



Transferable Development Credits

Faculty of Environmental Design

Supervisor: Harry Harker, RPP, FCIP

Jessi Fry
Russ Leedham
Derek Pomreinke
Lisa Wambaa

Evan Joyes
Tega Odogu
Ryan Siersma
Charlene Wilcock

Municipal Development Plan



TDC

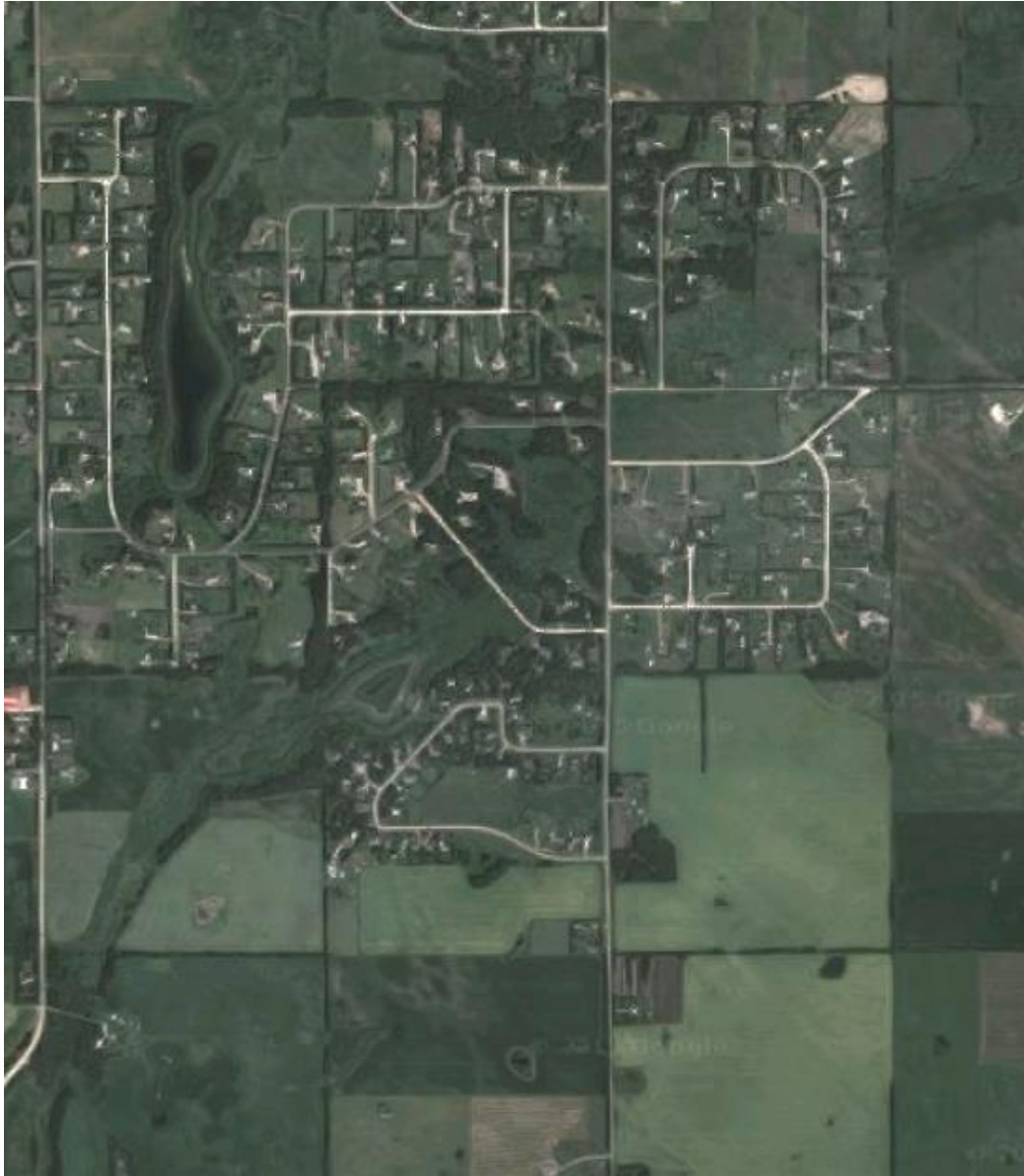


Environmental Conservation
Master Plan

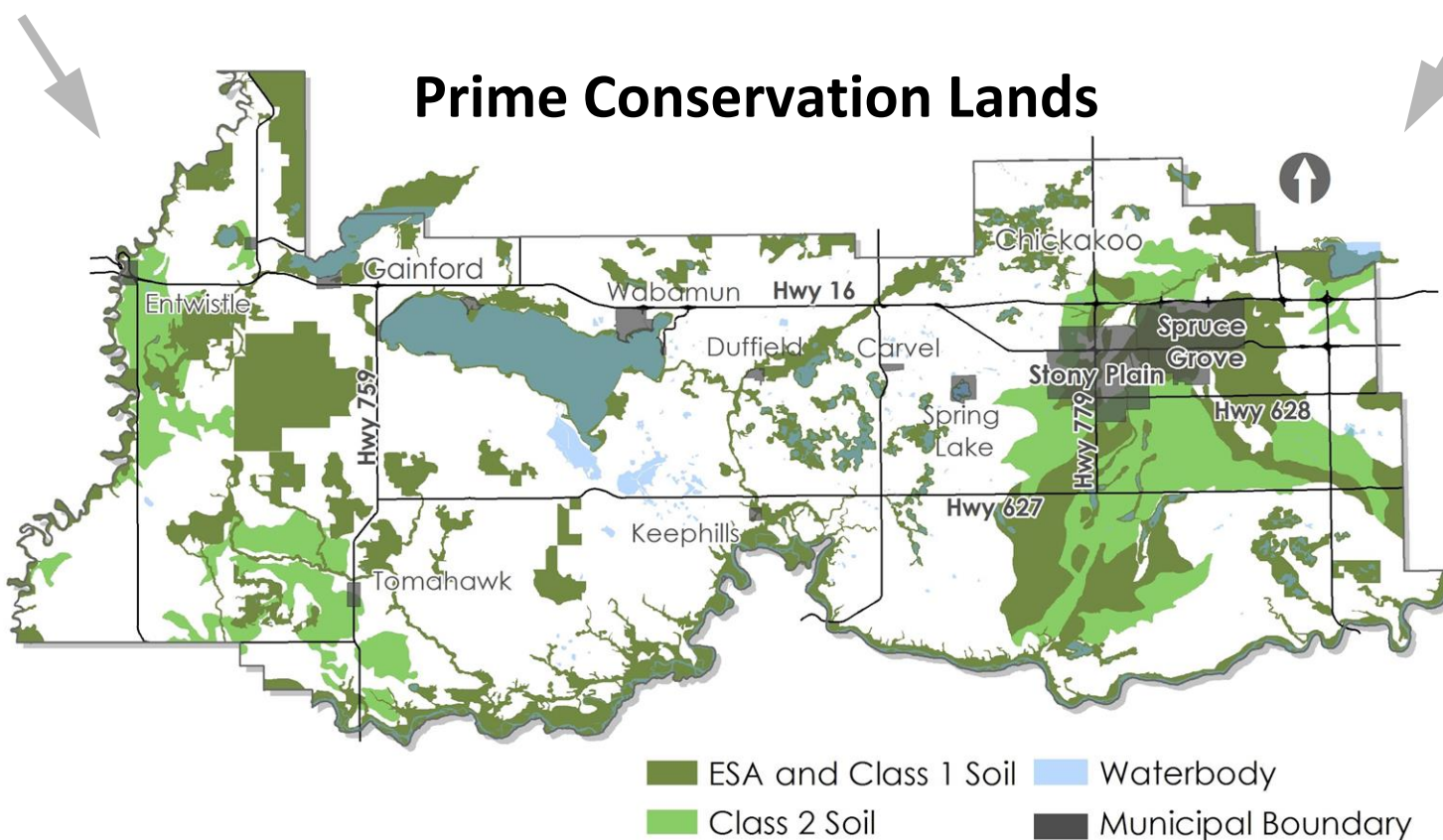
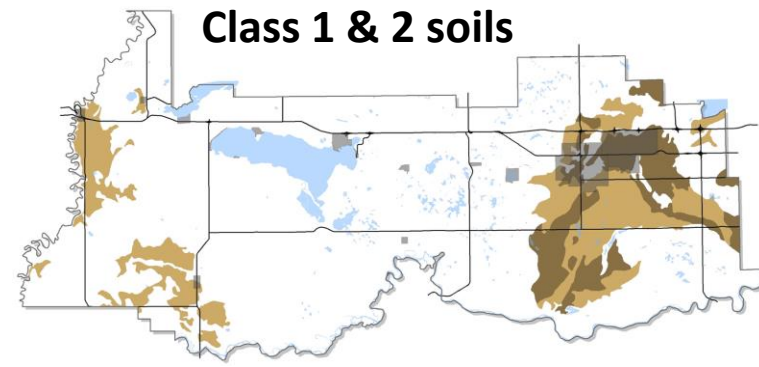
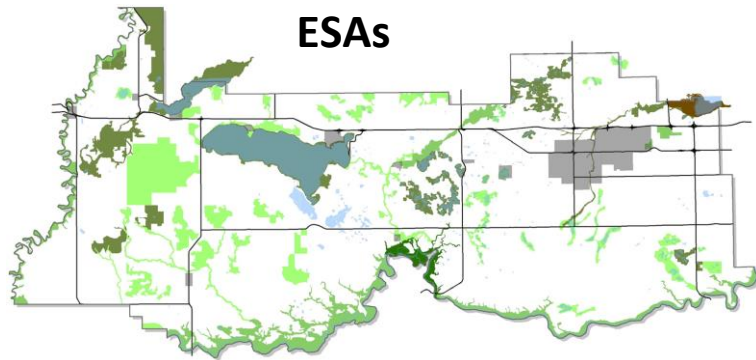


