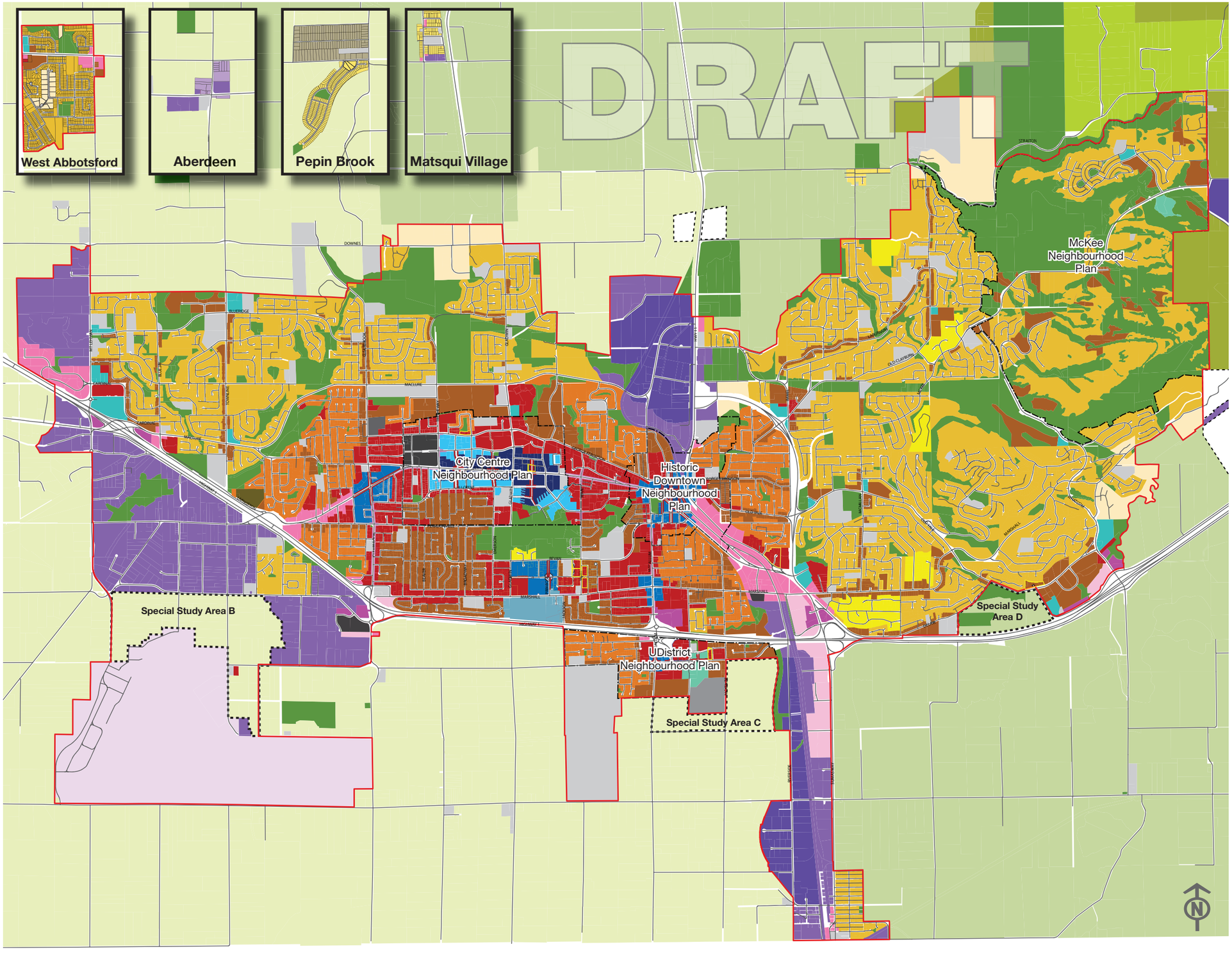
8

Part 8: Maps



Map 1

Urban Land Use



- Urban Development Boundary
- Neighbourhood Plan Boundary
- First Nations Reserve Lands
- Special Study Areas
- Assembly may be required for use

Mixed-Use Centres

- City Centre Core
- City Centre Residential
- Urban Centre
- Village Centre
- Historic Centre
- Neighbourhood Centre
- Required Commercial Street
- Optional Commercial Street

Residential

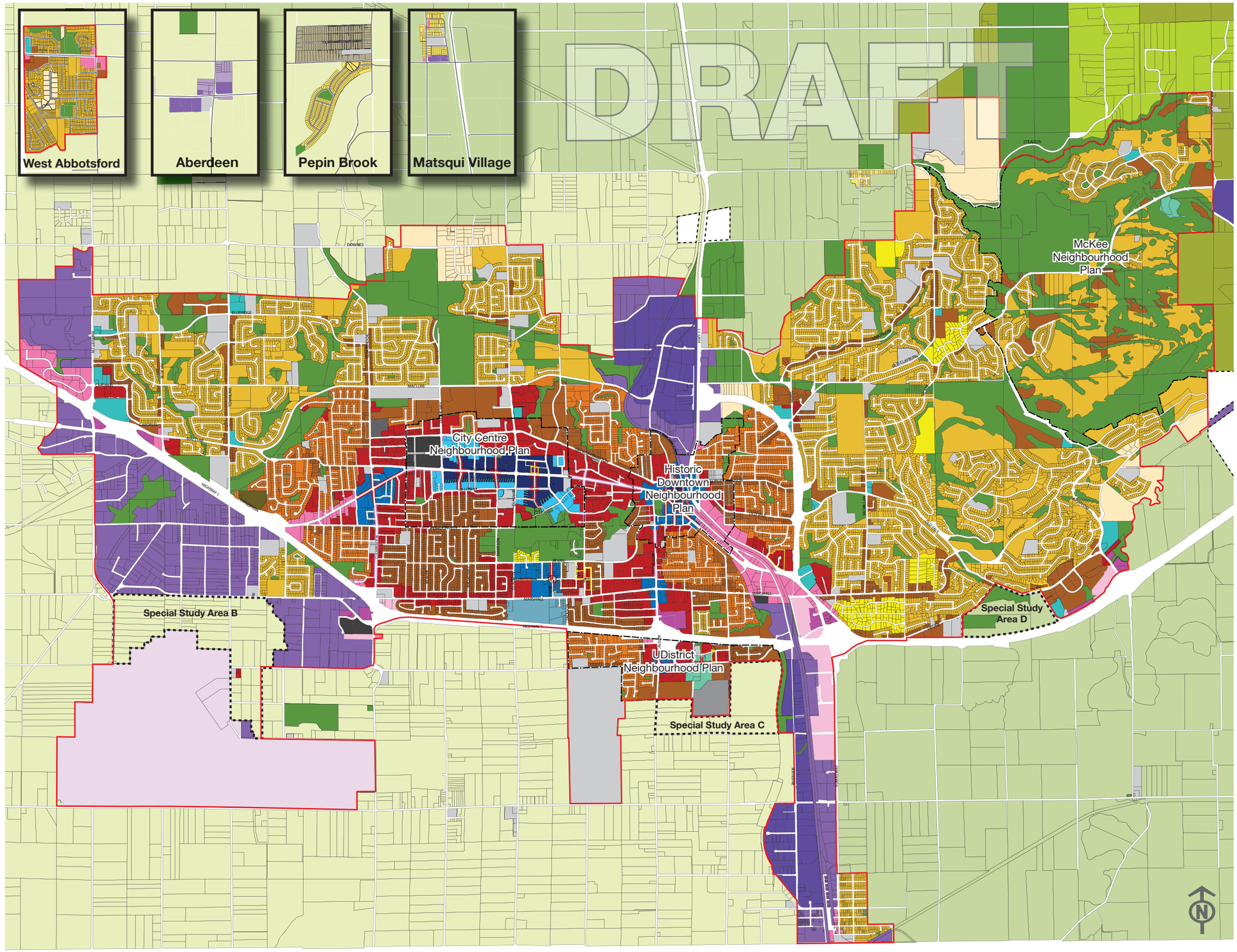
- Apartment (U1)
- Townhouse (U2)
- Urban Area Manuf. Home Park
- SSMUH 1 (U3)
- SSMUH 2 (U4 in UDB)
- SSMUH 3 (ULL)
- SSMUH 4 (Sub)
- Suburban (U4 outside UDB)
- Suburban Hobby Farm (ULL/Sub)

