

Transferable Development Credits

A Provincial Strategy for Alberta

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A Provincial Strategy

Enabling legislation

- Need
- Proposed principles
- Proposed features

Technical and financial support

- Financial and non-financial
- Catalyst investment



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Determining the need

- The American Experience
- Legal support for TDC tool in Alberta
- Demand from municipalities



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Proposed principles

- Control of TDCs in hands of municipalities
- Municipal Government Act ideal place to locate



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Proposed principles

- TDC programs should focus on sustainability
- Existing programs should be grandfathered
- Legislation should be incentive based



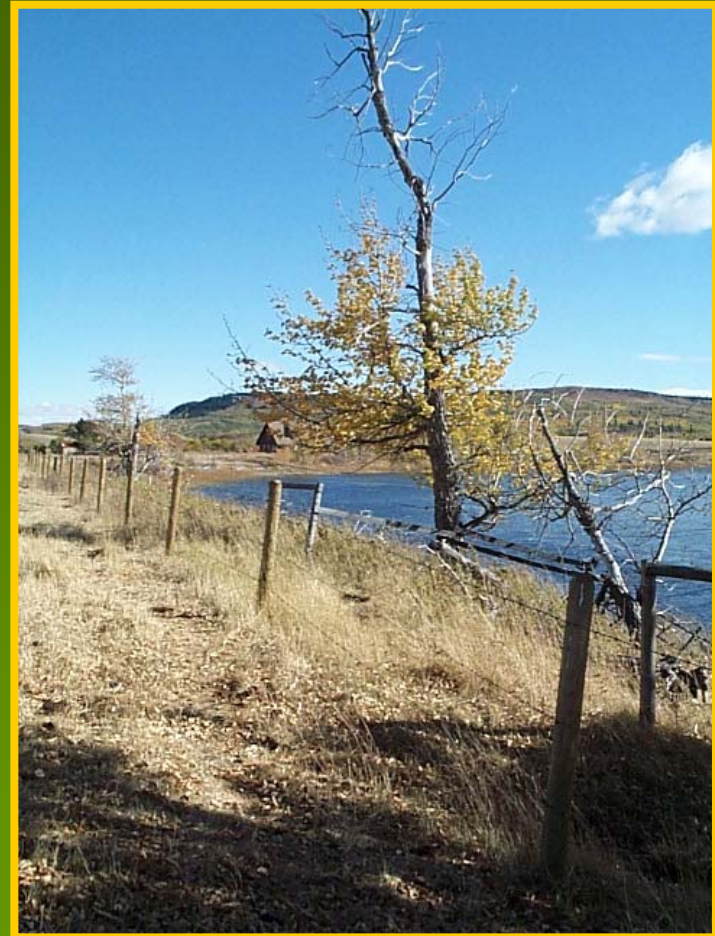
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Enabling legislation

Proposed features of TDC legislation

- TDC specific easements
- Promoting comprehensive development and conservation planning
- Stakeholder advisory groups



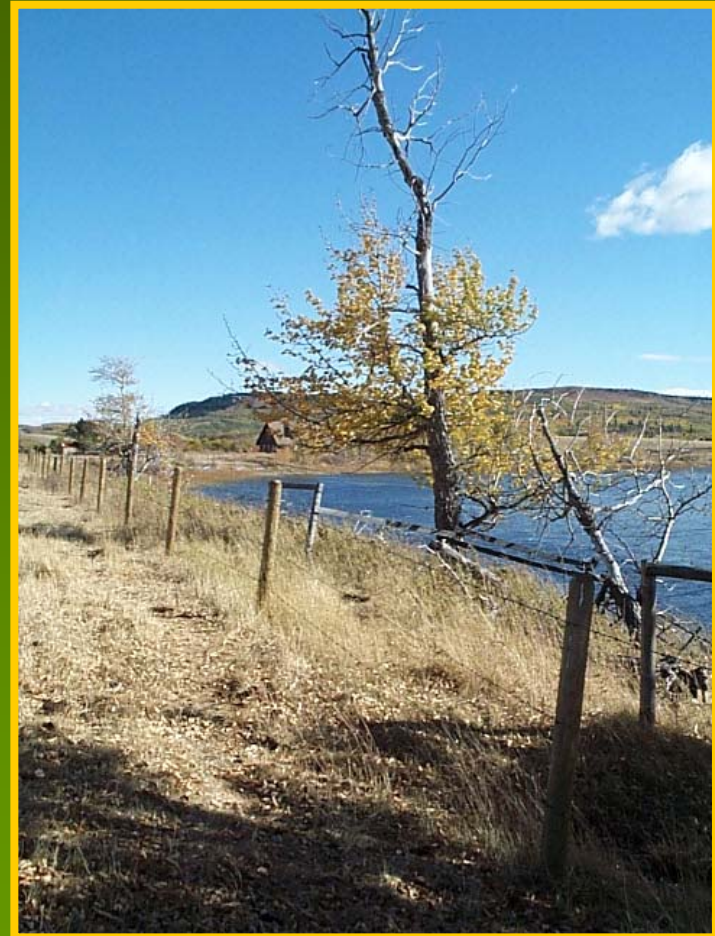
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Proposed features of TDC legislation

- Inter-jurisdictional TDC programs
- TDC program 'banks'
- Third-party TDC easement holders
- TDC-specific public consultation



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Proposed features of TDC legislation

- Flexibility in determining TDC admin body
- Provincial-level dispute resolution process



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Technical and financial support

Technical expertise, training, and resources

- Incentive techniques
- Stakeholder advisory groups
- Multi-jurisdictional TDC structures
- Real estate market assessment
- TDC credit valuation methods
- Measuring 'value' in landscapes
- Sending/receiving area determination
- TDC easement templates



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Technical and financial support

Funding and grant support

- Direct support (start-up, plan development, education)
- Indirect support (multi-jurisdictional incentives, areas of significance planning, sustainability plan, receiving area infrastructure)



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Technical and financial support

Administrative support

- Multi-jurisdictional framework administration
- Provincial TDC credit bank
- Identification of third-party land trusts
- Arbiter / dispute resolution process



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Technical and financial support

Support for complementary programs

- **Rural Land Use Process**
- **Regional partnerships and planning**
- **Purchase of Development Rights (PDR) programs**



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