



UNIVERSITY OF
CALGARY

Transferable Development Credits

Faculty of Environmental Design

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Municipal Development Plan



TDC

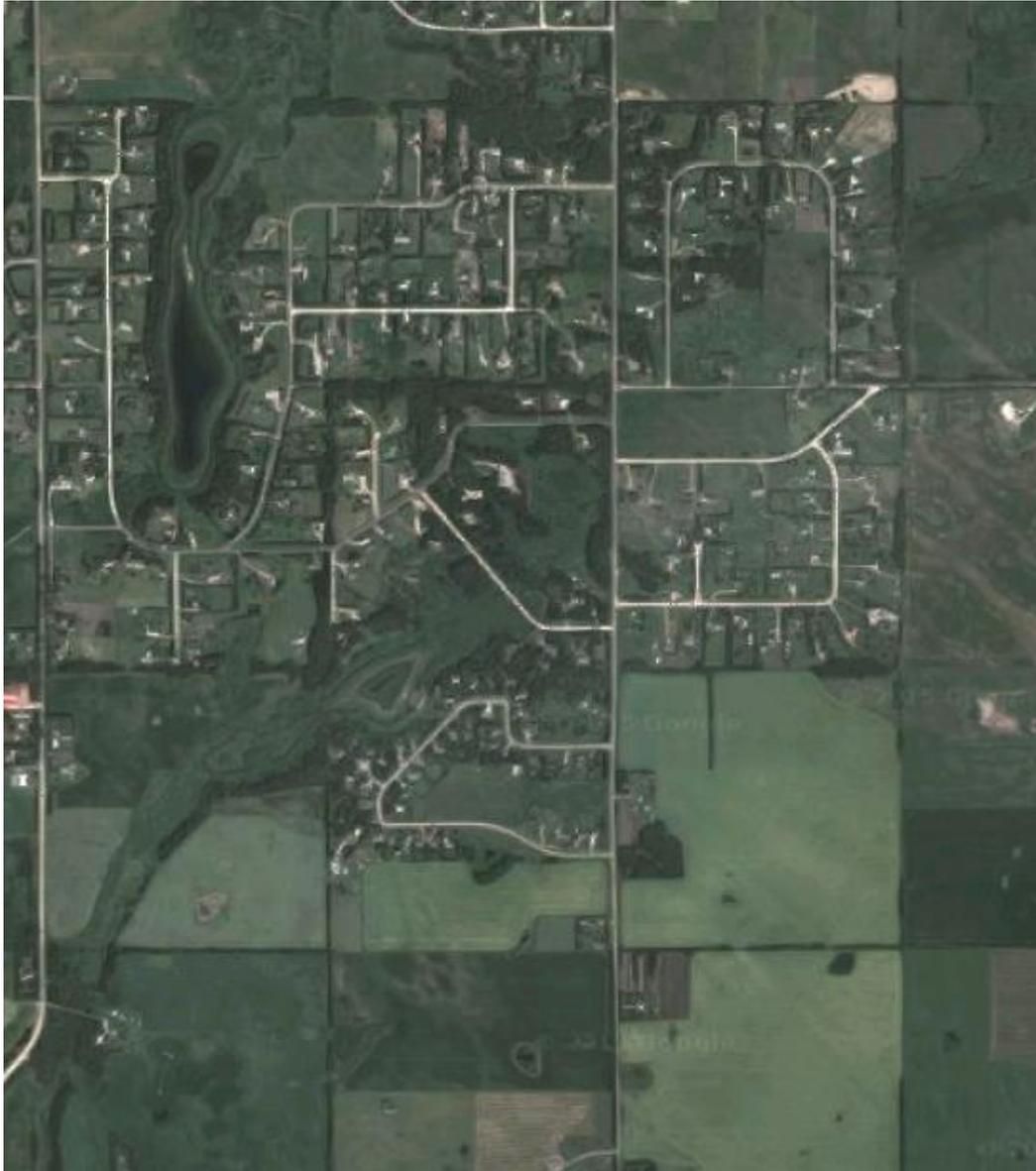


Environmental Conservation
Master Plan

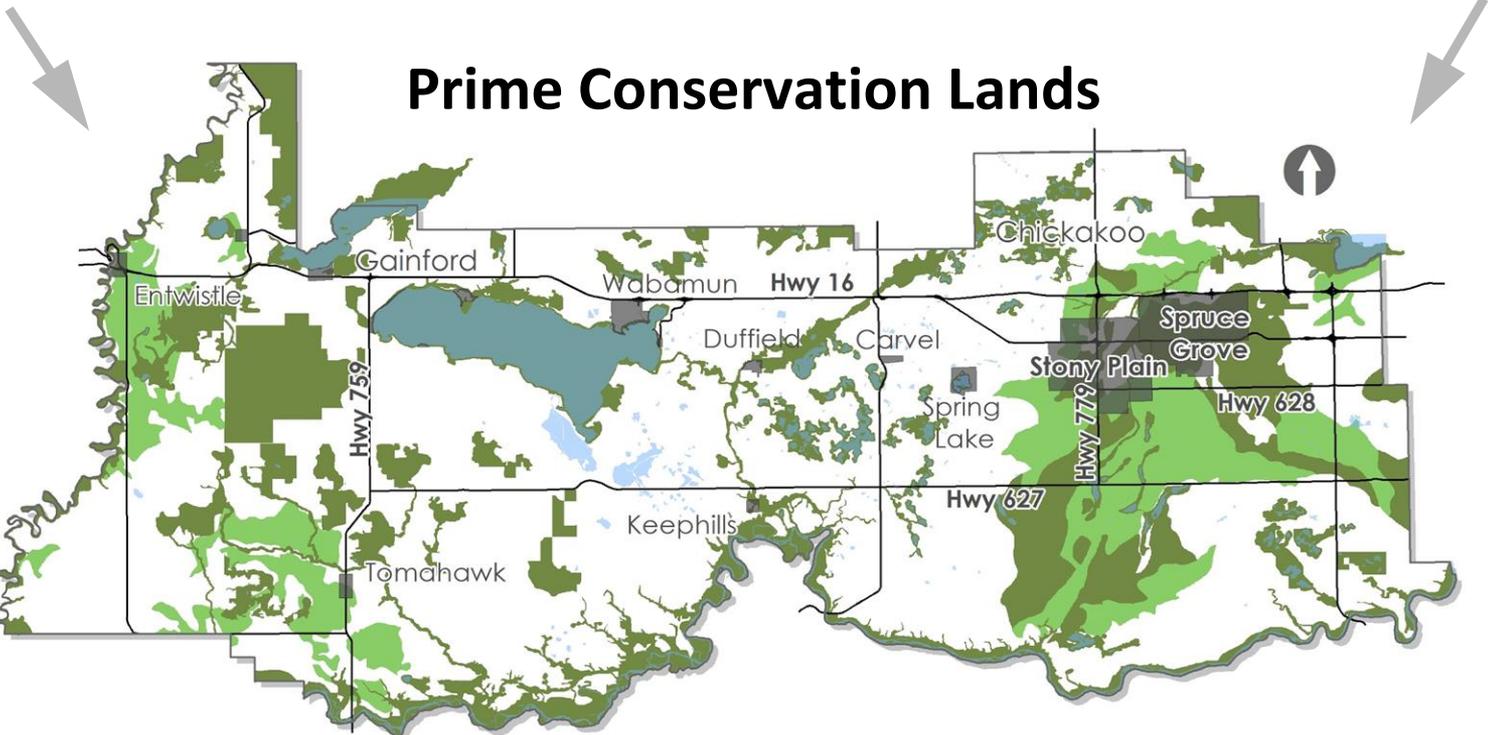
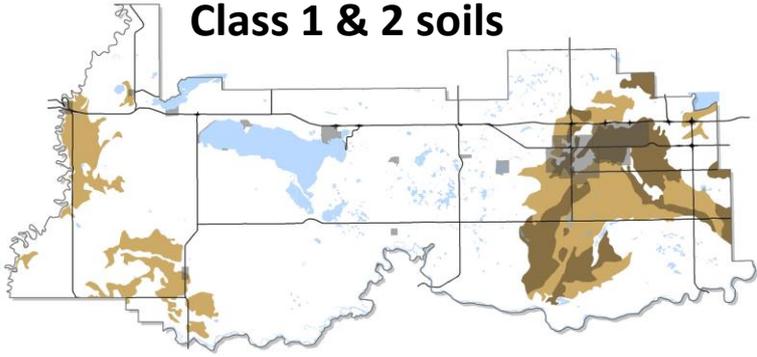
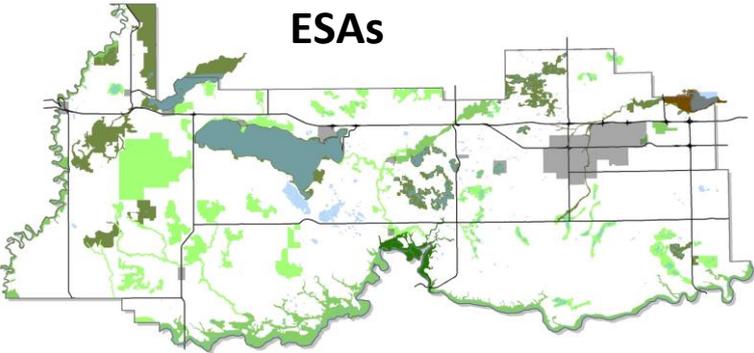


