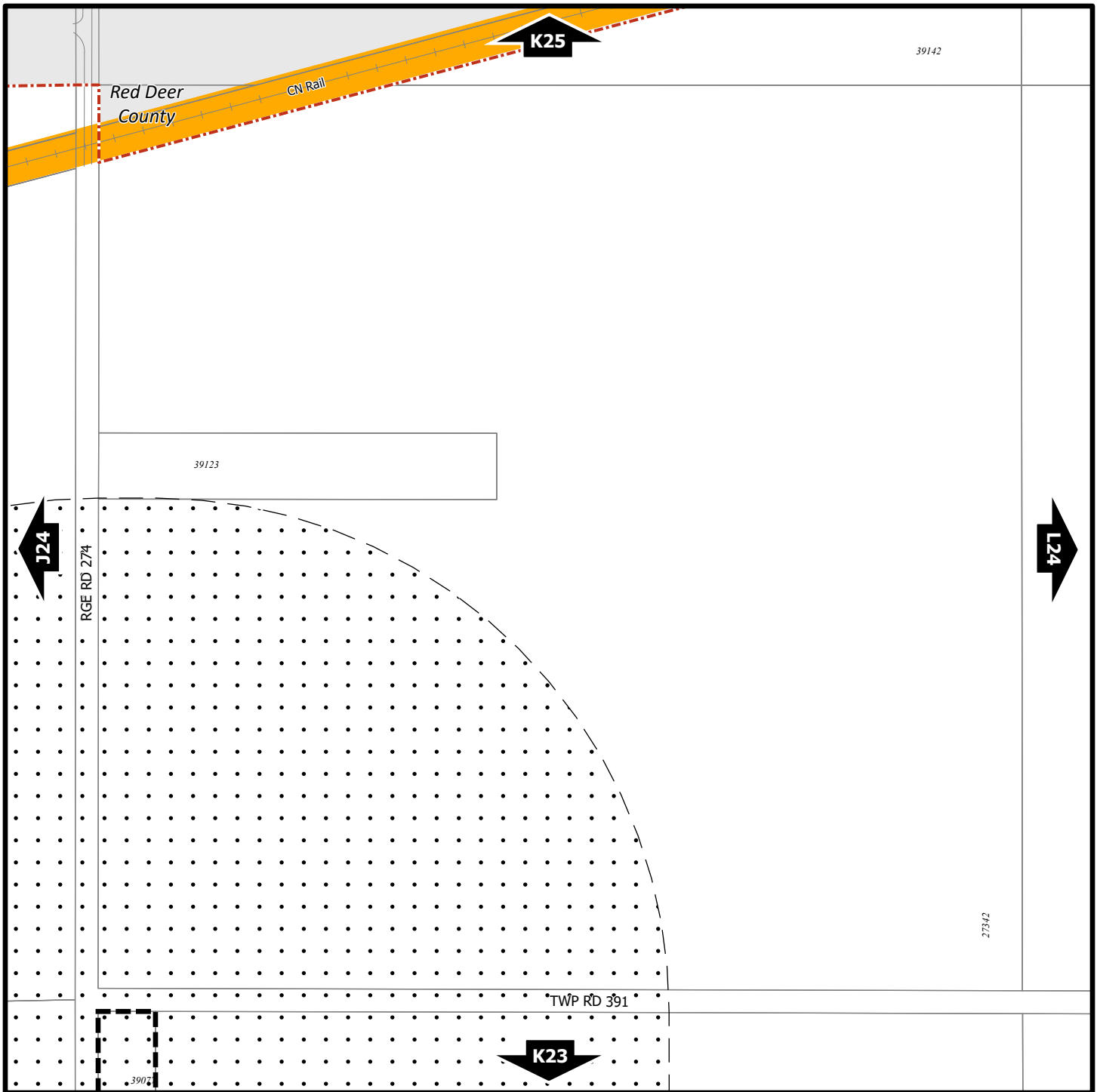
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Land Use Zones

