

Developable Lands Planning



MIISTAKIS
INSTITUTE

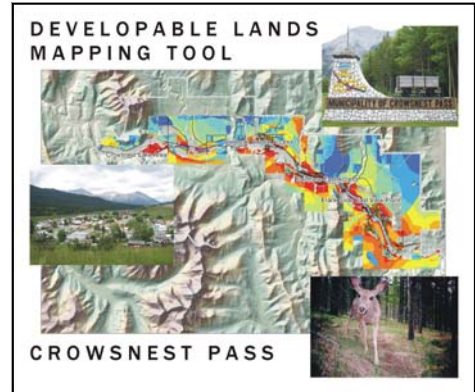
Municipalities are faced with development pressure on a continuous basis. Many are challenged as they strive to balance development considerations with conservation priorities.

Whether it be new subdivision, a road or recreational pursuits, all of these need to proceed with the future in mind. Development should be planned carefully and with due respect for the limited availability of developable land.

Program Description

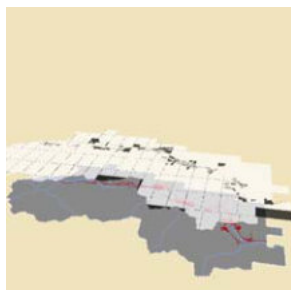
The Miistakis Institute has developed a planning tool to inform discussion around future development proposals and conservation planning facing municipalities today.

The tool is a dynamic interactive mapping application that allows users to examine the spatial relationships between development considerations and conservation priorities, and to understand the consequences of different development strategies. The simultaneous identification of development considerations and conservation priorities provides a spatial and visual perspective to guide discussions regarding land use planning.

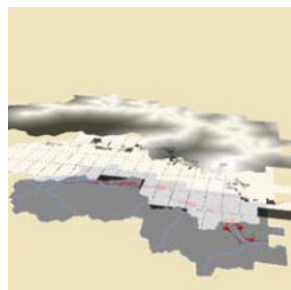


How the mapping tool works

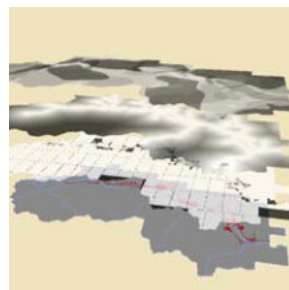
- The essential mechanics of this tool are simple—GIS layers representing a user-selected series of themes are combined through a mathematical overlay.
- Community-identified themes are divided into two categories: development considerations and conservation priorities.
- Running the model a number of times in an open facilitated environment and altering parameters and weightings each time will produce different outcomes. This helps create an understanding of the consequences of different planning strategies.
- Through an iterative process, the refinement of expectations and the increased understanding of trade-offs between different approaches to development can be instrumental in building a comprehensive vision for future development in a municipality.
- Each layer has a range of “developability” values between 0 and 1. A value of 1 denotes high potential for development (or low priority for conservation) and a value of 0 denotes low potential for development (or high priority for conservation).



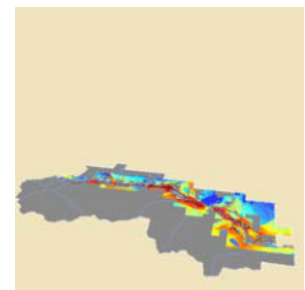
A weighted overlay approach is used to identify conservation and development priorities.



This approach allows users to weight variables based on importance.



It also allows variable attributes to be ranked.



Variable ranks and weightings are changeable, enabling users to interact with the model and to run multiple scenarios and compare model outputs.

Developable Lands Tool

The Developable Lands Tool puts a GIS-based, planning and decision-support tool into the hands of local decision makers that will inform the future planning processes of a municipality. This tool can facilitate discussion around the spatial interplay between development considerations and conservation priorities, and to understand the consequences of different development strategies. The simultaneous identification of development considerations and conservation priorities will facilitate constructive dialogue regarding future land use planning in municipalities.

For more information please email institute@rockies.ca