Employment Lands

- Gateway Commercial
- Secondary Commercial
- Regional Commercial
- Light Industrial
- General Industrial
- High Impact Industrial
- Health Campus
- Airport
- Agricultural 1 - Uplands
- Agricultural 2 - Lowlands

Supporting Lands

- Civic Institutional
- Institutional Complex
- Institutional
- University Institutional
- Open Space
- Country
- Rural



Map 1 (Parcels)
Urban Land Use

- Urban Development Boundary
- Neighbourhood Plan Boundary
- First Nations Reserve Lands
- Special Study Areas
- Assembly may be required for use

Mixed-Use Centres

- City Centre Core
- City Centre Residential
- Urban Centre
- Village Centre
- Historic Centre
- Neighbourhood Centre
- Required Commercial Street
- Optional Commercial Street

Residential

- Apartment (U1)
- Townhouse (U2)
- Urban Area Manuf. Home Park
- SSMUH 1 (U3)
- SSMUH 2 (U4 in UDB)
- SSMUH 3 (ULL)
- SSMUH 4 (Sub)
- Suburban (U4 outside UDB)
- Suburban Hobby Farm (ULL/Sub)

Employment Lands

- Gateway Commercial
- Secondary Commercial
- Regional Commercial
- Light Industrial
- General Industrial
- High Impact Industrial
- Health Campus
- Airport
- Agricultural 1 - Uplands
- Agricultural 2 - Lowlands

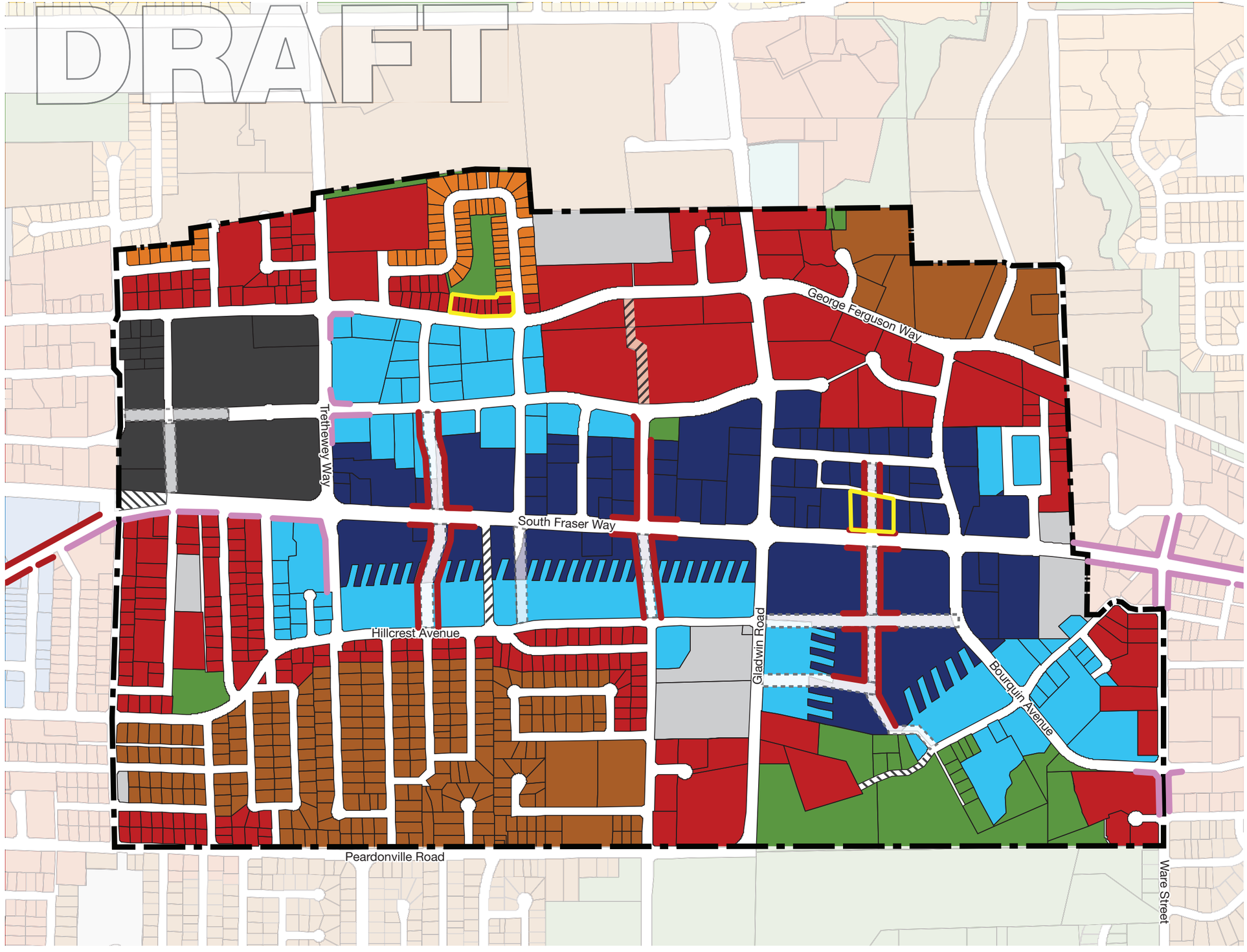
Supporting Lands

- Civic Institutional
- Institutional Complex
- Institutional
- University Institutional
- Open Space
- Country
- Rural

In-Progress

Map 2
Rural Land Use

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

Map 3A

City Centre Neighbourhood Plan Land Use

LEGEND

Mixed-Use Centres

- City Centre Core
- City Centre Residential
- Urban Centre
- Required Commercial Street
- Optional Commercial Street

Residential

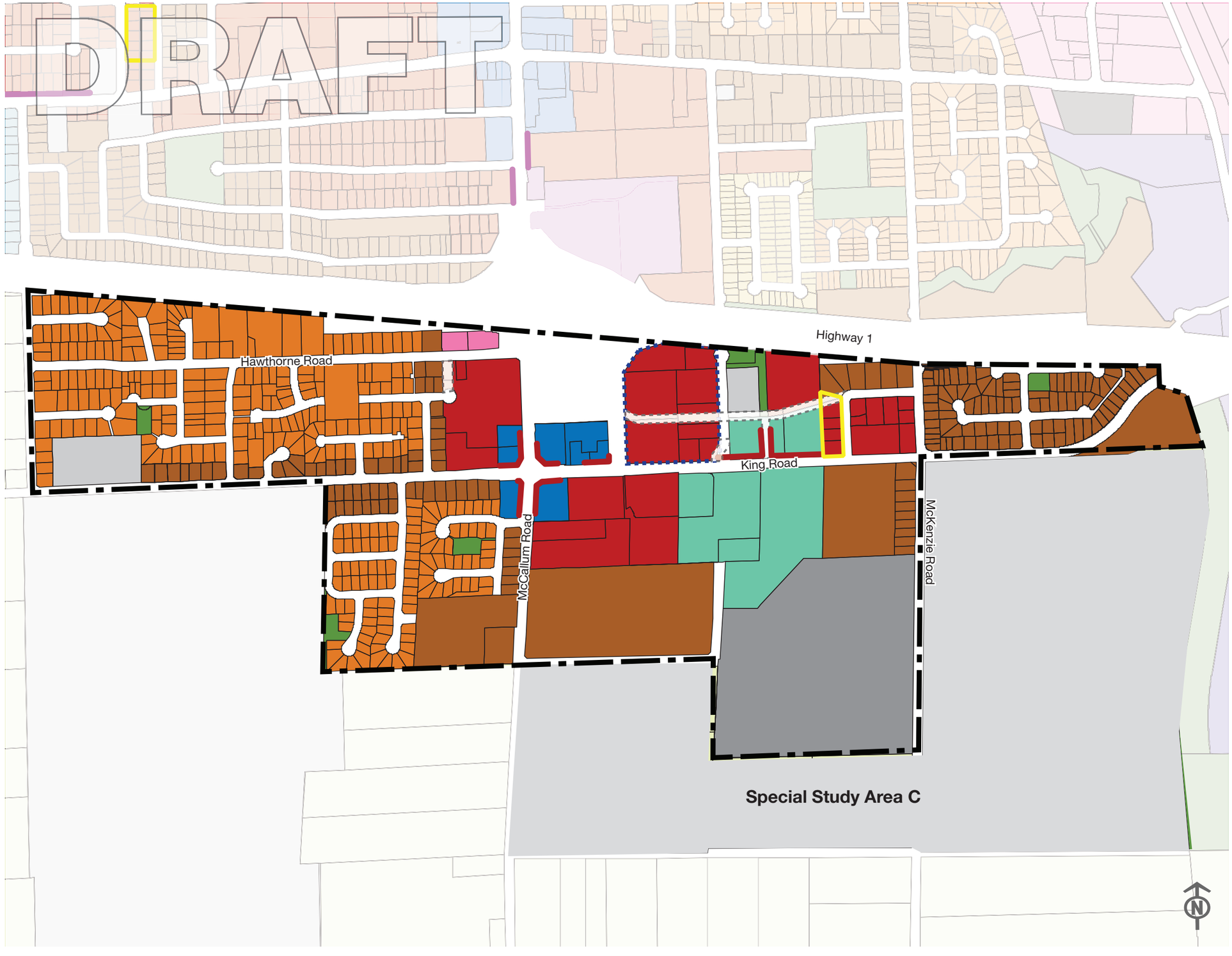
- Apartment (U1)
- Townhouse (U2)
- SSMUH 1 (U3)

