

Land-use Framework Workbook Survey Results

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Alberta

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Overview

Background and Purpose of the Workbook Survey

The rapid pace of growth in Alberta is increasing pressure on public and private lands in the province. In response to these developments, the Government of Alberta (GoA) initiated a multi-stakeholder and public consultation process to solicit the views of Albertans regarding a range of land-use management issues and challenges. The findings of these consultations will inform the GoA's Land-use Framework (LUF), which is intended to set forth an approach to manage Alberta's public and private lands and resources. The LUF will guide the GoA and Albertans in achieving Alberta's long-term social, economic and environmental goals.

The LUF is a cross-ministerial initiative led by Alberta Sustainable Resource Development (SRD).¹ The LUF Workbook is but one instrument being used by the GoA in its consultation process on land-use planning in Alberta. Input from the multi-stakeholder consultations, up to and including the Red Deer Cross Sector Forum in December 2006, provided the foundation for the LUF Workbook. The substantive content of the workbook represents the efforts of the cross-ministerial project team to translate the key themes, issues and challenges raised by multi-stakeholders regarding land use in Alberta into questions for consideration by the public. The survey questions were prepared by the LUF Project Team in conjunction with Praxis, and subsequently, reviewed by the Alberta government's LUF Steering Committee.

The survey was designed to gather public opinion on a variety of land-use management issues and challenges. The LUF workbook survey was undertaken from May through to June 15, 2007 to gather Albertans' comments and views on land-use issues including growth and resource management, planning and decision-making processes, conservation and stewardship, monitoring and evaluation as well as the GoA's proposed vision, principles and outcomes for the LUF. In addition, opportunities were provided in the survey for respondents to comment on or list any other land-use issues important to them, their community and to Albertans generally.

This report presents a summary of the findings gathered through the LUF Workbook survey. The purpose of the workbook is twofold. First, it sought to provide all Albertans with the opportunity to provide their views and perceptions on land-use management in Alberta. Second, the workbook results, along with the findings gathered from the other consultations and multi-stakeholder working groups, will assist the GoA in drafting the LUF.

Methods and Presentation of the Workbook Findings

The survey area encompasses all of Alberta. Albertans were made aware of the LUF workbook through three principal mechanisms: 1) the GoA's Public Information Sessions held throughout the province in May 2007; 2) advertising and public service announcements; and 3) the SRD Land-use Framework website.

¹ The ministries working with Alberta Sustainable Resource Development in advancing the Land-use Framework initiative are: Alberta Agriculture and Food, Alberta Energy, Alberta Environment, Alberta International, Intergovernmental, and Aboriginal Relations, Alberta Municipal Affairs and Housing, and Alberta Tourism, Parks, Recreation and Culture.

The GoA promoted the LUF Workbook through its province-wide multi-media campaign that was launched to generate awareness about the LUF Public Information Sessions held throughout May 2007. Minister Morton announced both the public sessions and workbook on 30 April. The intent was to make all Albertans aware of the LUF process and to provide them with the opportunity for direct involvement through both the workbook and public sessions. Throughout May, the GoA ran ads in both daily and weekly newspapers across the province. Ads were placed in a total of 130 newspapers. Newspaper notices were supplemented by public service announcements provided to local television and radio stations. In addition, all GoA employees — 30,000 people — were notified via email of the opportunity to complete the workbook and were encouraged to tell others about this opportunity.

Albertans were provided multiple options to access to the workbook survey. Workbooks were distributed to various government offices including municipal offices, regional GoA offices and Member of the Legislative Assembly constituency offices (MLA). They were also made available at the public information sessions. In addition, the LUF Workbook and supporting materials were accessible online through SRD's Land-use Framework website. Workbook participants could complete the workbook in hardcopy and mail it in or submit it to the GoA at the public information sessions, or they could complete the workbook online.

A total of 3,128 surveys were completed. Of these 2,388 were completed online with 740 workbooks submitted in hardcopy. Of the 740 respondents submitting hardcopies, 640 were received by conventional mail; 14 via fax; and 86 were completed and submitted at the public information sessions held by the GoA throughout May 2007.

Quantitative Data

As noted, 3,128 workbooks were submitted. Respondents could choose to fill in all the sections or only those of interest to them. Data gathered for the questions asking respondents to either rate or rank a series of statements or to choose from a set of response options are presented as frequencies of response, where frequency refers to the number of times a particular response occurred. This is presented in either table or figure format. For each question, the 'n' value (number of responses) is included underneath the table or figure. Appendix I provides a breakdown of the 'n' values for all response options.

Participation in the survey was voluntary. As participants were not selected through a random process, the resultant 'self-selected' respondent population can be considered representative of 'interested Albertans'; however, it may not be representative of the entire Alberta population. As participants were anonymous, information about respondents cannot be verified. Data have not been weighted in the quantitative summary since the relationship of the sample to the population is unknown. The summary of data provided reflects the aggregate responses of those who participated. The quantitative data presented in the report are valid for those who participated in the workbook survey; however, it cannot be assumed that it is necessarily valid for all Albertans.

Further, while all opinions and perceptions are valid, it should be understood that respondents have varying degrees of knowledge on the topics presented. Also, the views expressed in the workbook may be those of individuals or special interest groups. Sixty-two percent of respondents indicated they were not representing any specific organization while 28 percent did not respond to the question.

Qualitative Data

The open-ended comment questions generated an extremely large volume of qualitative data. When reviewing the qualitative summaries, it is essential to remember that these summaries represent a general indication of the impressions and preferences of survey participants. The information provided through the responses to the open-ended questions is inherently subjective. The summary of each open-ended question uses qualitative language—few, some, many, most, all—as this data cannot effectively be represented numerically. These categories express the level of responses in relative terms given quantification of the data is limited beyond providing the key themes in order of frequency of mention. For each key theme the qualitative descriptors provide an indication of the volume of similar responses provided by participants. Overall, the qualitative language provides the reader with an understanding of the general grouping of participants' preferences and impressions on the issue under consideration.

