

# *The Why, What, How and Who's of TDCs*

**A TRANSFER OF DEVELOPMENT CREDITS (TDC) INFO VIDEO**

Innovative Research | Engaged Communities | Healthy Landscapes



**MIISTAKIS  
INSTITUTE**

## Why a TDC program?



- **For communities facing rapid growth, rapid land conversion, and loss of valued landscapes**
- **Directs development away from areas where it is not appropriate to areas where it makes best sense**
- **Conserves valued landscapes at minimal public expense**



## Why a TDC program?



- **Avoids win-lose zoning scenarios, ensuring landowners suffer no serious property value reductions in zoning-only approaches**
- **Allows large groups of parcels to be conserved in contrast to parcel-by-parcel clustering techniques**



## Features of a TDC program



- **Municipal planning tool for promoting land conservation in the face of significant land conversion pressure**
- **Supports a community vision**
- **Method for deed-restricting development (e.g., conservation easements)**
- **Market-based system for transferring credits; may be assisted (e.g., brokered)**



## Features of a TDC program



- **Successful TDR programs are never lonely, never stagnant!**
- **Many ways for determining sending areas and receiving areas**
- **Credits may be based on development / conservation potential**
- **May be for a region, an entire county, multiple counties**



## What can TDC's be used for?



- **Allowable purposes defined in ALSA**
  - Environment
  - Scenic values
  - Agriculture
  - Historic resources



## How are TDC programs started?



- **Developers**
- **Conservationists**
- **Council / staff**
- **Landowners**



## How are TDC programs enabled?



- **Alberta Land Stewardship Act**
- **Regulations (in development)**
- **Do NOT need a regional plan**



## Who can establish a TDC program?



- **Municipal planning tool**
- **ALSA authorizes:**
  - Local authority
  - Two or more local authorities
  - Regional plan
- **Regulations would delegate authority to municipality**



## What is required?



- **Alberta Land Stewardship Act**
  - Designate conservation lands and purpose(s)
  - Designate development area
  - State attributes of credits
  - Seek approval from Cabinet



## What is required?



- **Regulations (proposed)**
  - Create TDC Bylaw
  - Amend plans as needed
  - Credits trade within program
  - Maintain records
  - Apply for approval after 3<sup>rd</sup> reading



## How are landowners compensated?



- **Cash payment for development credits**
- **No set amount for credits**
- **Willing buyer / willing seller in a true market**



## How are landscapes evaluated?



- **Landscape valuation may be complex or simple**
  - May be bonuses for key features (riparian, native grass, affordable housing)
  - May be 1 credit per 1 acre
  - Likely something in between