Supporting Lands

- Civic Institutional
- Institutional
- Open Space

- Future Street Closure
- Future Street
- Lots may require assembling to incorporate park expansion or road dedication
- Neighbourhood Plan Boundary

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

Map 3B

UDistrict Neighbourhood Plan Land Use

LEGEND

Mixed-Use Centres
- Village Centre
- Urban Centre
- Required Commercial Street

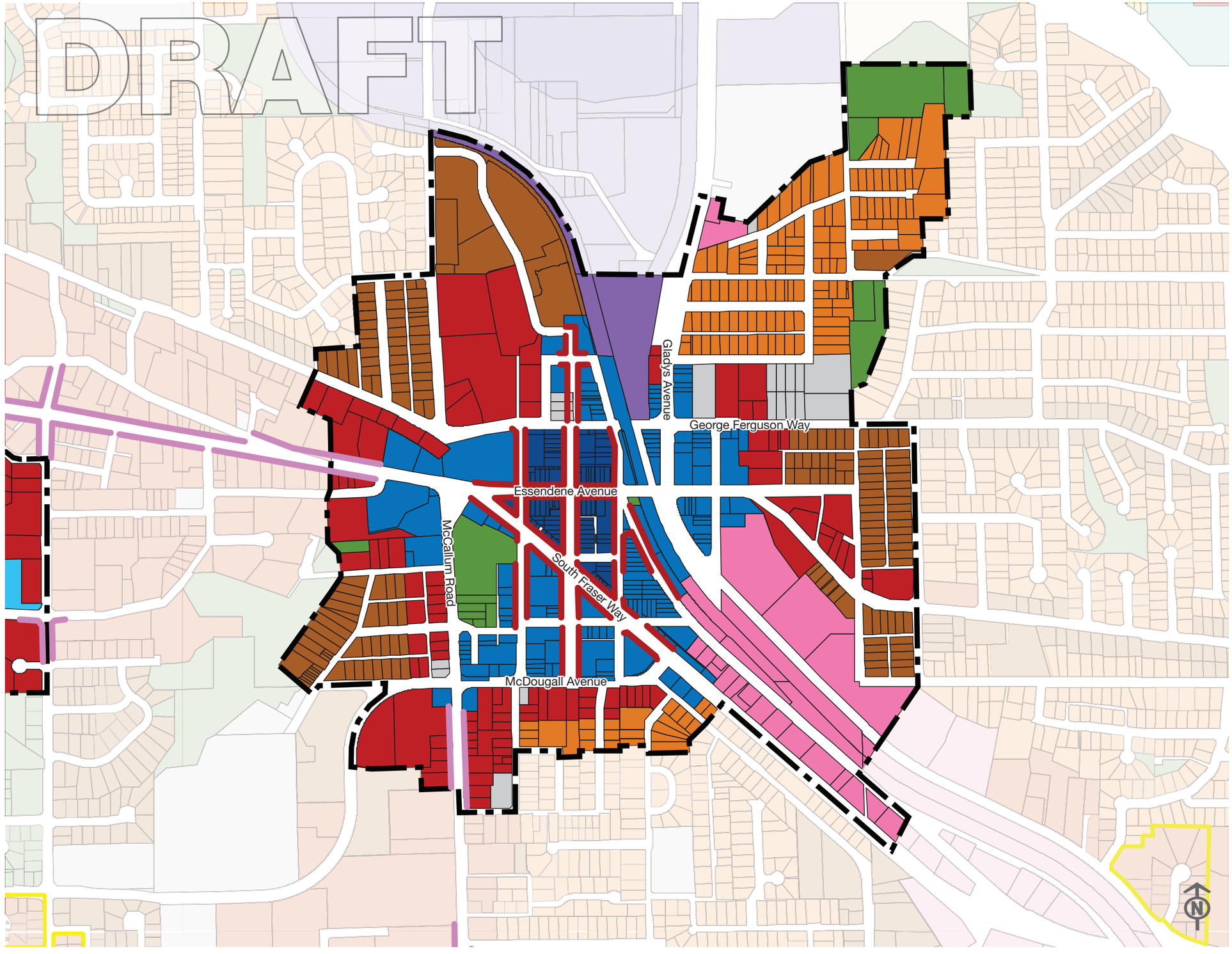
Residential
- Apartment (U1)
- Townhouse (U2)
- SSMUH 1 (U3)

Employment Lands
- Secondary Commercial

Supporting Lands
- University Institutional
- Institutional
- Open Space
- Office/Tourist Accommodation

- Future Street
- Lots must be assembled for Apartment development
- Special Study Area C
- Neighbourhood Plan Boundary

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

Map 3C

Historic Downtown Neighbourhood Plan Land Use

LEGEND

Mixed-Use Centres
- Historic Centre
- Urban Centre
- Required Commercial Street
- Optional Commercial Street

Employment Lands
- Secondary Commercial
- General Industrial

Residential
- Apartment (U1)
- Townhouse (U2)
- SSMUH 1 (U3)

