

Land Use Conflicts

(Perspectives page 214-215)

1. Define and give an example of each:
 - official plan

- zoning by-law

2. List 3 advantages and 3 disadvantages of zoning by-laws.

Advantages	Disadvantages
1.	1.
2.	2.
3.	3.

3. A developer has requested a zoning by-law change in order to build a plaza in a residential area. Already a convenience store, video store, donut shop and a dentist have agreed to open. However, the land has already been zoned for townhouses and apartments. There are already 200 families within a 10 minute walk of the proposed plaza. A four lane street runs past the site. As the planning committee for the town you must accept or reject the request for the zoning change.

a. Identify at least 5 factors you would want to consider in your decision.

b. Identify the positives and negatives for the proposed zoning change from residential to commercial.

Positives	Negatives

c. Will you accept or reject the proposal? Explain why with at least 3 supporting points.

Land Use: Co-operation and Conflict

Choose 5 of the land use types discussed and list 2 examples, where you might get co-operation from another land use section (example, a recreational land use type may get cooperation from the commercial sector in the form of sponsors for golf tournament or other events); and where conflict may arise (example an industrial land use type would conflict with residential areas due to the noise and pollution associated with the industry).

Land Use	Co-operation	Conflict