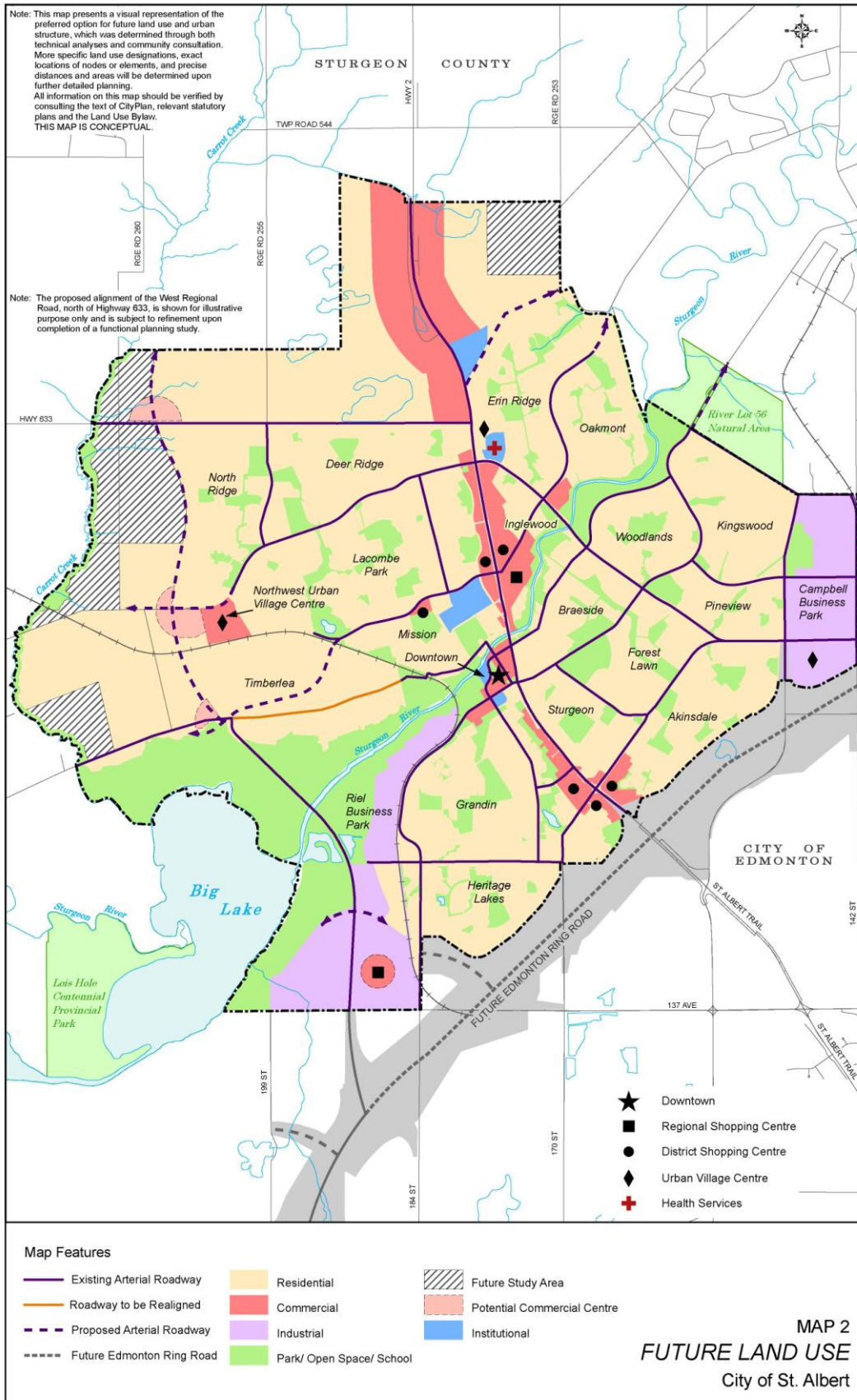


Future Land Use

The Municipal Development Plan provides a framework for the future development of land in the City. Land use planning must balance different land uses throughout the city. Each category of land use has more specific sub-categories called land use districts. These are described in detail in the Land Use Bylaw.

| Land Use Categories | Description |
|------------------------|---|
| Residential | Neighbourhoods of homes where people, live ranging from single family homes to high rise apartment buildings. |
| Commercial | Development for activity involving the sale of goods or services carried out for profit. This includes downtown, neighbourhood convenience centres, district shopping centres (up to 10 hectares of land, 14,000 m ² of gross leasable area, a 10 minute drive for clientele), or regional shopping centres (up to 40 ha of land, 37,500 m ² of gross leasable area, a 45 minute drive for clientele). |
| Industrial | Development used for manufacturing and warehousing, often characterized as light (any nuisance within building, no bulk oil/chemical storage or chemical processing), medium (any nuisance contained within site) and heavy. |
| Park/Open Space/School | Open space is space owned and maintained by a public agency, and dedicated for the common use and enjoyment of the general public. This could include open green space, parks, public squares or other spaces, but does not include stormwater ponds or systems. |
| Institutional | A non-profit, religious or public use, such as a church; public or private school; hospital; or government-owned or -operated building, structure or land used for public purpose. |
| Urban Village Centre | An employment centre that accommodates a range of office, retail, residential (including high rise residential) and institutional uses, incorporates transit access and is considered distinct within a neighbourhood, or to be separate from other neighbourhoods |
| Future Study Area | These undeveloped areas are subject to further study to determine the future land uses. They could be designated for future industrial development. |

NOTE: This information sheet provides a general overview of proposed land uses in the City of St. Albert. A more detailed breakdown of existing land uses and land use districts is found in Land Use Bylaw 9/2005. We recommend you refer to the Municipal Development Plan 15/2007 and the Land Use Bylaw 9/2005 for full details about land use for decision-making purposes.



Source: St. Albert Municipal Development Plan 15/2007

For further information, contact Planning & Development at 780-459-1654