Supporting Lands
- Institutional
- Open Space

- Neighbourhood Plan Boundary

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025

DRAFT

SEE MCKEE NEIGHBOURHOOD PLAN
FOR GEOTECHNICAL RISK AREAS &
PROPOSED PARK LOCATIONS

abbotsfwd 2050

Map 3D

McKee Neighbourhood Plan Land Use

LEGEND

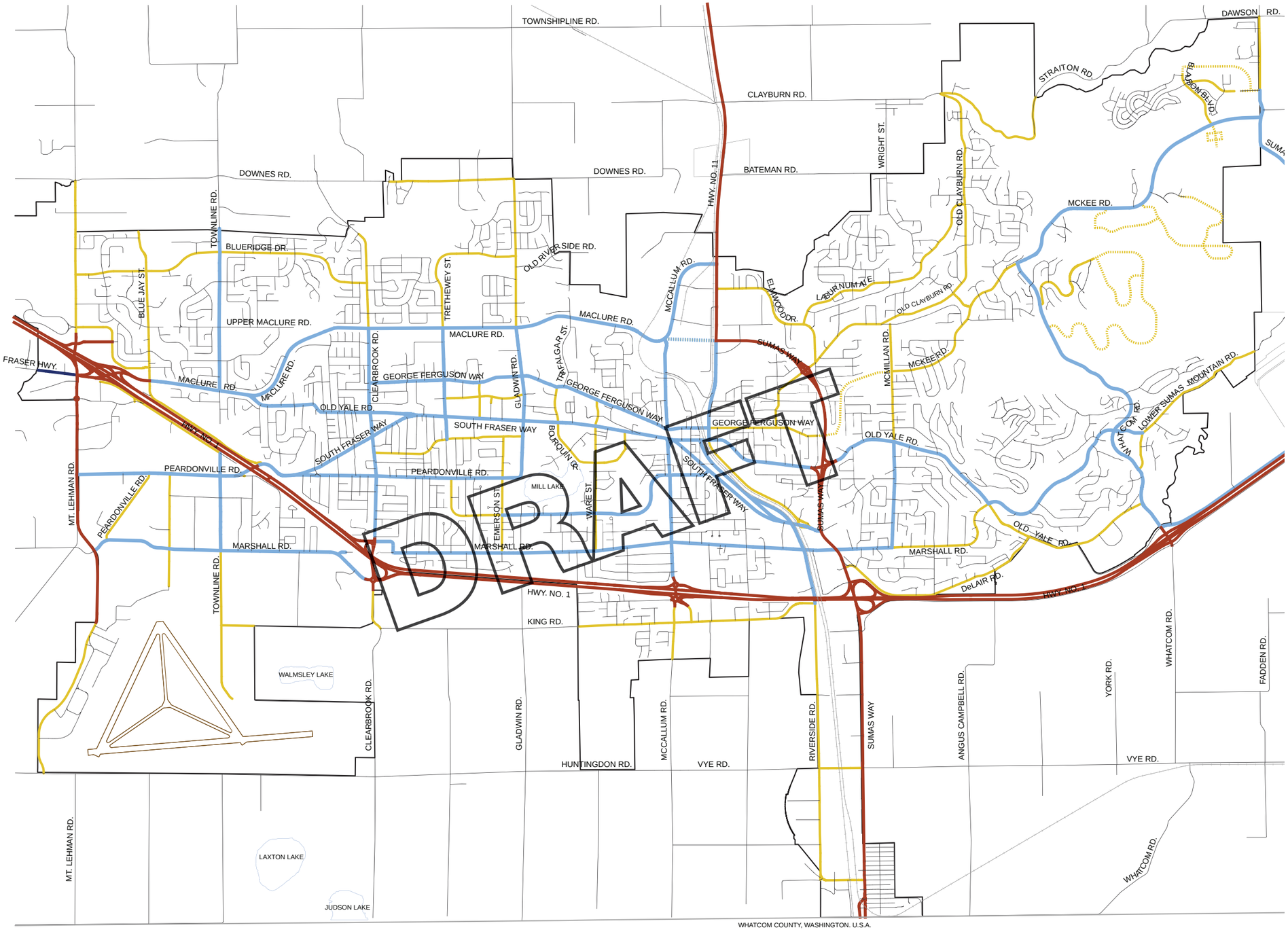
Mixed-Use Centres
- Village Centre
- Neighbourhood Centre

Residential
- Townhouse
- SSMUH 2 (U4)

Supporting Lands
- Institutional
- Open Space

- Neighbourhood Plan Boundary

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

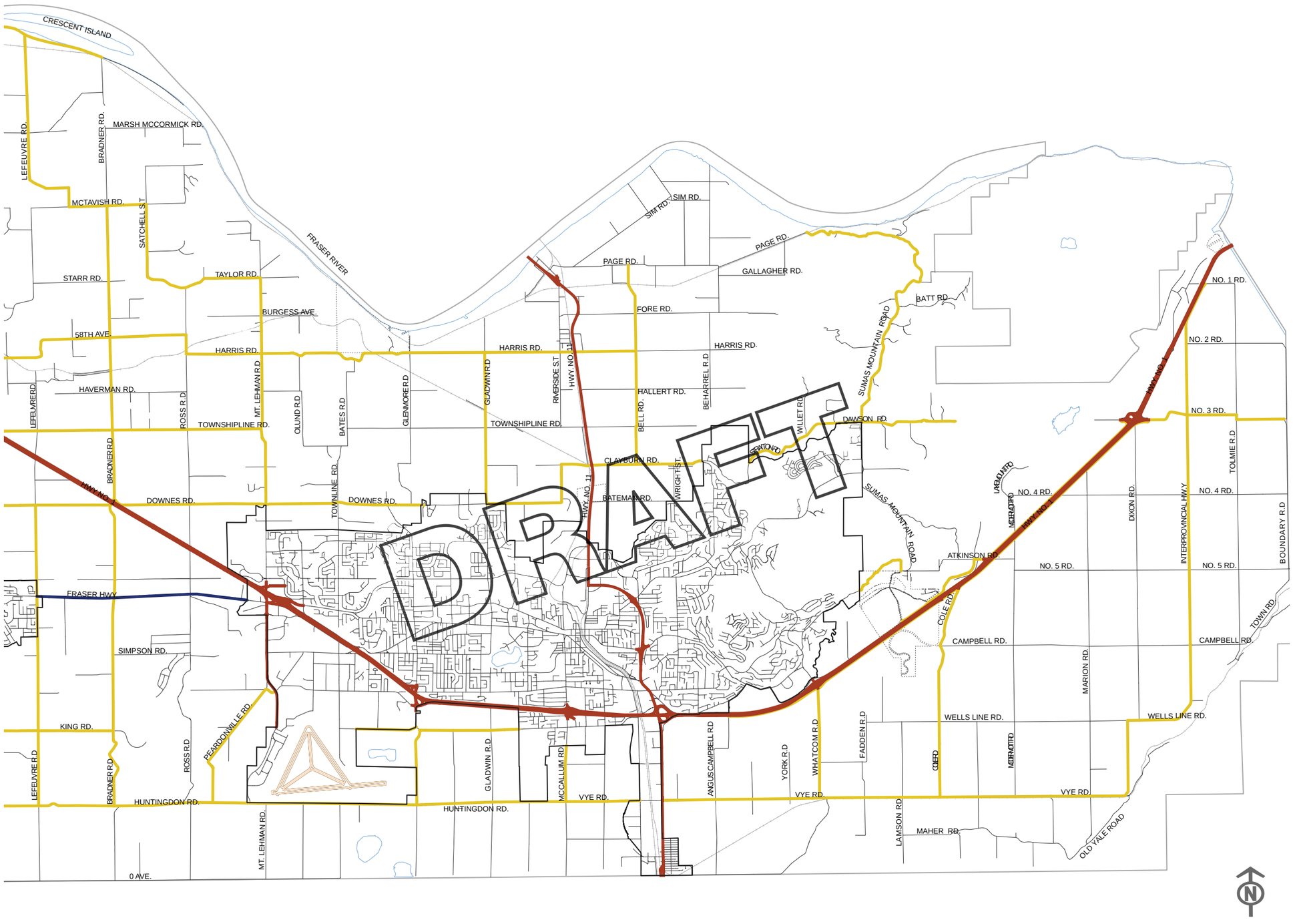
Map 4
Urban Road Classification

LEGEND

- Urban Development Boundary
- Provincial Highway
- Urban Regional
- Urban Arterial
- Urban Collector
- Local
- Proposed Arterial
- Proposed Collector
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

Note: All existing and future road network classifications to be confirmed by Transportation Master Plan.