K24

SW¼ Sec9 39-27-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

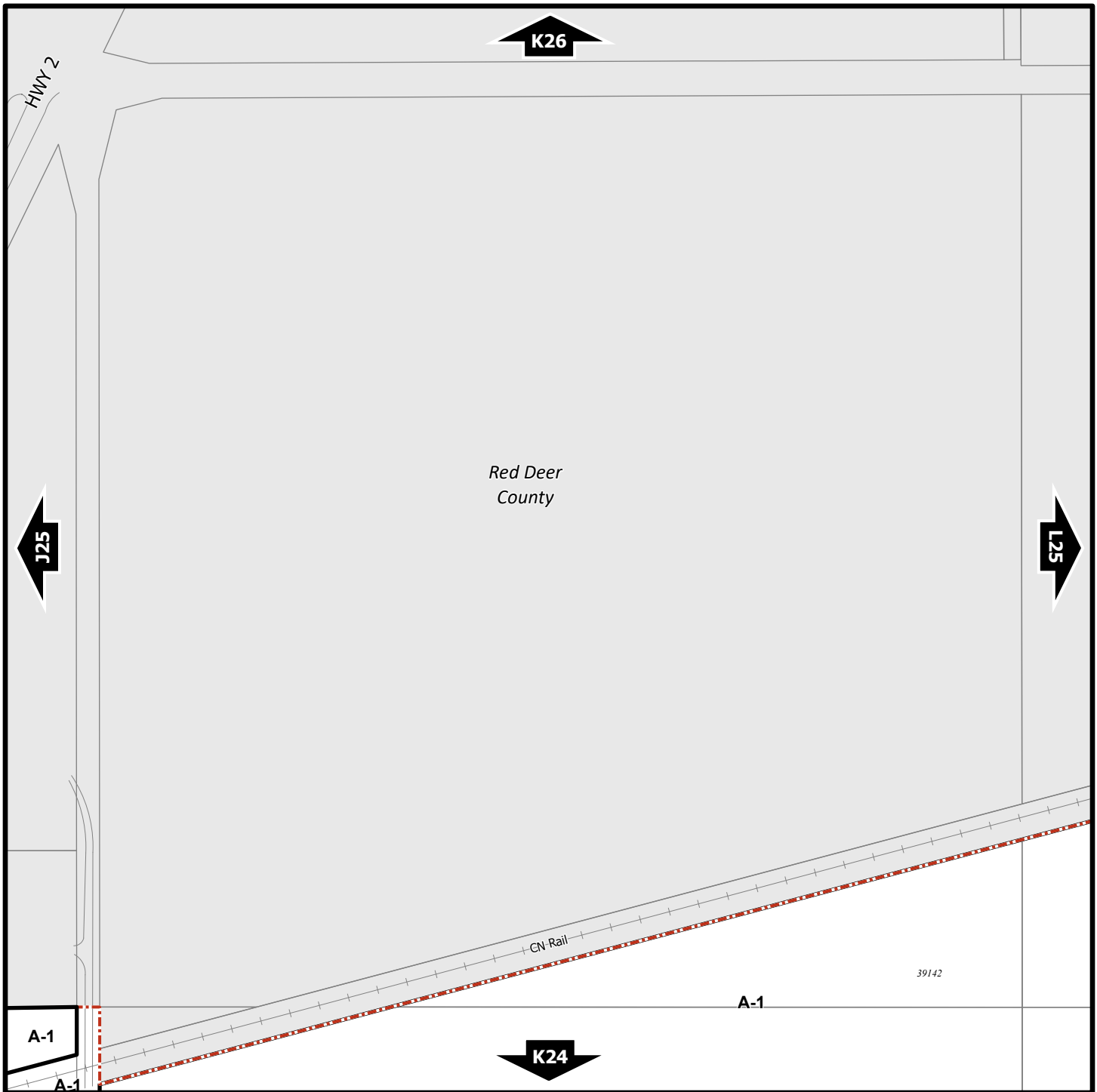
--- City Boundary

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Land Use Constraints

K24

SW¼ Sec9 39-27-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		

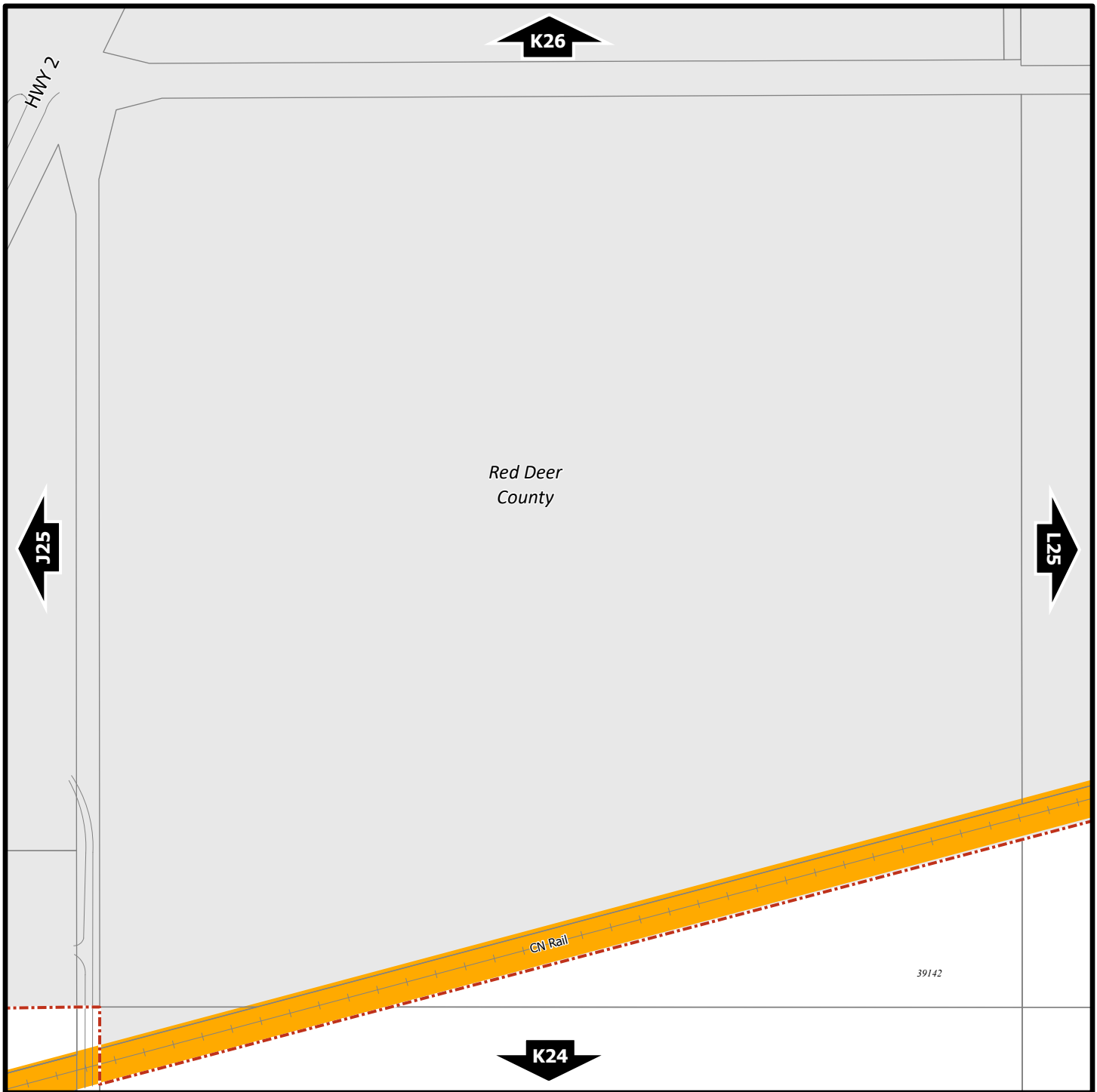
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Land Use Zones