Although 3,128 individuals participated in the workbook survey, it is important to note that the number of individuals providing comments varied markedly for each question. Open-ended comments were solicited in two cases. First, some questions asked respondents to comment on the overarching theme of the section, such as growth and resource management or conservation and stewardship. Second, in some instances, respondents were asked to explain why they chose a particular response option. In many instances, where the open-ended questions solicited general comments to a particular focus area the responses did not necessarily elaborate on specific issues or statements raised in the rating or ranking questions.

For each open-ended question, the comments were consolidated and reviewed to identify the key themes. Each qualitative summary is prefaced by a brief synopsis highlighting the key themes for that particular question. In each question, the key themes are presented in

descending order of frequency of mention; in this case, frequency refers to the number of times respondents identified a particular idea or theme. The key themes are presented in bold font, for easy identification by the reader. A series of bulleted statements appears under each key theme; these encapsulate the comments forwarded by the workbook survey participants offering a more detailed elaboration of respondents' perceptions. The views of the respondents are further illustrated by the direct quotes following the key themes. Drawn from the raw data, direct quotes were selected that reflected the overarching recurring concerns of respondents captured by the key themes; where appropriate direct quotes were also included to show the scope of respondents' views. The bulleted comments and direct quotes provide supporting evidence for each key theme. For questions, 10 and 17, a number of overarching issue areas emerged when reviewing the comments. For these two questions, the overarching issue areas are listed in order of frequency of mention. Subsumed under each issue area, are the key themes that emerged; these too are presented in order of frequency of mention with respect to the broader issue area. In addition, a few respondents commented directly on the LUF Workbook. An overview of these comments is included at the end of the results for Part V: Outcomes under the heading 'General Comments Specific to the LUF Workbook'.

Structure of the Survey Results

This summary report consists of four main sections: 1) the Overview including the background, purpose, and methods used in compiling the survey results for the LUF Workbook; 2) the Summary of the Workbook Survey Data; 3) Appendix I including the frequency response tables for the relevant questions; and 4) Appendix II summarizing the written submissions presented to the GoA by Albertans.

The workbook results are presented by section reflecting the structure of the workbook. The workbook consists of six parts including five thematic sections and the last section that gathered information about the respondent. Questions were presented in various forms. The workbook provided respondents the opportunity to rate or rank a broad range of topics related to land use in Alberta. These findings constitute the quantitative component of the workbook survey; the data are presented as frequency tables at the beginning of each question. In addition, a number of sections also offered survey participants the option to provide open-ended comments. The qualitative data gathered from these questions appears in summary form for each question. The data are presented by key theme in descending order of frequency of mention. Each key theme appears in bold text with the supporting evidence provided in bulleted form.

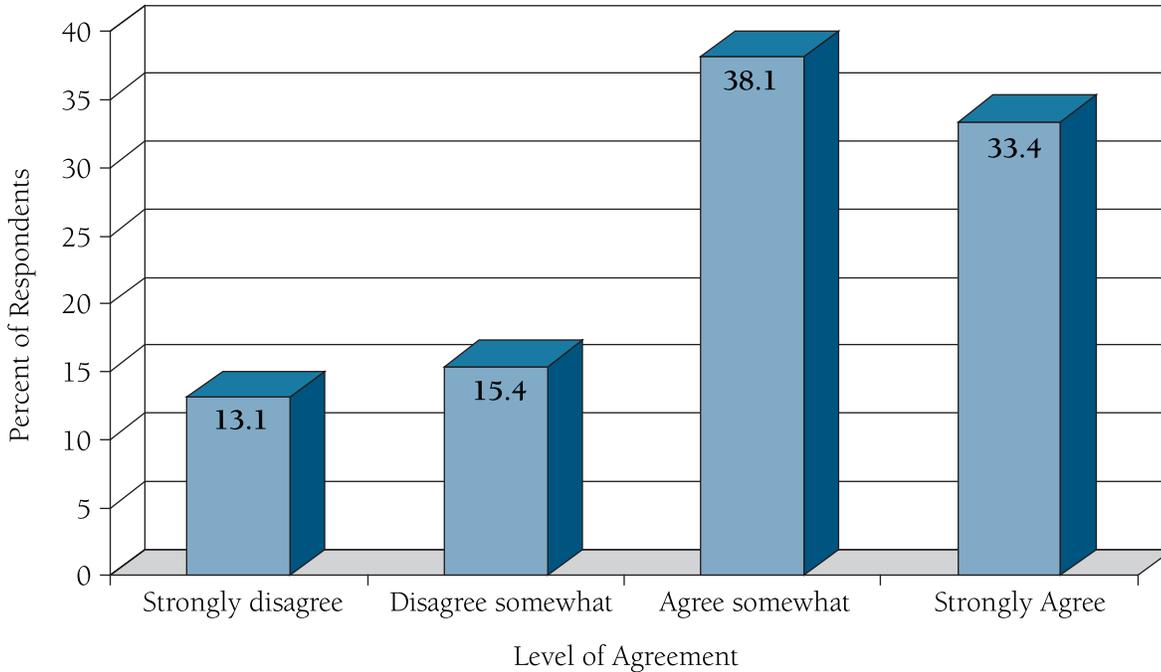
Part I: Vision

1. Respondents were asked to rate their level of agreement with the vision statement.

Vision for the Future

The people of Alberta respect the land and work together to care for, make the best use of and sustain the land. Alberta's lands are well-managed in a way that acknowledges the diversity of its people and balances the needs of present and future generations.

