

## Land Use Principles

### HIGHLIGHTS:

The Land Use Principles of the Capital Region Growth Plan establish the planning framework that the Capital Region Board and member municipalities will use to guide future growth and development in the Region.

#### **I: Protect the Environment and Resources**

##### PRINCIPLES

- a. Preserve and Protect the Environment
- b. Preserve Agricultural Lands
- c. Protect Natural Resources
- d. Minimize the Impact of Development on Regional Watersheds and Airsheds
- e. Minimize the Impact of Heavy Industrial Development

#### **II: Minimize Regional Footprint**

##### PRINCIPLES

- a. Identify, Protect and Prioritize Lands for Regional Infrastructure
- b. Concentrate New Growth Within Priority Growth Areas
- c. Allow Growth Outside of Priority Growth Areas
- d. Support Expansion of Medium and Higher Density Residential Housing Forms
- e. Support Cluster Country Residential Development

#### **III: Strengthen Communities**

##### PRINCIPLES

- a. Create Inclusive Communities
- b. Support Healthy Communities
- c. Support Public Transit
- d. Support Innovative and Affordable Housing Options

#### **IV: Increase Transportation Choice**

##### PRINCIPLES

- a. Integrate Transportation Systems with Land Use
- b. Support the Expansion of Transit Service in Various Forms

#### **V: Ensure Efficient Provision of Services**

##### PRINCIPLES

- a. Design Integrated Physical Infrastructure with the Region
- b. Maximize Utilization of Existing Infrastructure

# Fact Sheet: Land Use Principles

## VI: Support Regional Economic Development

### PRINCIPLES

- a. Ensure a Supply of Land to Sustain a Variety of Economic Development Activities
- b. Attract and Retain Individuals and Families with a Diverse Range of Skills to the Capital Region to Satisfy the Region's Economic Development Goals
- c. Support Regional Prosperity
- d. Position the Capital Region Competitively on the World Stage

## LAND USE POLICIES:

The Land Use Policies of the Capital Region Growth Plan are found in three documents that were developed at different points in time:

1. Capital Region Land Use Plan, Appendix 2 (March 2009);
2. The Capital Region Growth Plan Addendum (October 2009); and,
3. The Capital Region Growth Plan Addendum (December 2009).

The Land Use Policies of the Growth Plan provide specific direction for future growth in the Capital Region to minimize the residential development footprint. They do this by focusing on increasing the density of new development areas and existing developed areas while accounting for growth in all member municipalities across the Capital Region.

*The Growth Plan and its Addenda are available through the Capital Region Board and its website [www.capitalregionboard.ab.ca](http://www.capitalregionboard.ab.ca)*

## ADDITIONAL INFORMATION

### Capital Region Board

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**DISCLAIMER:** This Planning Toolkit is a guide to aid understanding of the Land Use Principles and Policies of the Capital Region Growth Plan. It is not a substitute for reading and understanding the Growth Plan. For certainty, the reader is advised to refer to the Growth Plan and related legislation available through the Capital Region Board.