K25

NW¼ Sec9 39-27-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

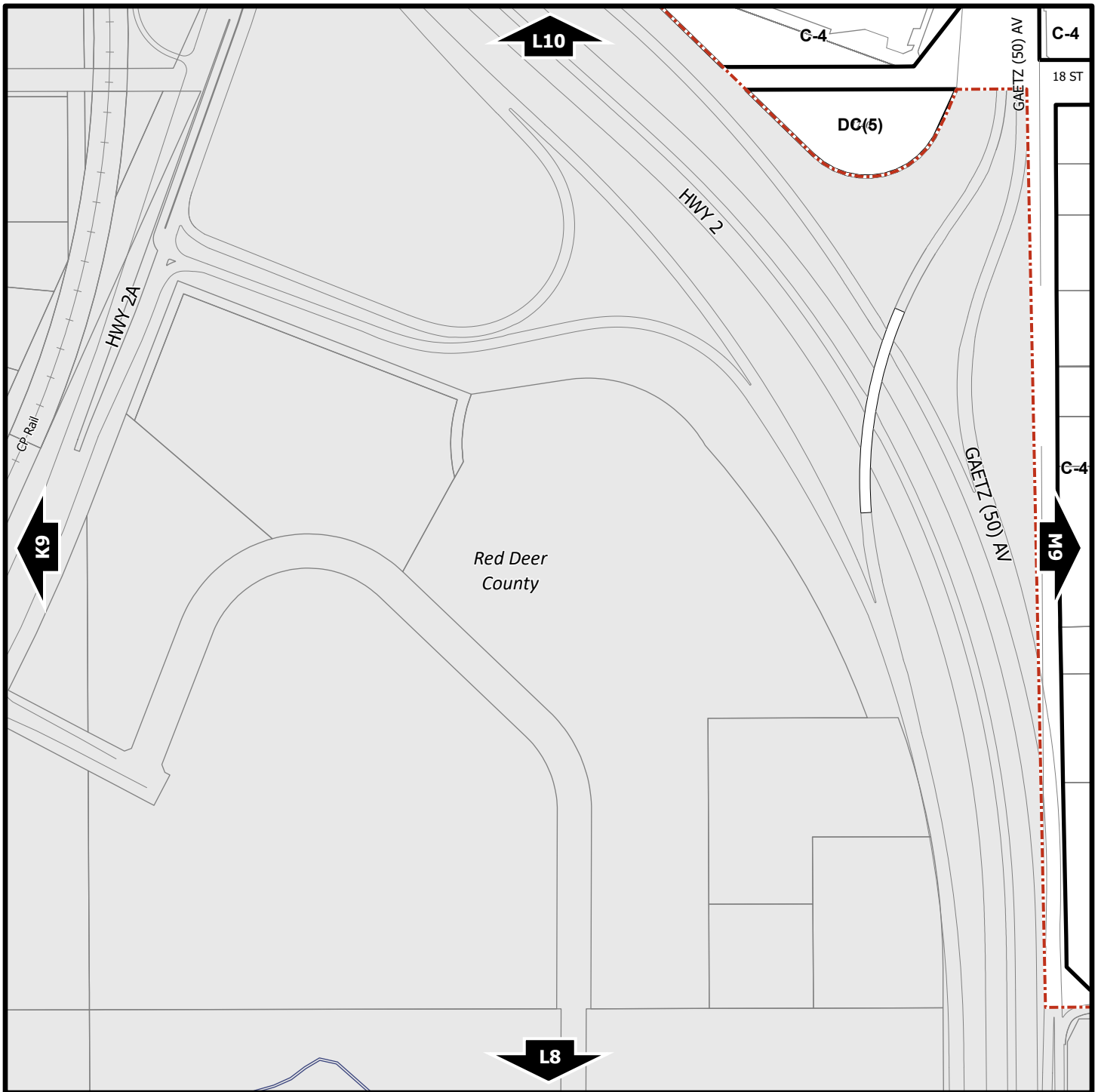
--- City Boundary

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Land Use Constraints

K25

NW¼ Sec9 39-27-W4



Zoning Bylaw 3357/2024

North



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

	Historical Preservation Sites
	Historically Significant Sites
<i>HP-32</i>	Historical Site Number
	City Boundary
<i>123</i>	Civic Address
	Railway
	Proposed Lots