Figure 1: This vision statement reflects my view of a desirable future for Alberta.



* Appendix 1 provides a breakdown of 'n' values showing response and non-response (n=3009)

1a.

Respondents were asked to comment on the vision statement and to provide input regarding how to improve the vision for land use in Alberta.

The following section provides a summary of the key themes that emerged. Summaries are presented by response option in order of frequency of mention. Each summary is followed by a list of the respondents' common suggestions for improving the vision statement.

Of the 3,009 participants who responded to the question, 1,343 provided comments. The distribution of comments was: strongly disagree (258); disagree somewhat (310); agree somewhat (499); strongly agree (261); and do not know (15).

A number of common themes emerged across the range of response options. It is important to note that while many participants directly addressed the question, others opted to express their general views toward the management of Alberta's land base. Many situated their concerns within the context of the current tensions generated by Alberta's rapid economic growth.

The themes of greatest concern to respondents were: land conservation; preservation of natural ecosystems, biodiversity and wilderness; water overuse; air quality; inadequate environmental stewardship; unchecked economic and industrial growth, especially in the oil and gas sector; land-use mismanagement; misuse of natural areas by recreational users; loss of agricultural lands; and urban sprawl. Further, many respondents stated that the terminology employed in the vision statement was vague. These respondents called for the insertion of clear and concise language.

Strongly Disagree (258)

Increase the focus on environmental issues

- Many deemed the vision statement to be inadequate because it did not include the preservation of the natural environment and conservation of biodiversity.
- Many individuals were distressed by the current state of Alberta's water use, water contamination, wildlife preservation and air quality.
- Some respondents raised strong concerns regarding the preservation of lands, ecosystems and biodiversity.
- Economic development versus environmental protection
- Some respondents did not support this vision because it privileges economic and industrial development over the preservation of land, water, air and wildlife.
- A few people indicated that economic growth has been a priority for the province at the expense of the environment.
- A few stated that the oil and gas industry has boomed claiming that this industry has been favoured, despite its negative impact on the environment.
- A few mentioned that money and greed are driving the province.

Government management of the land base

- A few explicitly stated that the provincial government presently mismanages Alberta's land base.
- A few emphasized the need for greater regulatory enforcement.

Urban sprawl versus agricultural and natural lands

- A few mentioned that urban sprawl associated with Alberta's rapid economic growth is taking valuable agricultural land out of production and encroaching on irreplaceable natural areas.
- A few respondents stated there is a clash between the rural and urban areas, with agricultural lands being lost to acreages.

Recreational land use versus other land use

- A few respondents focused on the issue of off-highway vehicles (OHV); many of these respondents opposed OHV use while a few favoured OHV use.
- A few referred to the clash of interests between recreational uses and other land users as an ongoing problem.
- In the context of OHV use, a few participants emphasized the need for more effective regulations and enforcement.

Clarify the language and terminology in the vision statement

- Many stated that the wording is fuzzy.
- Some individuals mentioned that they did not understand the meaning of the following phrases and terms: 'make the best use of and sustain the land', 'acknowledges the diversity of its people' and 'balances the needs of present and future generations'.
- A few stated "[t]here is far too much wiggle room—who determines what is needed or not?"
- Another few felt that these are "motherhood statements."

Common suggestions for improving the vision statement

- Many individuals expressed the need to include a statement concerning the environment and the conservation of biodiversity, natural areas, water, wildlife and clean air.
- A few mentioned the need to ensure that there is a balance between environmental, economic and social considerations.
- A few others commented on the need for good environmental stewardship.

Respondents' views are further captured in the following direct quotes:

“Statement does not reflect biodiversity, preservation of natural ecosystems, especially those that are rare and/or important. The statement should not focus so much on people and populations but on all organisms.”

“I think this statement can be significantly improved by saying: The people of Alberta will learn and live by a stewardship ethic that respects the land, while working together to care for and make the best use of the land now and for future generations. The Government of Alberta will support the stewards of this Province by developing and implementing management strategies for all areas of the Province that acknowledges the biodiversity of its land, wildlife, and diversity of people while recognizing the social, environmental, and economic needs of present and future generations.”

“THE GOVERNMENT HAS DEMONSTRATED THAT IT HAS LITTLE RESPECT OF THE LAND. As long as they can promote development they will do so at the expense of the environment.”

“Land use is not well managed. Urban sprawl and the cement jungle pathways are consuming too much valuable food producing land. Our oil and associated economy is too strong. It's warped our appreciation of the land. We are destroying our future.”

“Growth in the last ten years has been unbelievable. I think we need to slow down somewhat so that we can make better decisions for the long-term goals of Albertans, such as oil sands development, fresh water usage, lakes and river pollution and many more. Money does not buy long-term happiness and health.”

Disagree Somewhat (310)

Increase the focus on environmental issues

- Many respondents identified the preservation of lands, ecosystems and biodiversity as a central theme.
- Individuals expressed concern over water use and water contamination, wildlife preservation and air quality.
- Many of the respondents stated that the vision statement was incomplete because it did not reference the preservation of the natural environment and biodiversity.
- A few recommended the adoption of an environmental stewardship policy.
- A few also indicated that a balance between economic, environmental and social issues is essential.

Economic and industrial growth versus environmental protection

- Some respondents stated that economic growth and industrial development, particularly in the oil and gas sector, is a priority for the province. They emphasized that this is occurring at the expense of the environment.
- A few individuals mentioned that the oil and gas industry is not only “rushing ahead” without long-term planning but also without accountability for its environmental impact.
- A few mentioned that industrial pollution, environmental degradation and the rapid loss of natural areas are pervasive problems requiring action.

