

# Railway / Municipality Proximity Issues

## Glossary

### 5. Land Planning

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#### 5.1 Rail Initiated

Railways initiate long-term land use planning to accomplish service, safety or operational goals. To successfully do so, they may wish to expand or build new yards, or extend or discontinue track as part of a corridor planning strategy. Any rail development has important implications for nearby residential areas. Railways may seek easements over property, to acquire or sell land, or close or consolidate crossings due to changes in crossing usage and public traffic patterns. Land banking (for future use) is also seen as a useful tool. All of the above have an impact on residents living nearby. Rail initiated land planning issues include facilities and terminals, commuter and passenger operations, and changes in mainline operations.

#### 5.2 Municipal/Provincial Initiated

Municipalities and provinces share responsibility for land use planning. The provinces, through a Planning Act or Local Government Act have established a land use planning system where official plans that describe how land will be used within local communities are created. These plans set out policies for future land for all uses (residential, industrial and commercial) and are implemented by use of zoning by-laws. Planning for transportation and rail infrastructure should play a major part in these plans. Municipal/Provincial initiated land planning issues include long term needs and plans/policies, and land planning for residential, industry and transportation uses.

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