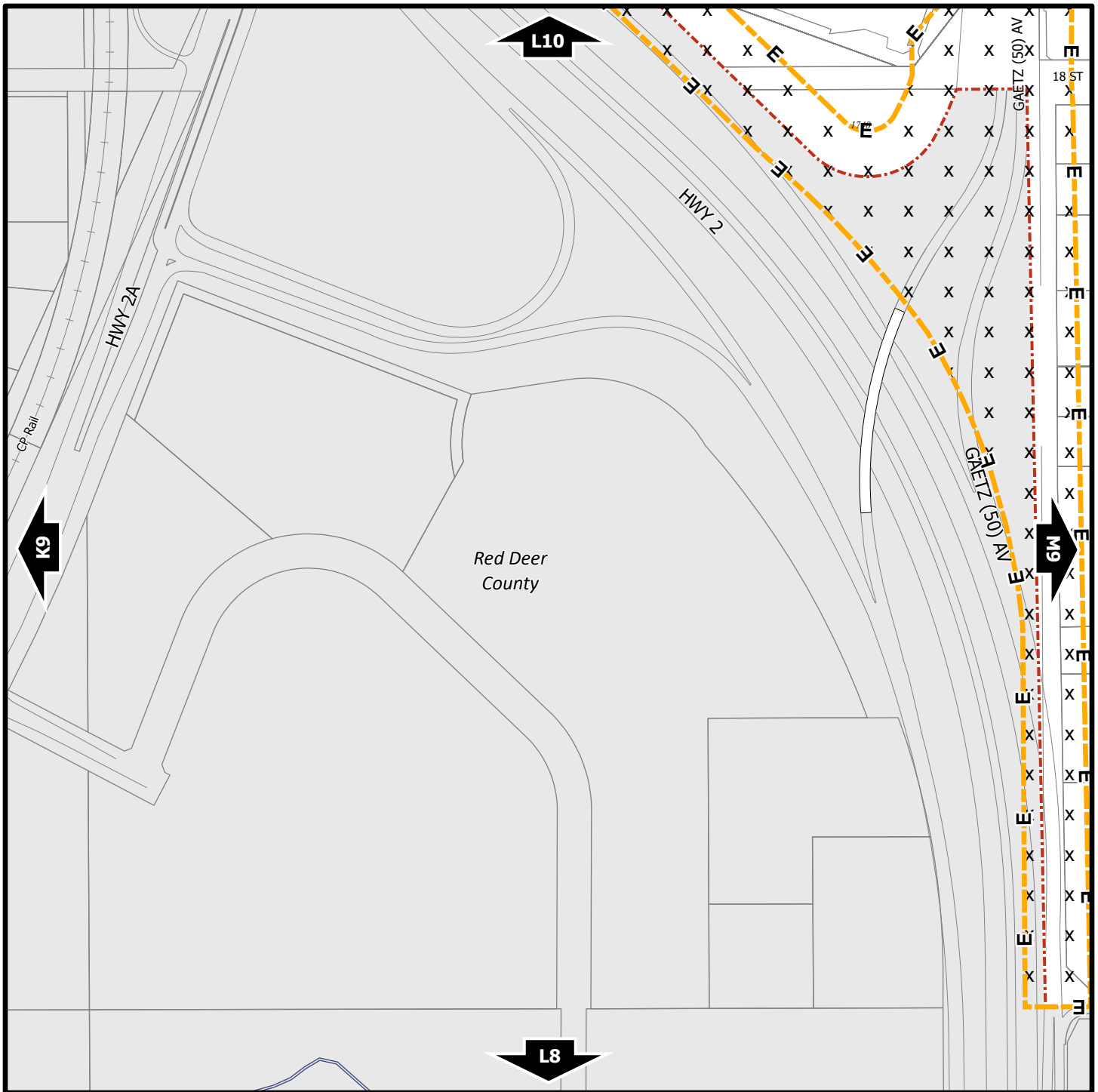
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Land Use Zones

L9

NE¼ Sec32 37-27-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)

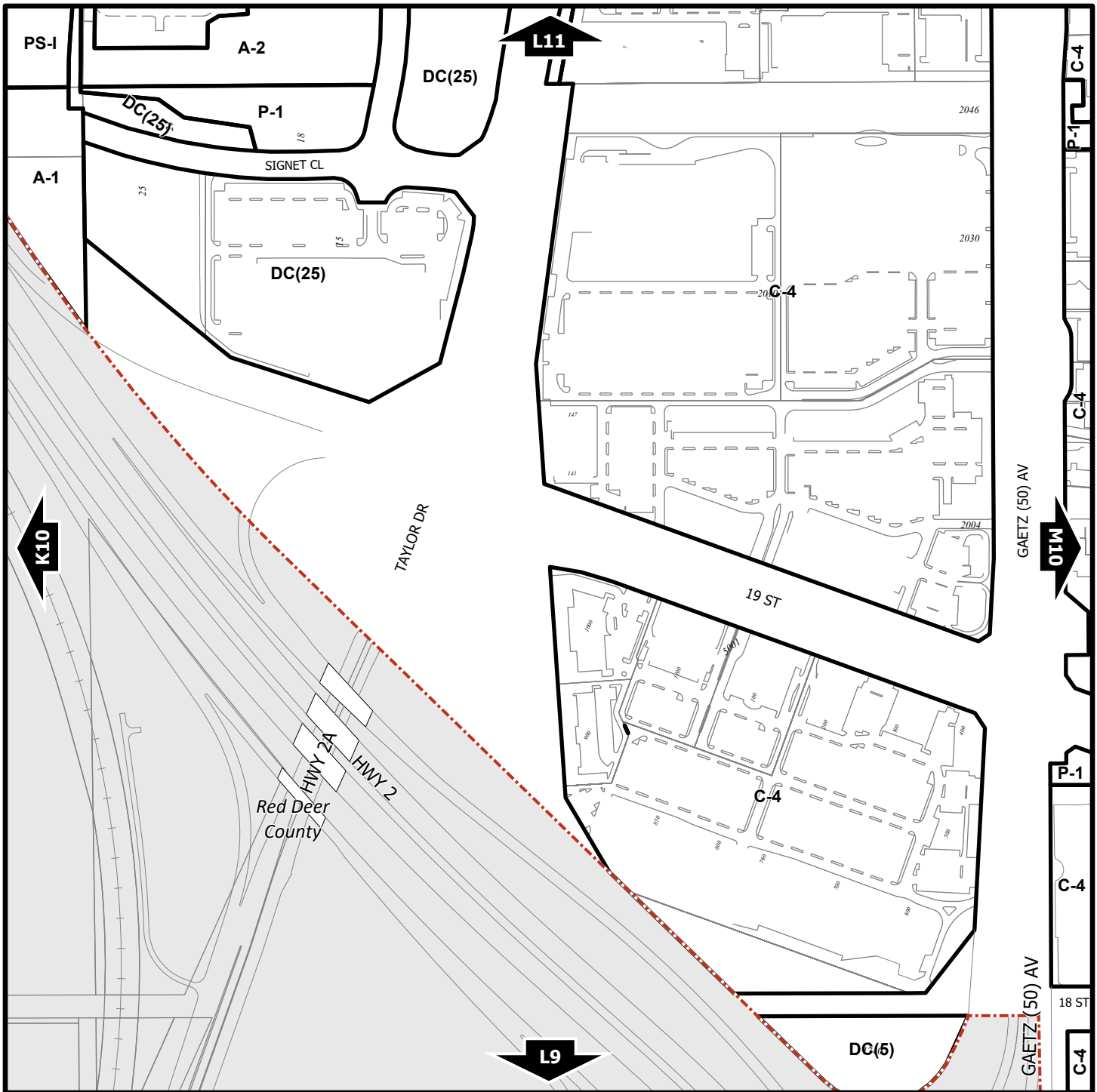
123	Civic Address
---	Proposed Lots
++++	Railway
---	City Boundary