Government management of the land base

- Some stated that Alberta's lands are mismanaged presently.
- Although others did not directly state that lands are mismanaged, some implied this in their responses.
- A few advocated improved enforcement and stricter regulations, especially in the area of OHV use on Crown lands.

Tensions between recreational use and other land use

- Some respondents mentioned OHV use, with more of these individuals opposing OHV use than those few favouring OHV areas.
- A few participants stated that there is a clash of interests between recreational uses and other land users.
- A few suggested better regulations and enforcement concerning OHV use.

Loss of agricultural land

- A few respondents expressed concern over the loss of agricultural lands.

Impact of urban sprawl

- A few respondents expressed concern over the urban sprawl associated with Alberta's economic boom and the resulting loss of both agricultural lands and natural areas.

Clarify the language and terminology in the vision statement

- Many stated that the word 'land' must be defined; in the statement it presumably does not include the environment.
- The word 'balances' is very subjective and should be removed. Some stated, "...any overly aggressive extractor of the resources can claim to be making a balanced use of the lands."
- Some respondents suggested a vision statement must be short, concise and memorable to be an effective vision of the future.

- A few individuals questioned the use of the terms 'make best use of' and 'well-managed'; they must be defined, as they are too vague and open to interpretation.
- A few participants questioned the phrase 'diversity of the people' and its applicability relative to land use.
- A few individuals' concerns are captured in the response stating that the vision is "...syrupey, lacks credibility and is sufficiently general as to be meaningless."
- A few other respondents mentioned that the vision is 'vague', 'bland', and replete with 'buzz words'.

Common suggestions for improving the vision statement

- The majority of respondents expressed the need to include a statement concerning the environment: biodiversity, natural areas, water, wildlife, air and stewardship.

Respondents' views are further captured in the following direct quotes:

"The vision statement does not put enough emphasis on integrity of the native/natural, biological, biodiversity side of the equation. If the human community agrees to it, it will likely be possible and part of 'well-managed'."

"The vision needs to specifically acknowledge that stewardship is as important as economic growth, and that a balance between the two is necessary, not just desirable."

"It's not ALL about people; Alberta's lands will sustain people insofar as they are able to sustain other plants and animals. The second part of the stated vision should better reflect that reality i.e.: Alberta's lands are well managed in a way that acknowledges the present diversity of life and landform and seeks to balance present human requirements against sustaining that diversity into the future."

"Alberta's lands are generally managed in a way that will create increased revenue for the Crown. The 'big picture' isn't always examined. Government

is too afraid to reject major industrial applications because of the potential consequences. Big companies get what they want and the environment usually suffers.”

“ATVs are decimating some of Alberta’s most beautiful areas and there is no management.”

“As farmer/landowners, we see that the above statement does not take into consideration the requirements of the agricultural segment of this province. We need to be granted the right to preserve our land for our future generations in as pristine a state as possible. Urban dwellers are not as likely to understand the importance of this. The present generation does not ‘need’ the resources beneath our land. Resource companies ‘want’ these resources for their own greedy reasons.”

Agree Somewhat (499)

Increase the focus on environmental issues

- Many expressed the need to include a statement concerning the preservation and sustainability of natural ecosystems and biodiversity.
- A few individuals expressed concern over water use, water contamination, wildlife preservation and air quality.
- A few recommended the GoA and all users adopt an ethic of environmental stewardship.
- A few also mentioned that a balance between economic, environmental and social issues is necessary.

Clarify the language and terminology in the vision statement

- Some indicated that the vision statement was too vague and open to interpretation.
- A few respondents mentioned that the phrase ‘makes best use of’ must be clarified or removed because it is open to interpretation.
- A few individuals questioned the use of the terms ‘well-managed’ (by whom?) and ‘diversity of people’; they were emphatic that these must be defined.

- A few mentioned that the word ‘sustainable’ should be defined.

Other themes

A few people mentioned the following:

- The GoA needs to take a stronger role in enforcement, planning, management and legislative process;
- Lands are presently mismanaged;
- Industry is presently given priority (especially oil and gas, followed by logging). As a major polluter, industry must be more closely regulated and held accountable;
- Rapid urban growth is a major problem, as is the subsequent loss of agricultural lands;
- OHVs need to be regulated while a few others support non-regulation of OHVs;
- Expanding designated recreational areas for OHVs while others wanted to reduce or ban OHV use;
- The need for more recreational areas;
- An increase in public education concerning environmental issues; and
- The need for a long-term vision that emphasizes future generations.

Common suggestions for improving the vision statement

- The majority of respondents expressed the need to include a statement concerning the environment: biodiversity, natural areas, water, wildlife, air and stewardship.
- Some wording needs to be removed and other clarified, especially ‘make best use of’, ‘well managed’, ‘diversity of people’ and ‘sustainability’.

Respondents' views are further captured in the following direct quotes:

"How about more about conserving the environment?"

"Protecting natural landscapes should be a huge priority. I feel that more emphasis needs to be placed on the needs of future generations and needs of wildlife. Curtailing industrial development on untouched lands would force present would-be users to be more resourceful. More attention should be paid to the natural capital of wild land and not to the usual dollar values of industry/development."

"Land in Alberta will be used to its best capability for the benefit and enjoyment of the people of Alberta while maintaining sustainability, conservation and preservation for the health and well-being of its citizens, fish and wildlife."

"I would modify that latter part of the first sentence to read, "... and sustain the ecological integrity of the land."

"I don't like the words 'make best use of.' Best use for whom?"

"The vision statement sounds nice, but is meaningless because it relies on terms such as 'best use', 'well-managed' and 'needs'. Each of these can be entirely different things to different people, politicians in particular spring to mind. This statement must indicate that 'best use', 'well-managed' and 'needs' will be measured by a set of specific indicators... If the management of our natural and cultural resources are to be truly 'well-managed' we 'need' to dispense with nice sounding but meaningless (or infinitely interpretable) vision statements."