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



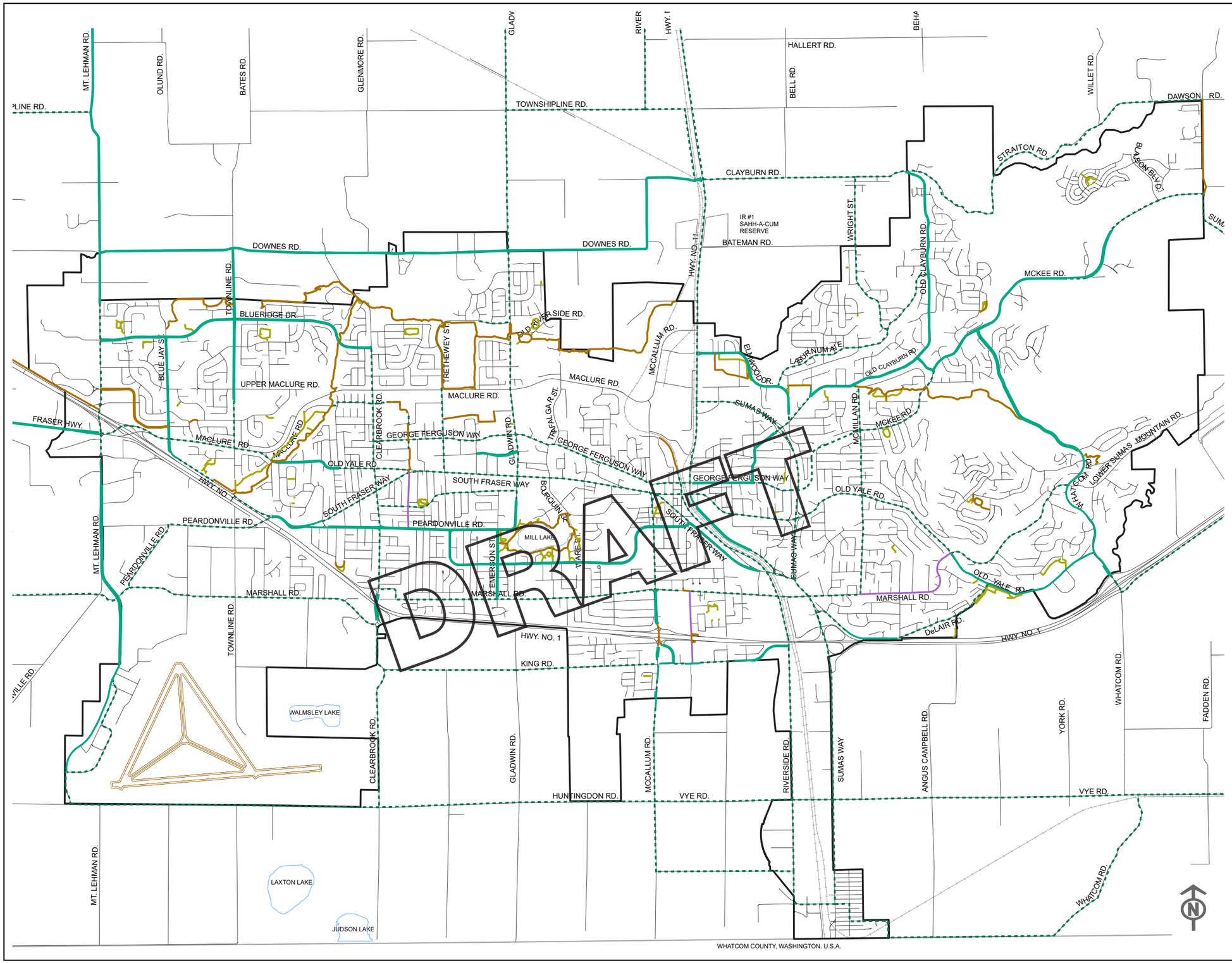
Map 5
Rural Road Classification

LEGEND

- Urban Development Boundary
- Provincial Highway
- Rural Regional Road
- Rural Collector
- Rural Local
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

Note: All existing and future road network classifications to be confirmed by Transportation Master Plan.

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

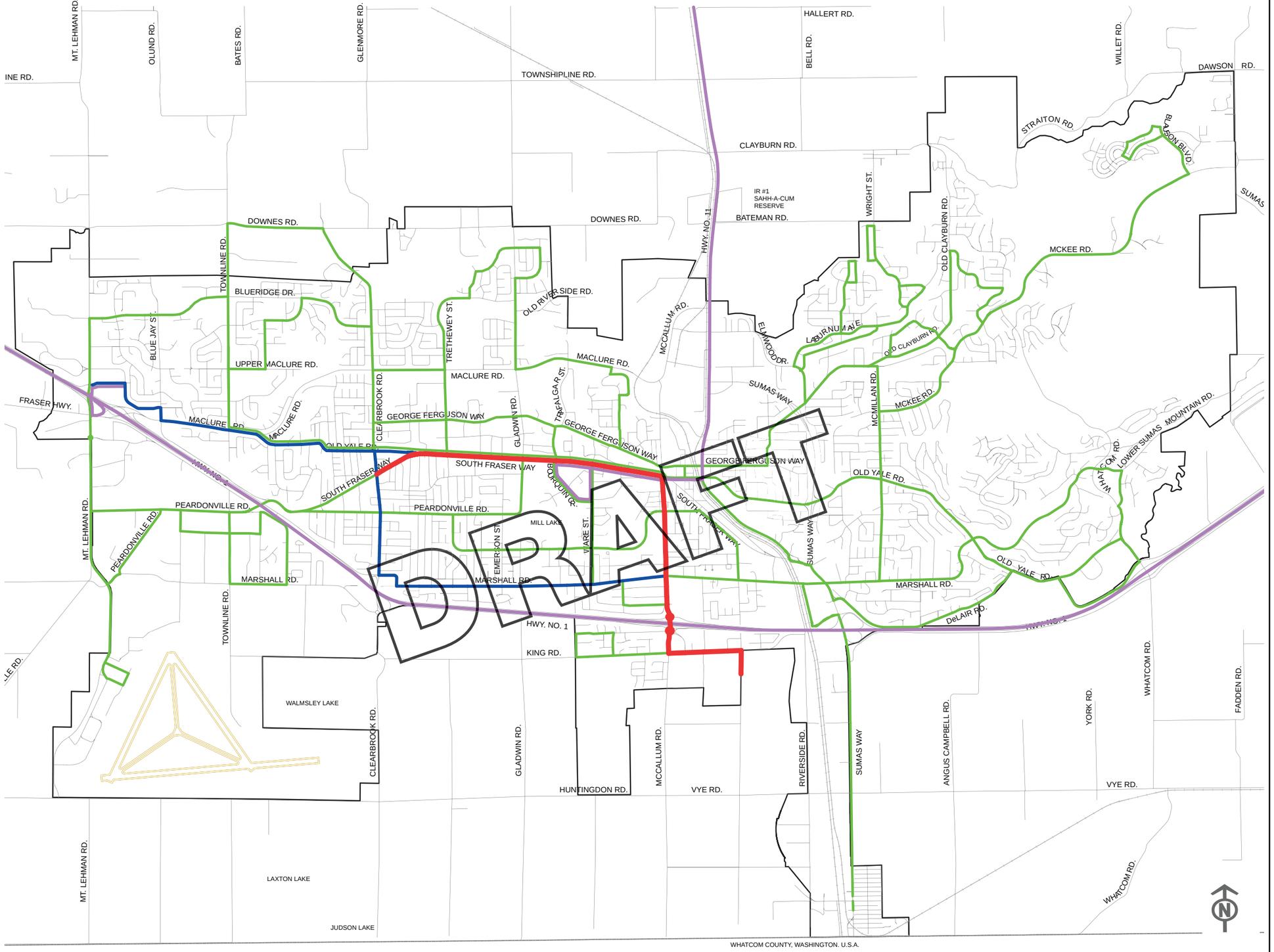
Map 6
Bike Routes

LEGEND

- Urban Development Boundary
- Multi-Use Path (MUP)
- Painted Bicycle Lane
- Protected Bicycle Lane
- Future Route
- Paved Pathway
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