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Land Use Constraints

L9

NE¼ Sec32 37-27-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

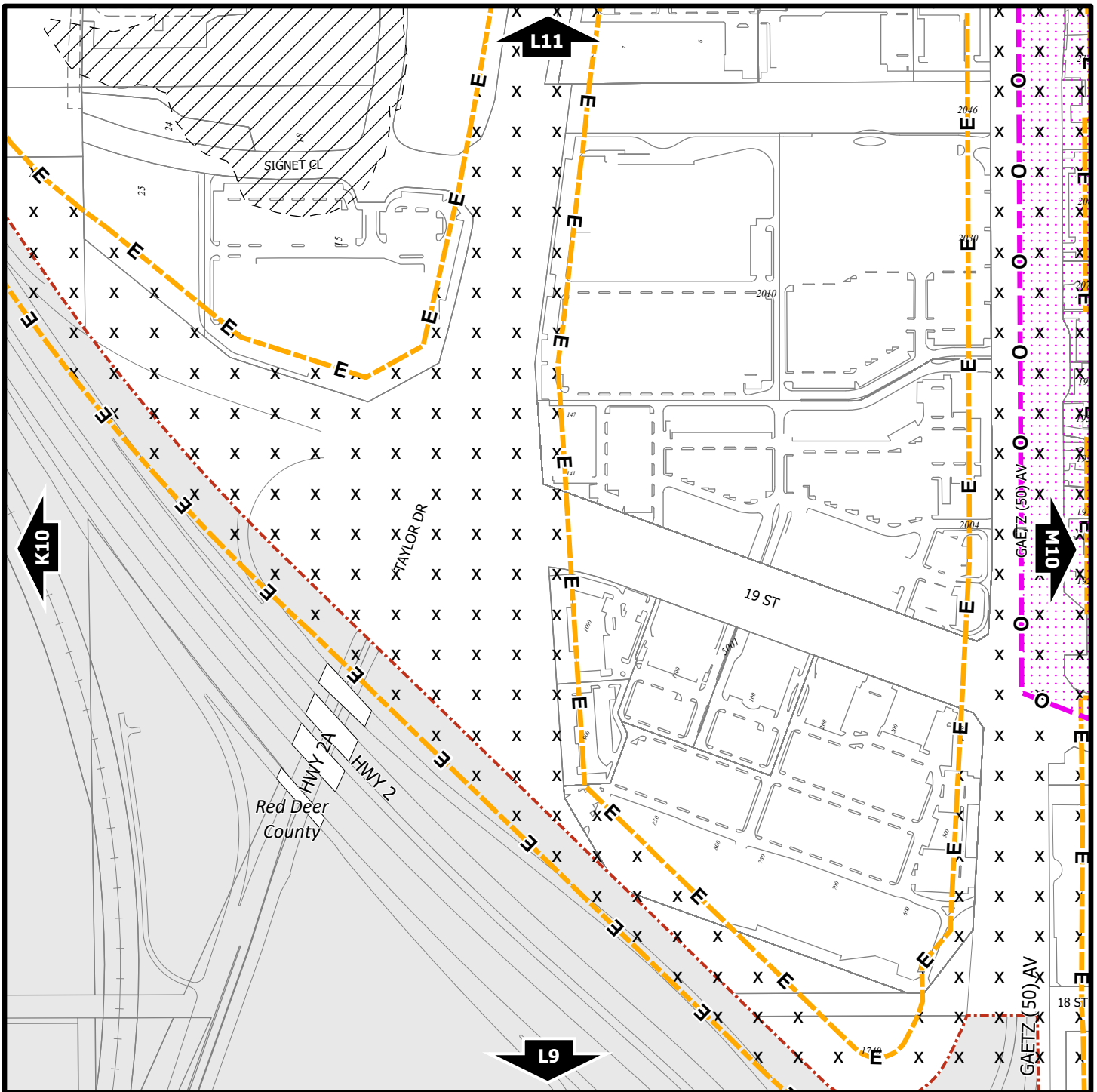
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Land Use Zones