Strongly Agree (261)

Increase the focus on environmental issues

- Many respondents expressed the need to include a statement concerning the natural environment, especially the conservation of natural ecosystems.

- A few specifically mentioned that priorities should include conserving and protecting water systems, wildlife and biodiversity.
- According to a few survey participants, a balance between economic, environmental and social issues is necessary.
- A few mentioned air quality.
- A few recommended that the GoA, industry and Albertans must adopt an environmental stewardship ethic.

Vision statement does not reflect the present land-use system

- Some agreed with the vision statement, but did not believe that it applies to the present land-use system in Alberta.
- The majority of these individuals stated that the land-use system is mismanaged.

Clarify the language and terminology in the vision statement

- The terms and phrases 'well-managed', 'sustainability', 'makes best use of' and 'diversity of people' need clarification because these are open to interpretation.
- A few thought that the vision statement was vague, generic and weak.

Other themes

A few people mentioned the following:

- The GoA must take a stronger role in the planning processes, enforcement and implementation of the vision statement;
- Industry is presently given priority over the environment; this particularly applies to the oil and gas industry, which is a major polluter;
- Greed and money run the province;
- People do not respect the land;
- Increased public education regarding environmental issues is needed;
- Alberta needs a long-term vision that emphasizes future generations;

- A few mentioned the use of OHVs; some favoured expanding designated recreational areas for OHVs while others supported reducing or banning OHV use;
- A few mentioned increasing recreational areas; and
- A few discussed the loss of agricultural lands.

Common suggestions for improving the vision statement

- Most respondents expressed the need to include a statement concerning the protection and conservation of the natural environment, with some expressing interest in conserving biodiversity, water, wildlife and clean air.
- Many called for the removal or clarification of the wording, especially ‘make best use of’, ‘well managed’, ‘diversity of people’ and ‘sustainability’.

Respondents’ views are further captured in the following direct quotes:

“Alberta’s land use vision should explicitly state the importance of maintaining tracts of intact ecosystems for each ecosystem type. These ecosystem reservoirs must be sufficiently large [and] intact to preserve wildlife and species diversity at scales that will be able to regenerate bordering lands utilized for other purposes.”

“There should also be a mention of the need to sustain the ecology, the biology, the wildlife that this land supports.”

“This vision statement is the very least we should as a province strive for. I would very much like vast improvement to all land, water and air issues. Get with the program – industry – all types, have rode rough shod over this province for the past three decades.”

“I agree with the statement. However, I do not believe that is currently the direction the government/industry are approaching land management.”

“Great! Now let’s see it happen!”

“The term ‘best use’ bothers me. Who is to decide best use? Economics? Environment?”

Do Not Know (15)

Clarify the language and terminology in the vision statement

- Some respondents called for the clarification of terms and phrases including ‘respect the land’, ‘well-managed’, ‘makes best use of’ and ‘sustain the land’.
- A few questioned the phrase ‘diversity of the people’ and its application to well-managed lands.
- A few mentioned that the language is vague.

Vision statement does not reflect the present land-use system

- A few stated that the present land-use system is mismanaged; therefore this vision statement is not accurate.

Other themes

- A few mentioned that the vision statement must explicitly address the preservation of the ecosystem and biodiversity.
- A few stated that people do not respect the land.
- A few indicated that private landowners should have authority over what occurs on their land.

Common Suggestions for improving the vision statement

- Many respondents called for the clarification of the wording used in the vision statement, especially ‘make best use of’, ‘well managed’, ‘diversity of people’ and ‘sustainability’.

Respondents' views are further captured in the following direct quotes:

"It is very vague. The need of having a healthy/functional ecosystem and to preserve biological diversity and native species of the land should be clearly specified because our survival depends on them. Phrases like "make best use of", "sustain" and "balance the needs of present and future generations" are unclear and subject to various interpretations. What kind of needs?"

"If by 'speaking the truth in advance' makes this statement true over the next few years, I think it's a great vision. At the present time, it is not at all accurate!!!"

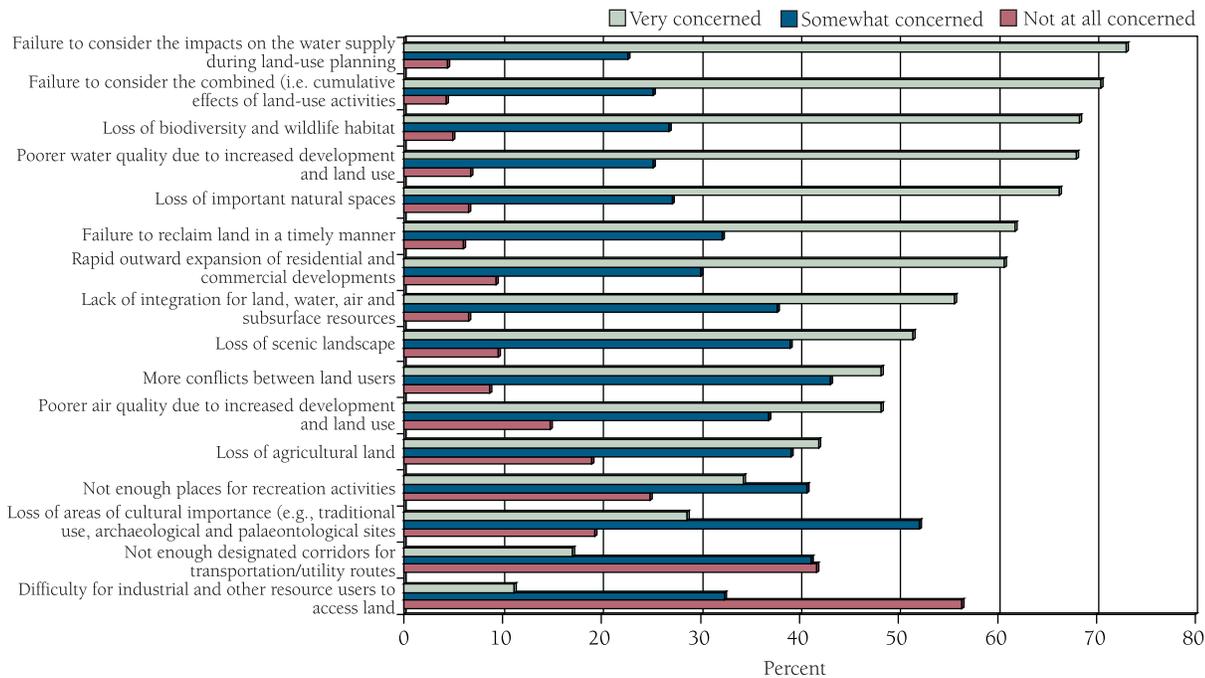
"Not all Albertans respect the land. Oil companies may say the word 'environment' to please the community, but do not really care or follow through on conservation and reclamation."