Note: All proposed bike routes to be confirmed by Transportation Master Plan

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

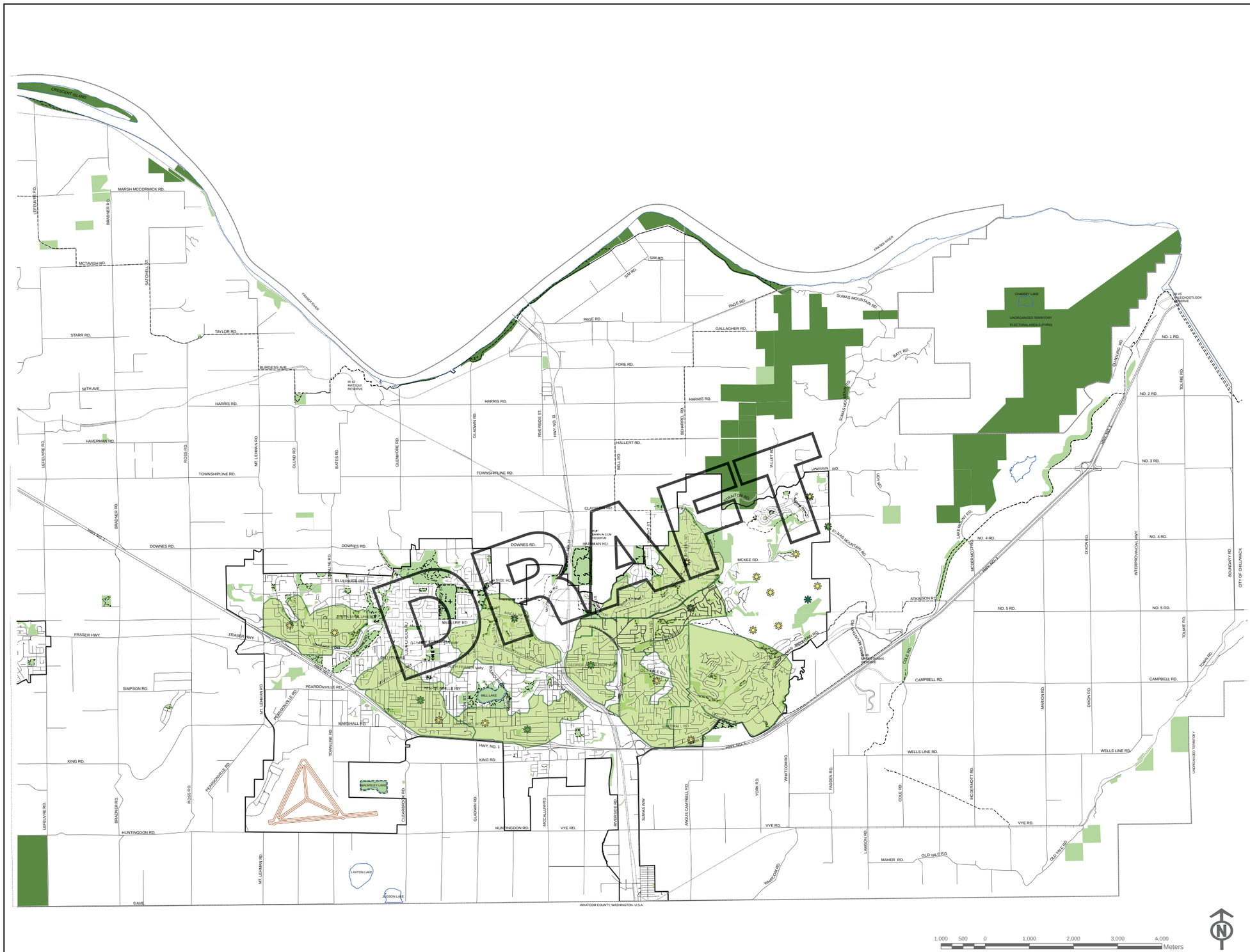
Map 7
Transit Corridors

LEGEND

- Urban Development Boundary
- Primary Corridor
- Secondary Corridor
- Intercity Service
- Tertiary Service
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

Note: Location of corridors to be confirmed by Transportation Master Plan

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

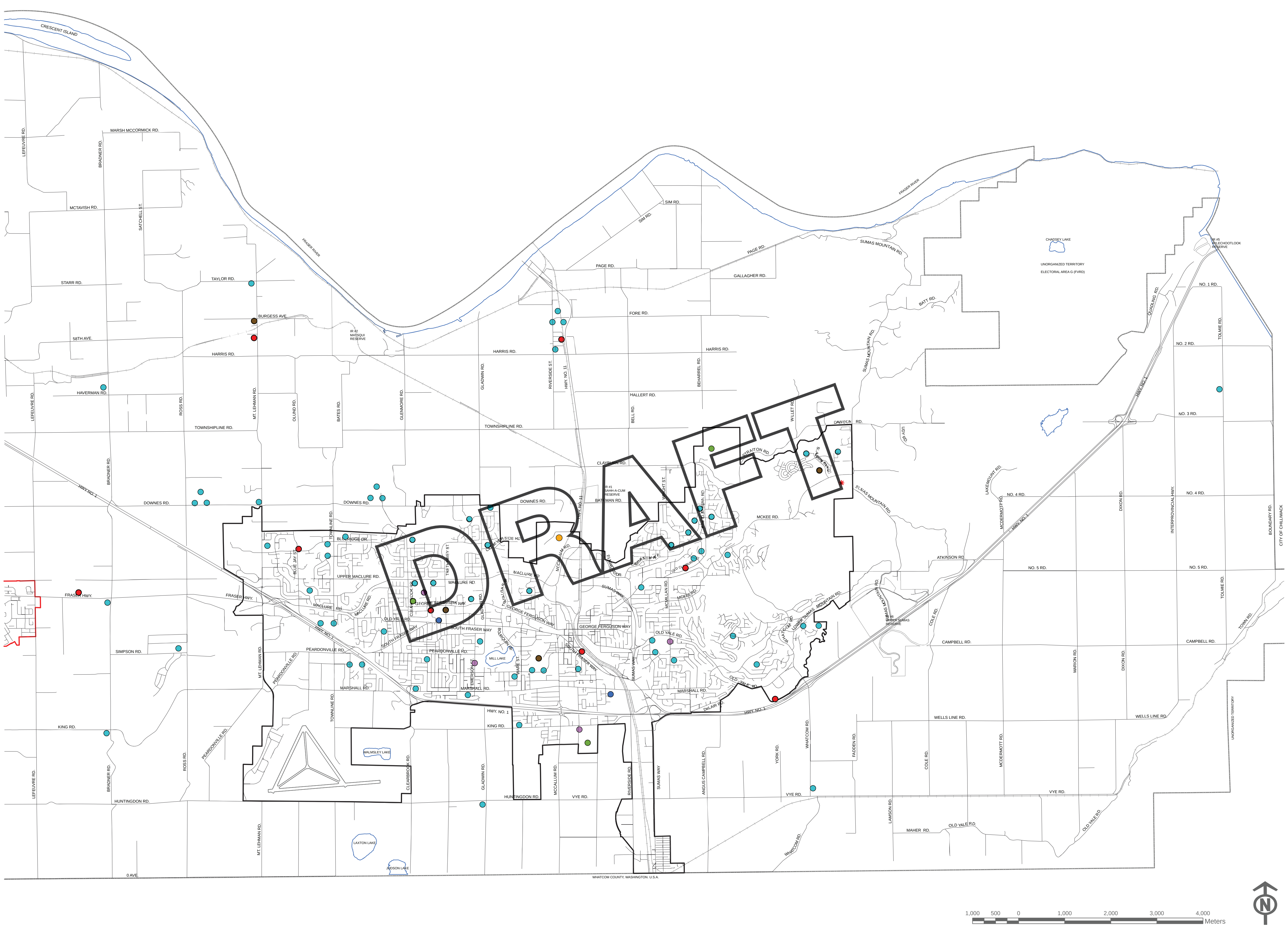
Map 8
Parks & Trails

LEGEND

- Urban Development Boundary
- Trails
- City Park
- Regional Park
- Proposed Park Catchment
- Proposed City-wide Park
- Proposed Community Park
- Proposed Neighbourhood Park
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

Note: All future greenway connections and park locations to be confirmed by Parks Master Plan

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



Map 9

Community Facilities

LEGEND

- Urban Development Boundary
- Fire Hall
- Proposed Fire Hall
- Police
- Library
- School
- University/College
- Recreation Facility
- Waste Management Facility
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025

Map 10
Water

LEGEND

- Urban Development Boundary
- Clearbrook Waterworks Area
- Yarrow Water District
- No City Water
- Reservoir*
- Well
- City Supply Line +*
- Regional Transmission Line*
- Proposed City Supply Line*
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

Notes:

\+ 300 mm diameter or larger

* Existing and Proposed water lines and appurtenances to be confirmed by Water Master Plan