L10

SE¼ Sec5 38-27-W4

Refer to Constraints Map



Zoning Bylaw 3357/2024

North



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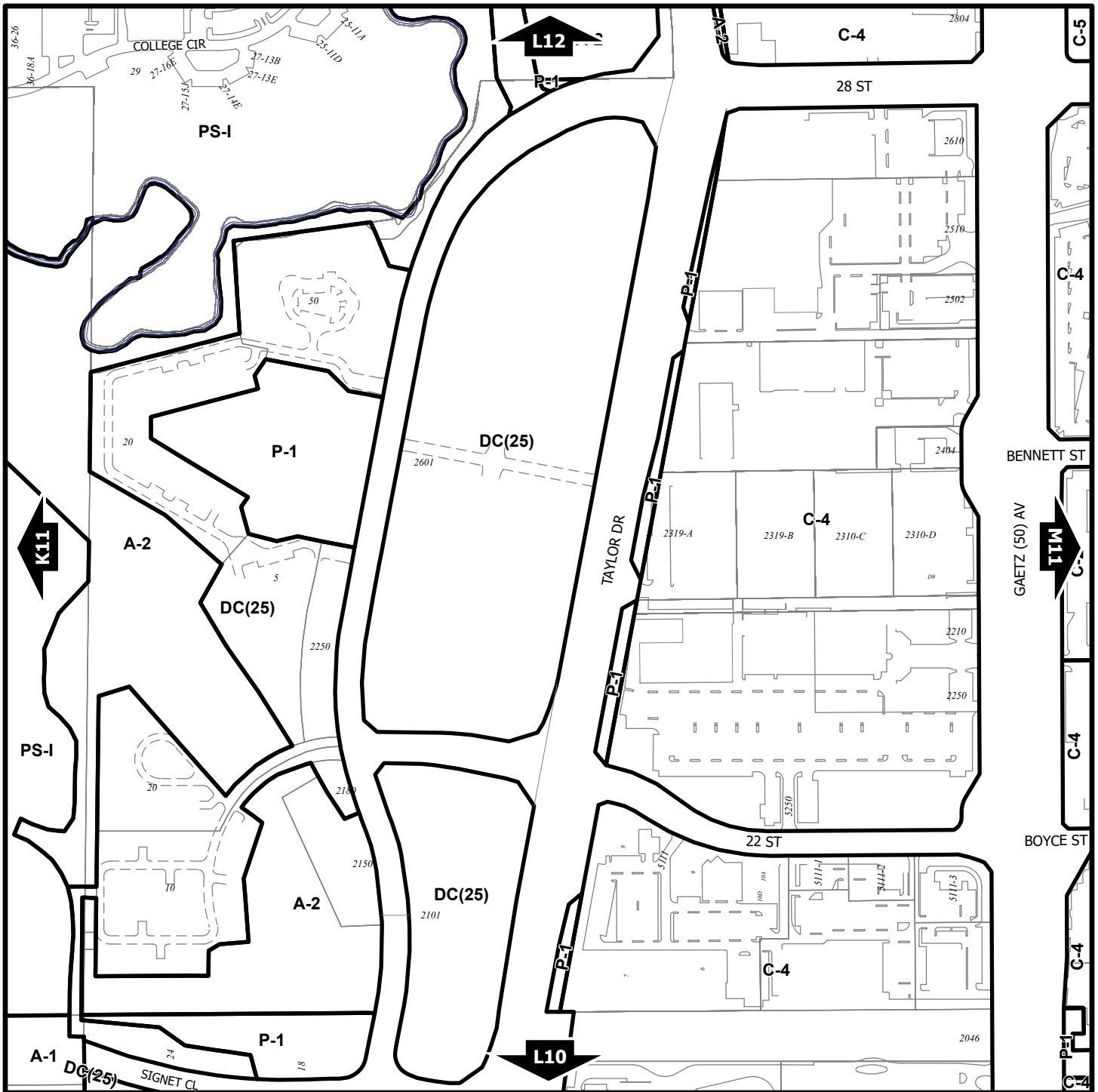
- | | | | |
|--------------------------------|------------------------------------------------------|---------------------------------------|-------------------|
| AC | AltaLink Consultation/
Potential Constraints Area | Landfill Site (approximate) | 123 Civic Address |
| B | Business Improvement Area | 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