Future of Agriculture
Study

CHALLENGES & OPPORTUNITIES



CONSERVATION AREAS



ALUS PROGRAM

| | What ALUS Covers | What it Doesn't Cover |
|--------------------|---|---|
| Conservation Focus | Individual wetlands and marginally-productive agriculture lands | High-value agricultural land and larger environmentally significant areas |
| Timeline | 5-10 year leases with potential renewal | Permanent easement |
| Funding Source | Non-profit funding | Market-based funding |

TDC OVERVIEW

Allows municipalities to **direct development** away from sensitive areas and provide bonus density to more **suitable areas for development**.

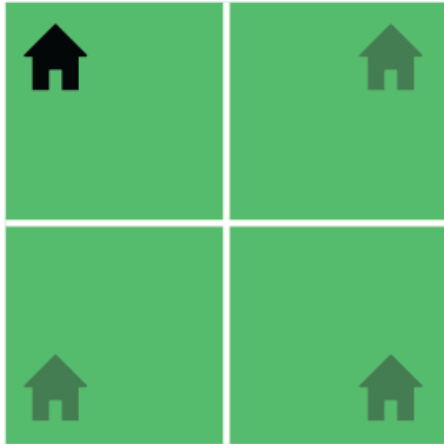
A **market-based** credit system enables a landowner to **profit** from not developing their land.

The result is **protection** of valued land while directing **growth** to areas more suitable for development in the County.