"It sounds all very good, but it is not happening in Alberta now. Future generations will have nothing left but poor air and poor water."

Part II: Issues and Challenges

2. Workbook survey participants were asked to indicate their level of concern with a number of land-use issues and challenges. The following figure shows results sorted by highest to lowest percentage of ‘very concerned’.

Figure 2: For each issue indicate if you are ‘not at all concerned’, ‘somewhat concerned’ or ‘very concerned’.



* Appendix 1 provides a breakdown of ‘n’ values showing response and non-response

2a and 2b.

The workbook survey asked participants to indicate if they were ‘not at all concerned’, ‘somewhat concerned’ or ‘very concerned’. In addition, respondents were asked to identify any additional issues and challenges of concern to them. The following summary reflects the responses to the ‘Other (specify)’ fields. In total, 717 participants provided written comments.

Industry access and the need for industry to practice better stewardship

- Respondents to this question indicated Alberta’s resources were being developed too quickly. Further they mentioned that industrial use appeared to take precedence over other land uses. They indicated that limits should be placed on industrial activity to ensure that growth is sustainable.

- A few respondents raised concerns about industry’s land stewardship, suggesting that greater accountability is required.

Government should be more proactive in land-use planning and enforcement

- Respondents were concerned about the lack of policing of existing policies pertaining to land use, indicating that additional funding for monitoring and enforcement was required for both industrial and recreational uses of the land.
- Some of the respondents mentioned conflicts between individual users, municipalities and/or the province, and the lack of long-term planning to provide direction and resolution for such issues.

Recreational access must balance multiple interests and encourage stewardship

- Many respondents were concerned about loss of access to public lands; a few of these mentioned the resulting overcrowding in recreational areas.
- Respondents stated that the level of accessibility affects the quality of their recreational experience, that is, enjoying parks and public lands.
- A few respondents indicated a need for restricting OHV use. However, some respondents mentioned that OHV areas were disappearing, calling for the development of new designated areas for this use.

Respondents' views are further captured in the following direct quotes:

“Over-hasty development of energy resources.”

“Insufficient enforcement of existing land-use legislation.”

“Respect and stewardship by recreationists.”

3. Respondents were asked to choose their top three issues; they were then asked to rank them in order of 'greatest concern'.

Table 1: Choose your top three issues from the list and rank them 1, 2 and 3, where 1 is your issue of greatest concern.

Ranking of Issue (number of respondents)				
	First	Second	Third	Total
Failure to consider the combined (i.e. cumulative) effects of land-use activities	385	239	229	853
Loss of biodiversity and wildlife habitat	351	290	247	888
Not enough places for recreation activities	310	98	67	475
Failure to consider the impacts on the water supply during land-use planning	220	231	181	632
Poorer water quality due to increased development and land use	147	207	177	531
Loss of agricultural land	142	96	111	349
Rapid outward expansion of residential and commercial developments	135	162	234	531
Lack of integration for land, water, air and subsurface resources	90	129	146	365
Loss of important natural spaces	87	172	160	419
Failure to reclaim land in a timely manner	64	102	147	313
More conflicts between land users	54	156	128	338
Difficulty for industrial and other resource users to access land	41	32	39	112
Poorer air quality due to increased development and land use	36	97	94	227
Not enough designated corridors for transportation/utility routes	19	41	52	112
Loss of scenic landscapes	10	41	91	142
Loss of areas of cultural importance (e.g. traditional use, archaeological and palaeontological sites)	7	30	35	72

(N=2,138)

Of the 3,128 workbook survey participants, 2,138 ranked the issues. The three highest rankings were:

- Failure to consider the combined, that is, cumulative effects of land-use activities.
- Loss of biodiversity and wildlife habitat.
- Not enough places for recreation activities.