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025

DRAFT

1,000 500 0 1,000 2,000 3,000 4,000 Meters

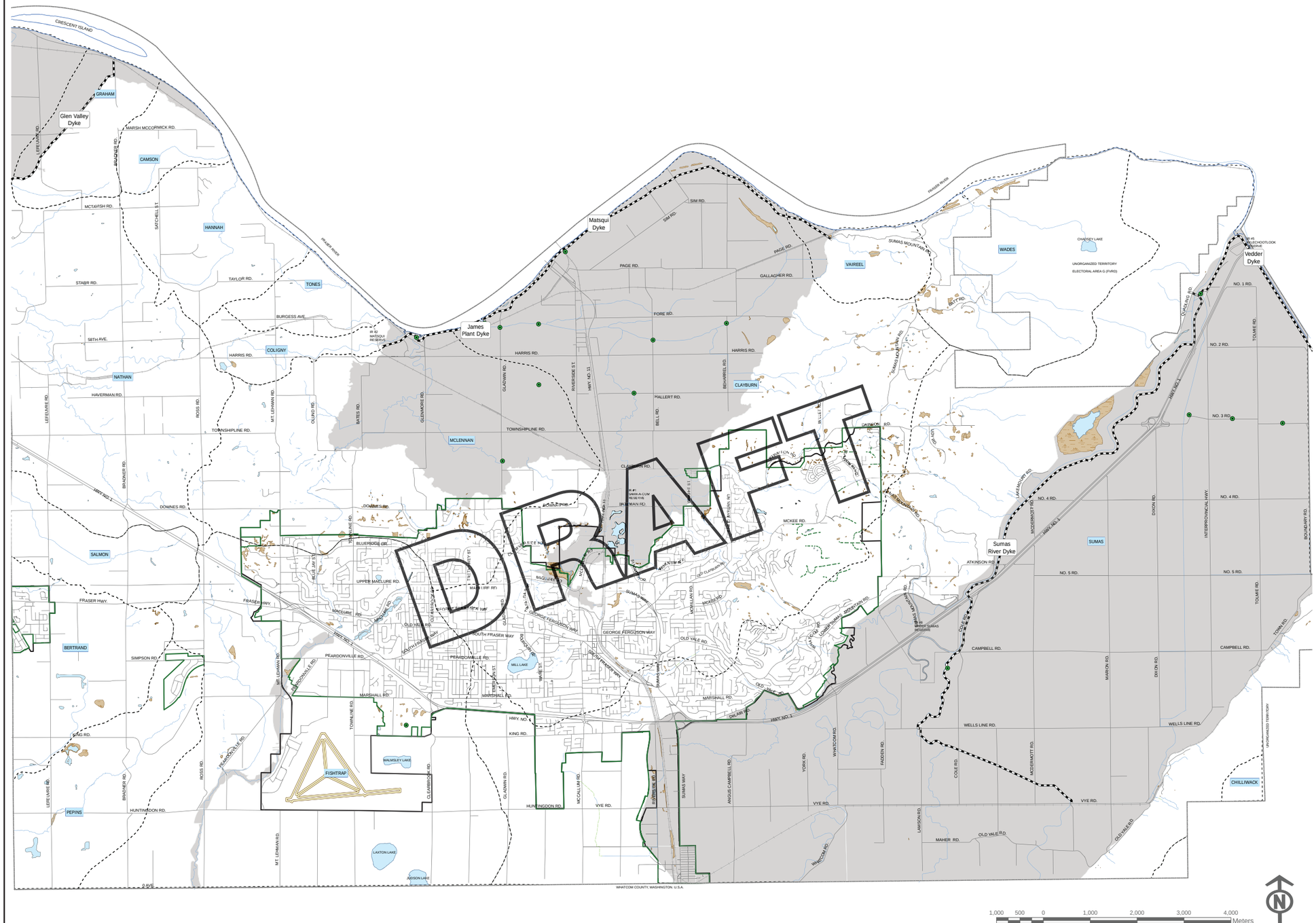
Map 11
Sanitary

LEGEND

- Urban Development Boundary
- Connected Under Council Policy 900-8-01 (Sewer Connection for Rural Properties
- Inside Service Area
- Connected - Outside Service Area
- Wastewater Treatment Plant
- Pressurized, Inactive
- Pressurized, Future
- Sanitary Trunk Main
- Future Sanitary Trunk Main
- Major Upgrades
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025

DRAFT



Map 12

Drainage & Flood Control

LEGEND

- Urban Development Boundary
- Urban Drainage Boundary
- Floodplains
- Watersheds
- Watercourses
- Channel - Piped
- Lake
- Marsh
- Dykes
- Drainage Pump Station
- Proposed Drainage Main
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



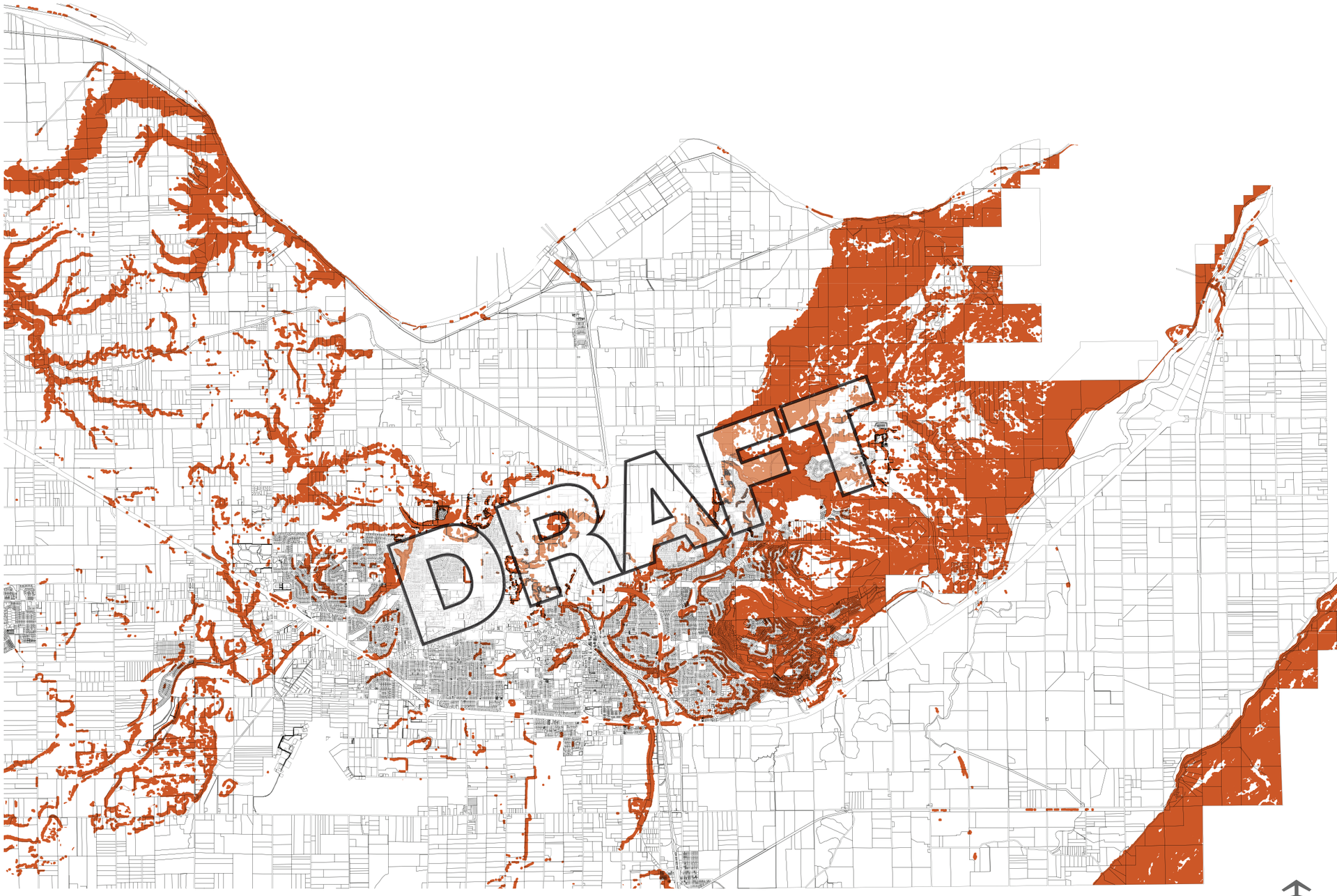
Map 13

Natural Environment Development Permit Areas [DRAFT]