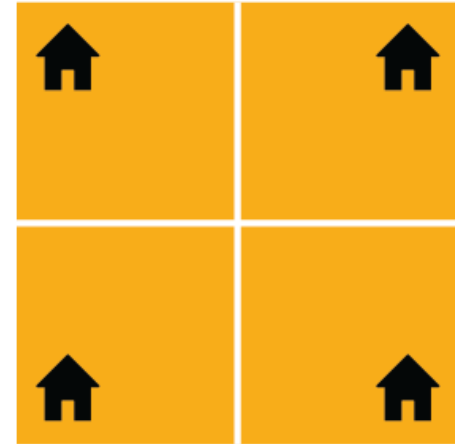


CREDIT SYSTEM

CONSERVATION LAND BEFORE

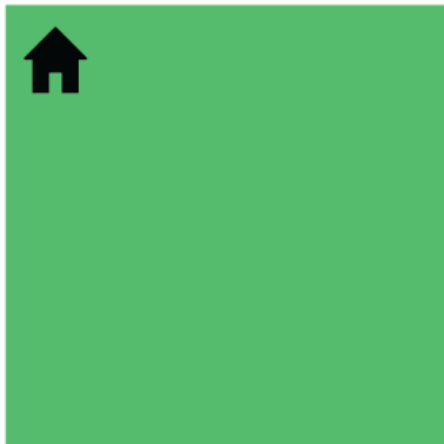


DEVELOPMENT LAND BEFORE



=

CONSERVATION LAND AFTER



DEVELOPMENT LAND AFTER

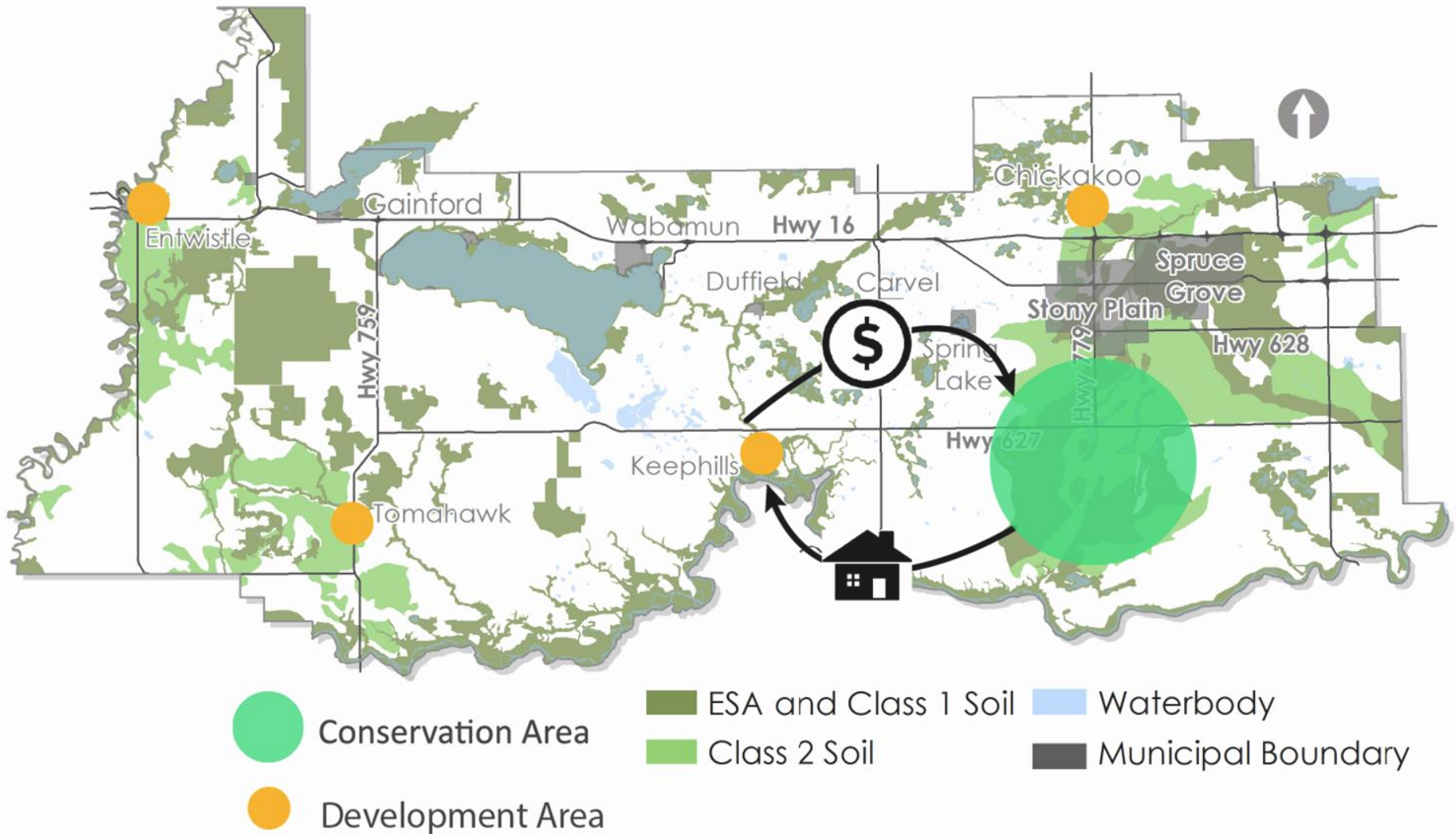


CREDITS

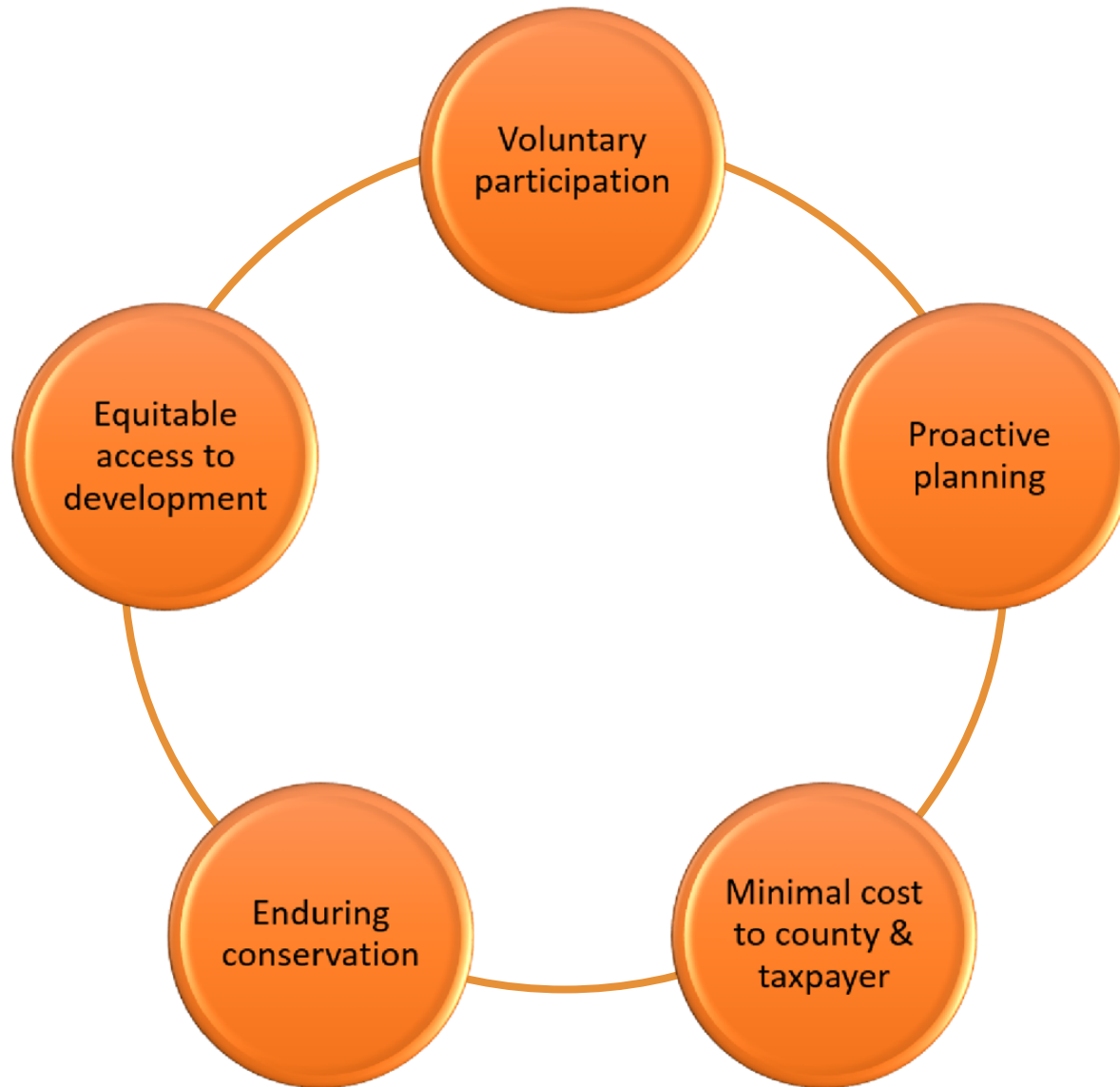


\$\$\$

PARKLAND EXAMPLE



TDC BENEFITS



CONCLUSION



Parkland County has:

- Supportive policy
- Complementary programs
- A proven history of conservation leadership

With Council's endorsement, EVDS will proceed to pursue funding for a detailed pilot program.

CONTACT US

Ryan Siersma

Project Coordinator

ryan.siersma@ucalgary.ca

(403) 837-5364

Harry Harker, RPP, MCIP

Planner in Residence, EVDS

hharker@ucalgary.ca

(403) 336-1720