L10

SE¼ Sec5 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

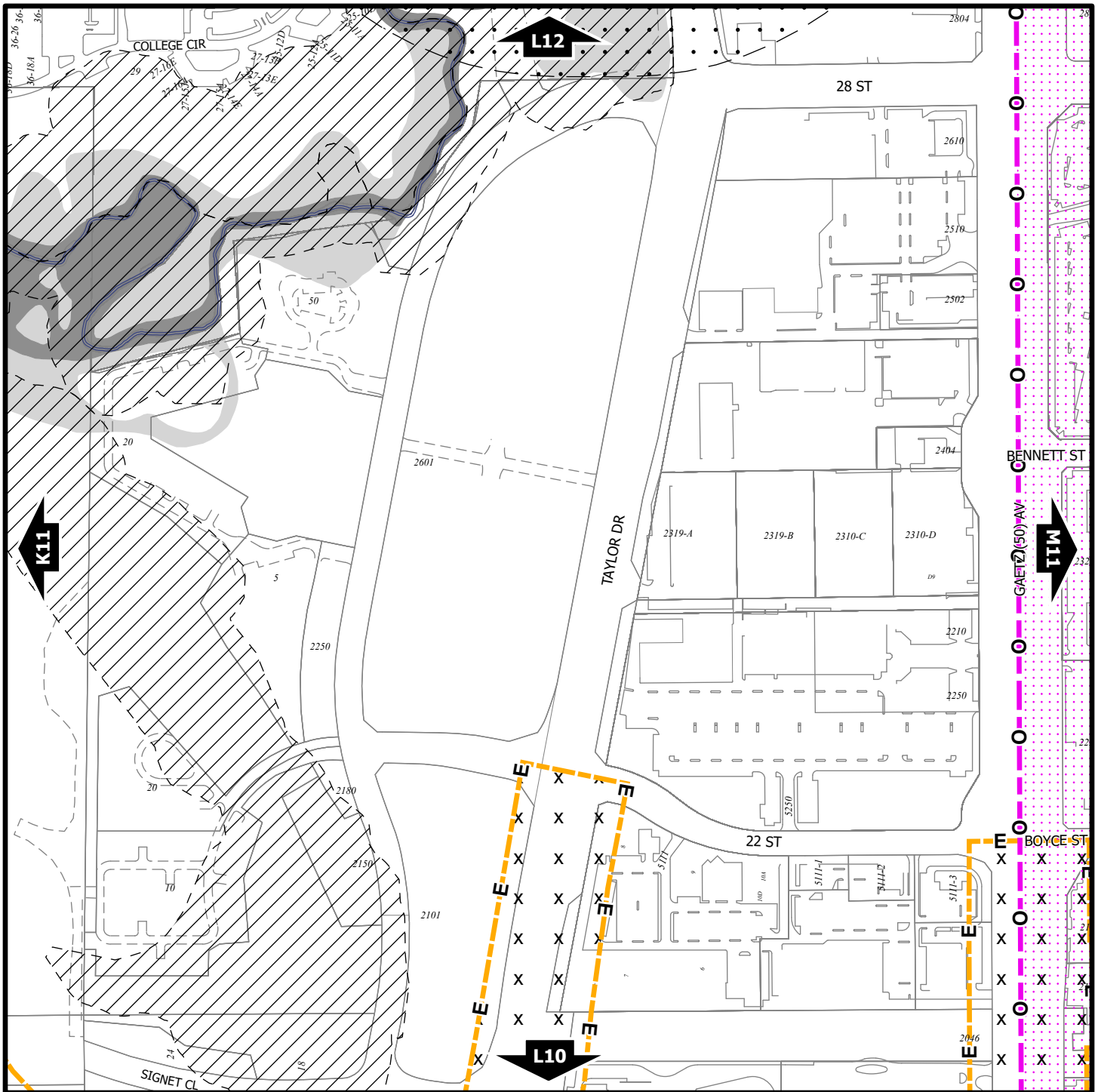
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Land Use Zones