The highest number of 'top three' rankings was:

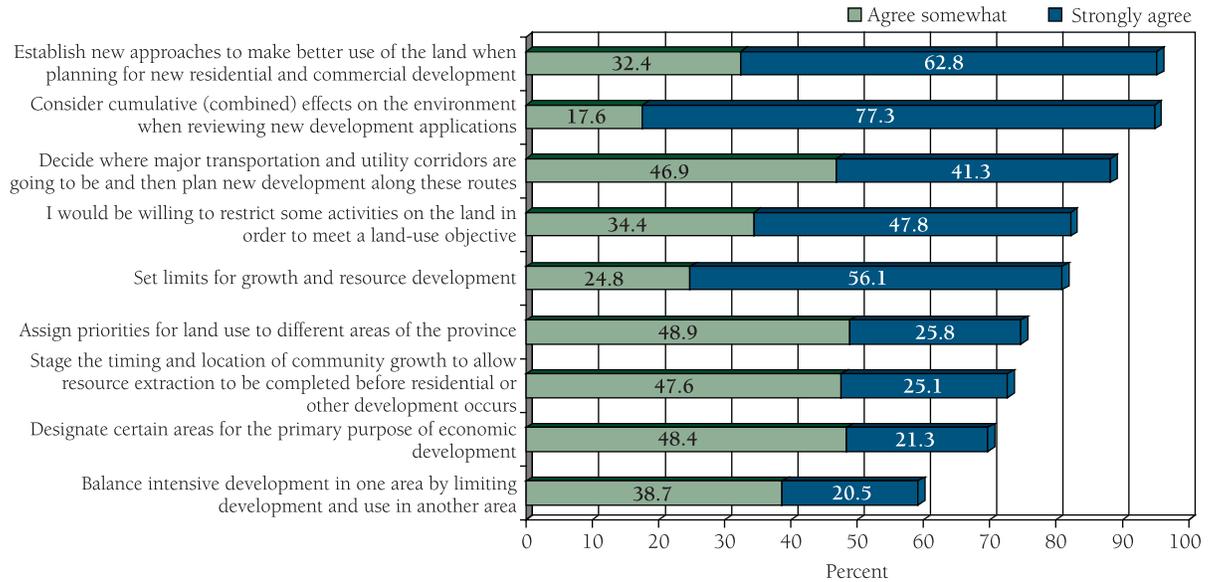
- Failure to consider the combined, that is, cumulative effects of land-use activities.
- Loss of biodiversity and wildlife habitat.
- Failure to consider the impacts on the water supply during land-use planning.

Part III: Broad Directions

A. Growth and Resource Management

4. Respondents were asked to rate their level of agreement with a series of statements regarding growth and resource management in Alberta. The following graph plots 'agree somewhat' and 'strongly agree' responses.

Figure 3: Please rate your level of agreement with the following statements regarding Growth and Resource Management.



* Appendix 1 provides a breakdown of 'n' values showing response and non-response

4a.

Respondents were also asked to provide comments related to growth and resource management. The key themes that emerged from the respondents' comments are presented below, listed by order of frequency of mention.

In total, 1,030 respondents provided comments regarding growth and resource management. The issues raised focused on the need for a fundamental change in land-use management in Alberta. The main themes emerging from the comments included: the need for a new, integrated planning model for land-use management and decision-making that creates a clear and level playing field for different users of Alberta's landscapes and resources; the need to adopt a land-use management philosophy that consistently embeds long-term considerations of

sustainability in order to preserve quality of life and landscapes; concerns about the impacts of the current poorly planned and uncontrolled pace of growth, together with its associated depletion of available land resources; and concerns about existing land-use conflicts across various sectors. Less frequently mentioned issues offered suggestions for decision-making approaches, tools and practices; the use of utility and transportation corridors; the need for strong leadership and tough decisions by the GoA on managing land-use; and concerns about the clarity and intent of this question.

Managing growth requires a comprehensive provincial land-use planning and decision-making model

- A few respondents indicated that the GoA must integrate decision-making processes across all areas and jurisdictions. In addition

to municipalities, they emphasized the need to consider areas of federal responsibility and First Nations.

- Similarly, many of these individuals called for the creation or reintroduction of a regional entity, which would be integrated into the decision-making process. However, there was no consensus regarding this entity's form, mandate or level of authority relative to other levels of government.
- A few other participants stressed the importance of decision-making that includes understanding 'the big picture'. They argued that this was essential for ecosystem management, which includes: assessing current ecological and land resources; determining areas, resources and species at risk; identifying areas in need of protection, if any; and incorporating cumulative effects assessments. Mapping, inventory taking, monitoring, and technological advances would contribute to building essential knowledge for ecosystem management.
- According to a few respondents, advanced planning based on current knowledge and information as well as careful cost assessment is critical before permitting development projects. Similarly, they noted that the planning process must be flexible in order to adapt to changing realities. For example, as a result of 'downloading', municipalities and towns are under growing pressure to expand the number of land development projects and to increase investment for infrastructure. Individuals further indicated that responses to these pressures vary among jurisdictions, noting that the feasibility of this approach is questionable, as jurisdictions may not have the capacity to manage the long-term financial costs and environmental impacts of development.
- A few respondents reiterated the importance of implementing and adhering to the plan once it is adopted, regardless of the election cycle.

- A few other participants indicated the need for greater fairness in land-use decisions. They called for the application of unambiguous and consistent rules for decision-making across sectors. These respondents suggested that such measures would alleviate the perception that nepotism and political involvement inform decision-making; these factors lead to privileging some sectors over others during the vetting of development proposals (e.g. housing developments, oil and gas facilities).
- A few respondents not only expressed concern about existing reclamation requirements but also the inadequate reclamation of project sites. They emphasized that the LUF must include strict reclamation requirements.
- A few respondents indicated the need for openness and public participation in the decision-making process. They also commented that the GoA should examine the lessons learned by other jurisdictions so as not to 'reinvent the wheel'.