LEGEND

- Natural Environment Development Permit Area (draft)
- First Nations Reserve

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

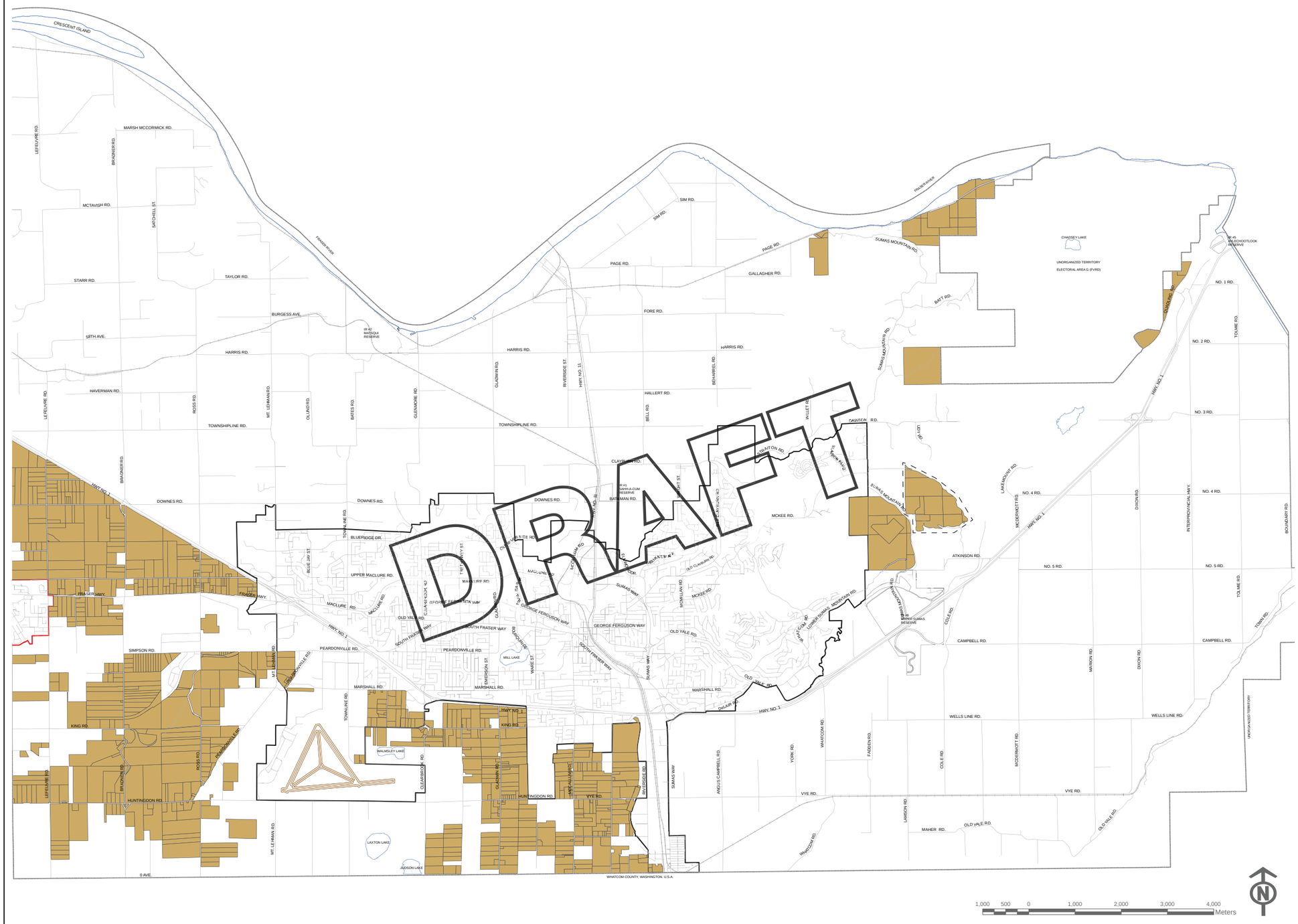
Map 14

Steep Slope Development Permit Areas

Legend

Draft Steep Slope Development Permit Area

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025

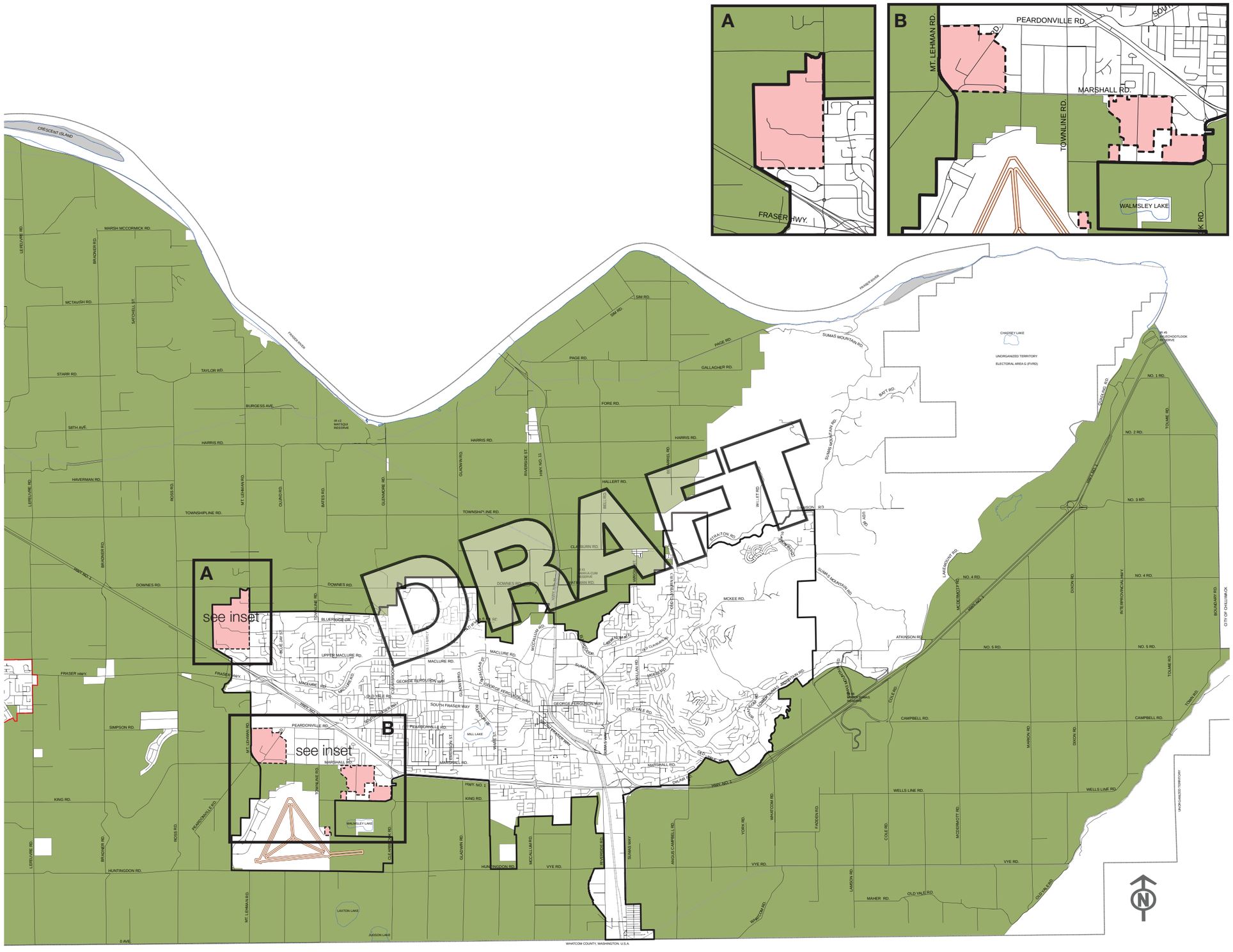


Map 15
Soil Removal Eligible Areas

LEGEND

- Urban Development Boundary
- Soil Removal Eligible Areas
- 170 m Elevation Area
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025



abbotsfwd 2050

Map 16
Agricultural Land Reserve

LEGEND

- Urban Development Boundary
- Agricultural Land Reserve
- Lands excluded or conditionally excluded from the ALR & subject to Ag Trust Fund Policy
- City Boundary
- First Nations Boundary
- Airport
- Railway
- Shore

PRELIMINARY DRAFT
SUBJECT TO CHANGE
MAY 13 2025