L11

NE¼ Sec5 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

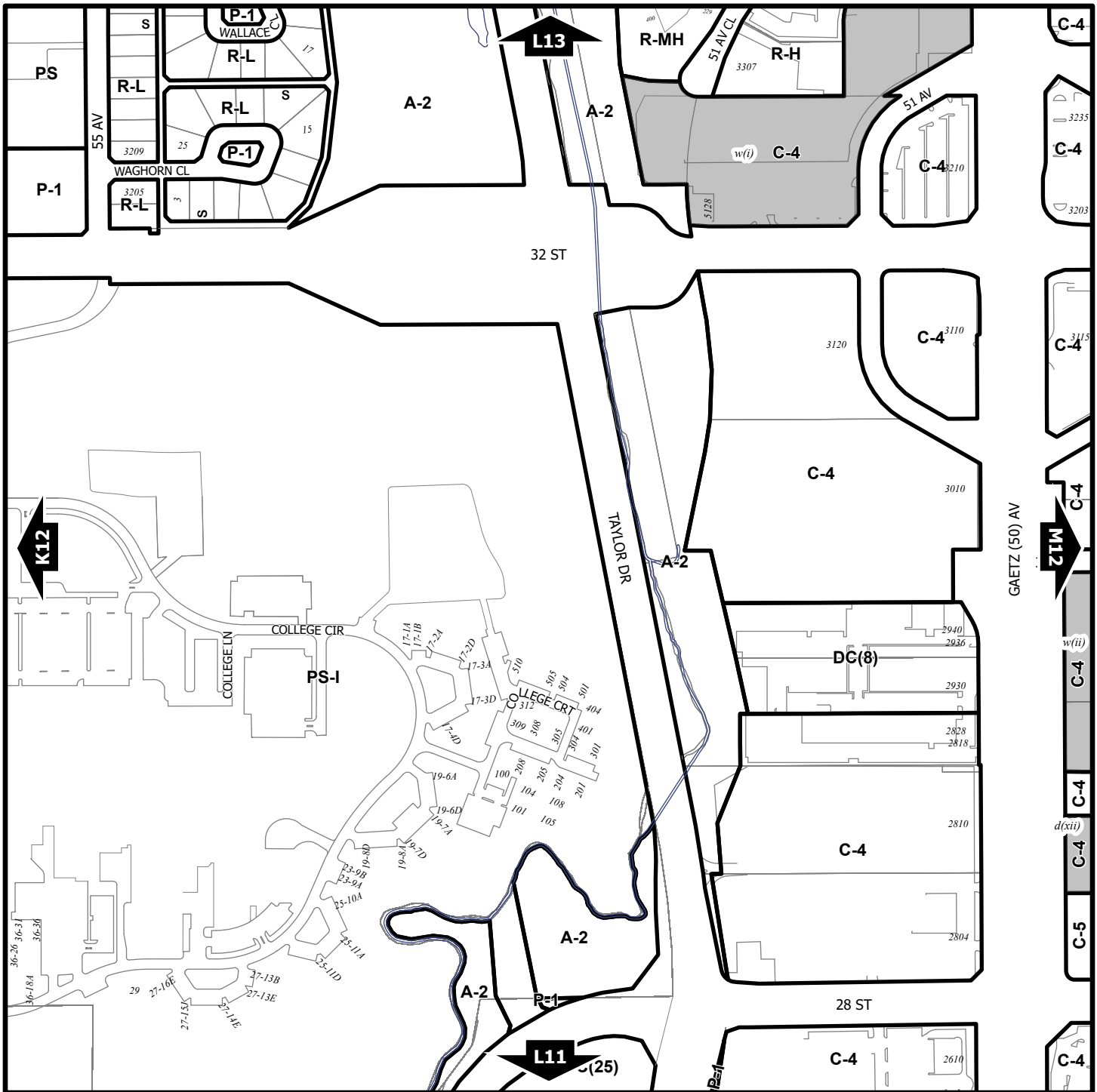
--- City Boundary

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Land Use Constraints

L11

NE1/4 Sec5 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

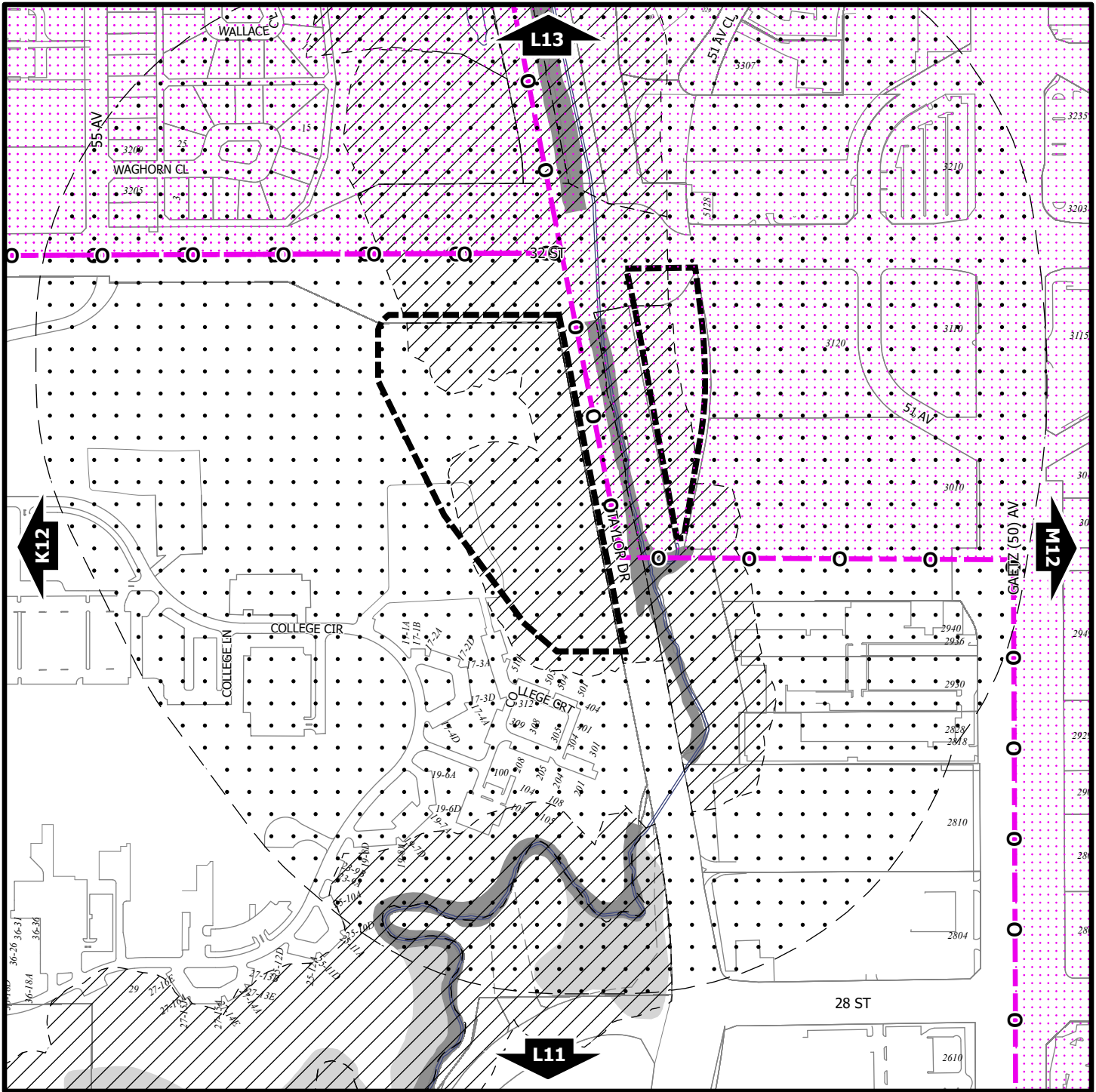
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Land Use Zones

L12

SE¼ Sec8 38-27-W4

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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

L12

SE1/4 Sec8 38-27-W4