

Regional Buffer Areas

HIGHLIGHTS:

- Regional Buffer Areas separate and protect significant regional land uses from other land uses. They ensure appropriate setbacks from significant regional land uses, and can accommodate land uses that include, but are not limited to: recreation corridors, transitional land uses, agricultural and passive open space.
- The Capital Region Growth Plan recognizes the importance of buffer areas at a regional level because many industrial activities, natural features, and vital regional land uses cross municipal boundaries.
- The October 2009 Addendum to the Growth Plan (Section 2: Land Use) establishes a common regional approach for buffer areas, and for assessing and mitigating risks; particularly those relating to heavy industrial land uses.
- Three specific types of Regional Buffer Areas are identified: safety and risk management, compatibility, and conservation.
- Regional Buffer Areas recognize significant regional land uses such as: lands next to the Edmonton International Airport and Port Alberta, existing and future transportation and utility (TUC) corridors, Alberta's Industrial Heartland, existing and future petrochemical clusters, the North Saskatchewan and Sturgeon River valleys, significant environmentally sensitive sites, and lands next to power generation facilities and active coal mines.
- The October 2009 Addendum to the Growth Plan (Section 2: Land Use) contains the applicable policies of each of three types of Regional Buffer Areas.
- Regional Buffer Areas are graphically represented on *Figure 3: Regional Buffer Areas* of the October 2009 Addendum to the Growth Plan (Section 2: Land Use).

The Growth Plan and its Addenda are available through the Capital Region Board and its website 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.