Future of Agriculture
Study

CHALLENGES & OPPORTUNITIES



CONSERVATION AREAS



- ESA and Class 1 Soil
- Class 2 Soil
- Waterbody
- Municipal Boundary

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**.

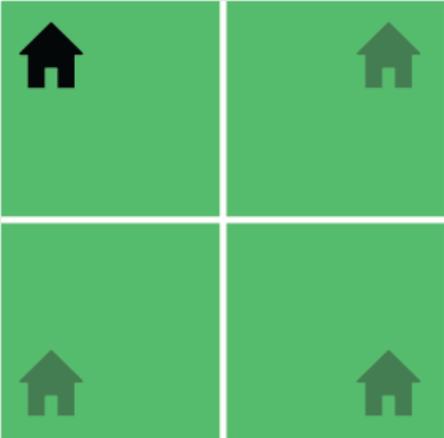
A **market-based** credit system enables a landowner to **profit** from not developing their land.

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



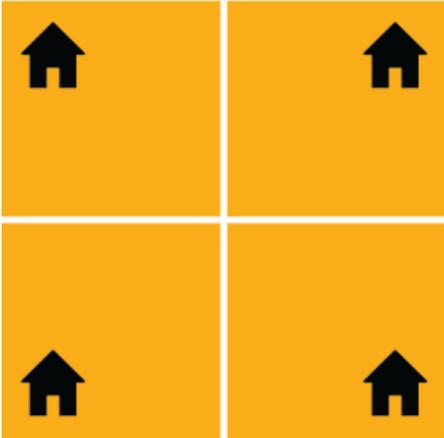
CREDIT SYSTEM

CONSERVATION LAND BEFORE

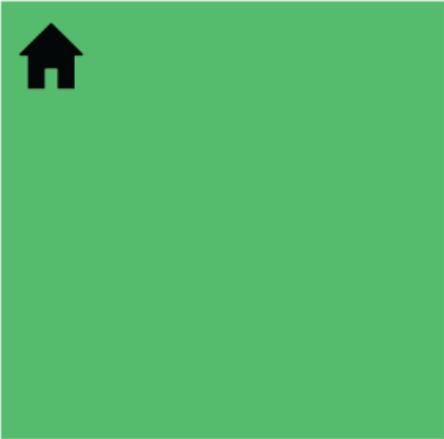


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DEVELOPMENT LAND BEFORE



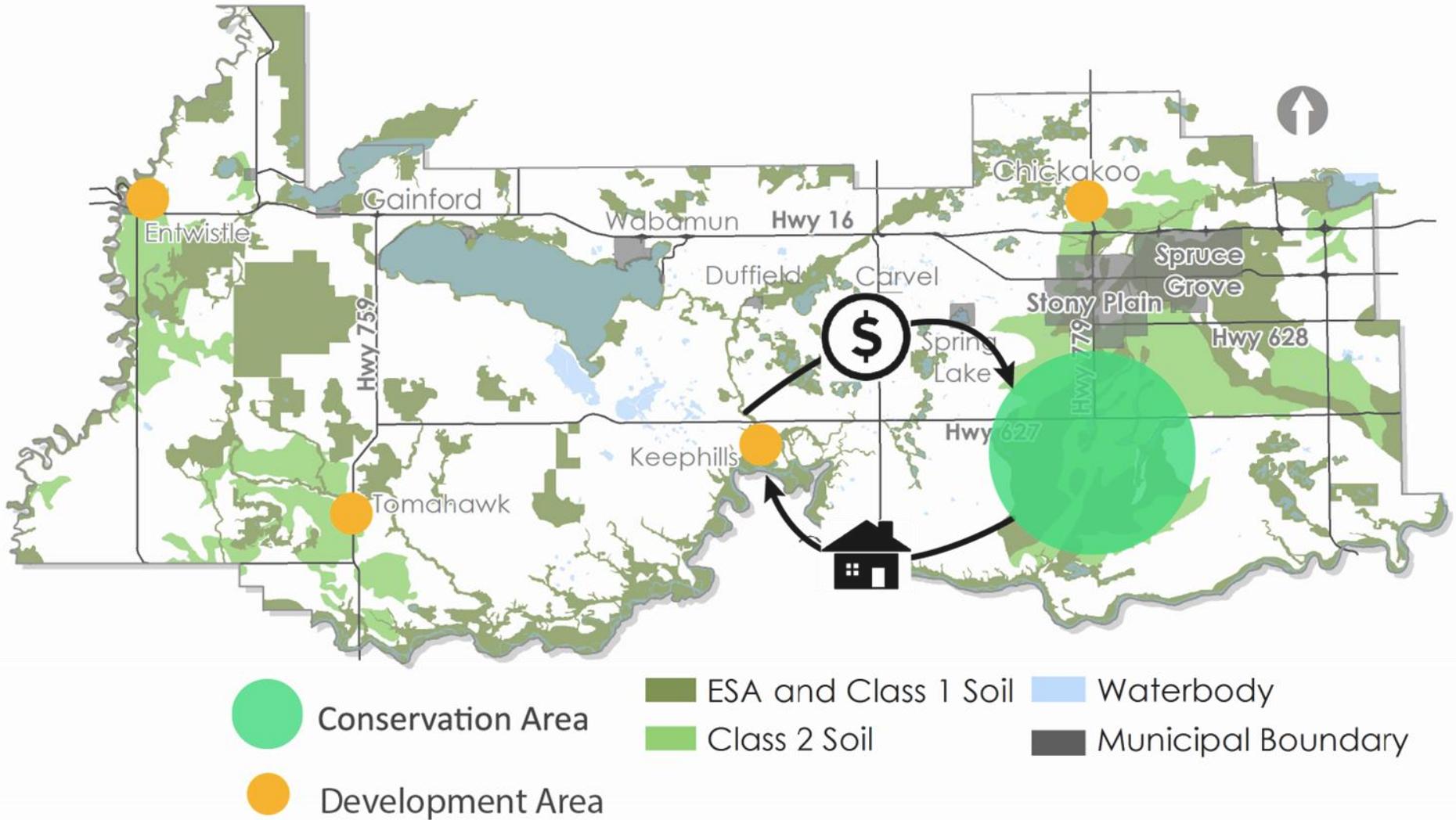
CONSERVATION LAND AFTER



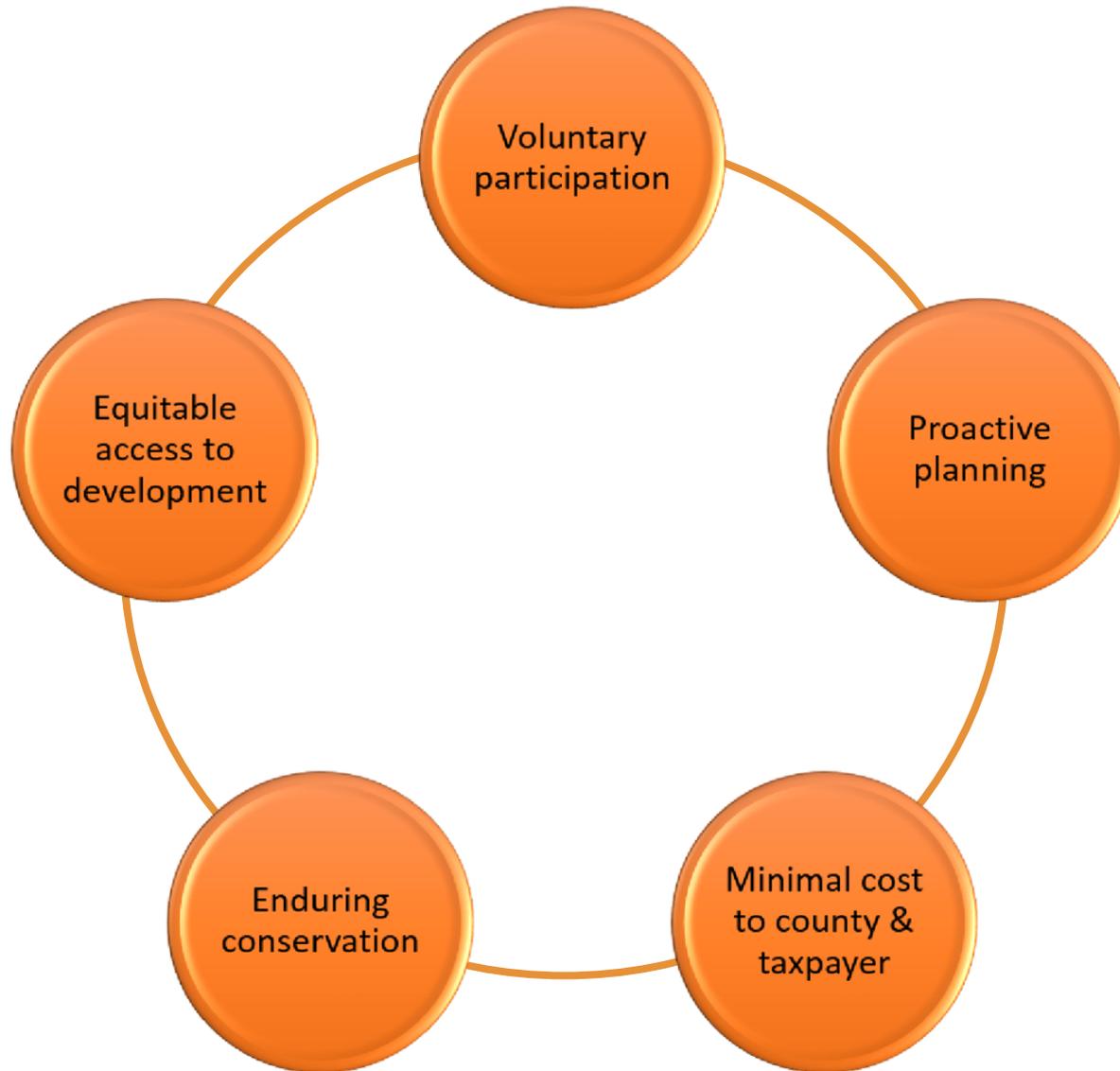
DEVELOPMENT LAND AFTER



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

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