Land-use must be refocused to ensure long-term sustainability

- Many respondents stated that land-use management must be informed by long-term planning that reflects a balance between economic, environmental, social and cultural factors, rather than the apparent current focus on short-term economic gain. These views were encapsulated by terms such as 'sustainability', 'carrying capacity', 'biodiversity', 'triple-bottom-line', 'cumulative effects' and 'natural capital'.
- A few respondents addressed the idea that "...we can't have it all, everywhere, all the time." They emphasized that balance and trade-offs are essential.
- A few respondents indicated that the concept of long-term sustainability must be embedded in the LUF in order to manage growth now and to ensure the sustainability of growth into the future. They claimed that

- in the absence of such measures Albertans risk losing Alberta's natural capital, upon which its prosperity is founded. This could eventually result in another economic 'bust'.
- A few raised the issue of Albertans' responsibility to protect the province's natural and economic wealth for future generations. Both could be threatened if Alberta does not rethink its short-sighted approach to growth.
 - A few indicated it is essential to build value-added economies to offset dependence on Alberta's current export-led (e.g. raw materials) economy.

Priority land use as an approach to land-use management

The pace and extent of growth has not been managed properly due to a lack of vision and planning

- Among these survey participants, some indicated that uncontrolled growth is due to insufficient, reactive, short-term planning. They called for consistent, proactive, long-term, comprehensive planning.
- A few respondents suggested that the problem stems from the absence of management plans as well as the lack of regulations and enforcement.
- A few other respondents suggested that Alberta's current rapid development is driven by greed. They argued that the urgency to advance development is misguided. They elaborated stating that the integrity of Alberta's oil and gas reserves will not diminish over time; therefore, they could be developed at a more measured pace to help limit the negative impacts of current growth. These individuals noted that oil and gas might be more valuable in the future.
- A few individuals called for a moratorium on some projects, such as the oil sands, until there is a greater understanding of their full environmental and social impacts.
- A few respondents stated that Alberta's current rate of growth is leading to a decline in the quality of life in many communities. They cited such examples as: the decay of inner cities; crime; skyrocketing housing costs; pervasive social problems; dependence on private vehicles; and the loss of traditional ways of life.
- Some respondents favoured priority land use, in principle, indicating that it is appropriate to designate land use by geographic area. They identified corridor development and protecting and/or preserving key areas such as special parks, heritage sites, wilderness areas, and recreational and public lands.
- Some others commented that priority land use, especially by area, is a poor and impractical alternative. Reasons provided for not adopting priority land use included the: spillover of development impacts into other areas; inability to control fully where people and businesses locate; creation of unfair economic competition between different areas or jurisdictions; difficulty removing existing developments and facilities in situ throughout the province; and risk of encroaching on protected areas due to growth pressures.
- Some respondents suggested that a performance-based standard for preserving biodiversity and groundwater is preferable to restrictions by area, resulting from priority land use designations.
- Some others commented that restrictions by area or type of use appear to contradict the LUF vision, which promotes balance. They argued that balanced planning should preclude the need for prioritization.
- Regardless of point of view, some respondents stressed that restricting development in one area should never translate into overdevelopment or uncontrolled development in other areas.

Apparent inequity between industrial and non-industrial users in accessing public, forest and wild lands

- Many of these respondents specifically addressed the issue of conflict between recreational and non-recreational users. Respondents referred to the high impact of industrial activities on public and wild lands relative to the low impact caused by OHVs. They voiced concern regarding the unfairness of the apparent ease with which industries such as oil and gas, forestry and ranching obtain access to, and similarly cause damage to, these lands emphasizing that recreational users are generally blamed for the damage. They stated that the current perception of recreational users, collectively, as irresponsible users, is distorted. In reality, they argued, only a few individuals misbehave giving all others a bad reputation.
- Many respondents explained that the continual loss of OHV access to areas results in overcrowding and greater ecological damage. Further, they disagreed with past management responses that involved the closure of one area, which led to moving problems to another area. They cited the Ghost-Waiparous Access Management Plan (GAMP) as an example.
- Some of these respondents specifically addressed the need for a more realistic, fair and balanced approach to OHV use, whether on public or other lands—wild or parkland. Potential solutions for managing OHV use included: identifying similar rules of operation across sectors for all users; enforcing rules and applying firm and consistent penalties for any recreational users causing damage; user fees; mandatory group membership; access control points; and designated trails.
- A few suggested eliminating activities such as cattle grazing that limit or prohibit general access. They claimed that these activities are ethically inconsistent with public land and natural areas.
- A few of these respondents indicated that access restrictions for recreation should not be adopted.
- According to a few participants, all use, including recreational vehicles, should be prohibited on some public and wild land areas in order to protect habitat and wilderness areas.
- A few stated that the sale of public lands should be prohibited; in contrast, a few indicated that public land should be sold in some circumstances (e.g. for agricultural use).

Managing growth requires changes in land-use practices and users' behaviours

- All of these respondents offered options to mitigate the impacts of growth through more sustainable practices, within sectors or by individuals.
- A few called for an increase in the use of renewable energy such as wind and nuclear power, which result in a smaller environmental footprint than conventional forms such as coal-generated electricity.
- A few individuals referred to the benefits and necessity of public transit, within and between urban centres.
- A few respondents recommended reducing intensive development; while a few others suggested focusing development in proximity to existing transportation and utility corridors to limit the human footprint.
- According to a few, greater emphasis should be placed on smaller-scale businesses, including farming, which are less dependent on foreign trade.
- A few suggested encouraging or requiring residential developers to build smaller, more affordable housing.
- A few individuals indicated efficiencies should be sought by piggy-backing highways, rail lines, utilities, public transportation and pipelines. A few others suggested that once corridors are developed

- they might become problematic by creating economic ghettos that constrain where people live and work.
- According to a few, industry should accept some responsibility for a portion of the infrastructure relating to its developments.

Urban residential sprawl is causing conflicts with other users

- Most of these respondents indicated that residential (e.g. subdivision and acreage) developments were causing excessive loss of land as urban footprints expand in an uncontrolled and often unnecessary manner. They claimed this is particularly the case regarding agricultural land.
- Some respondents suggested that growing communities must be ‘built up’ rather than ‘built out’. They called for more intensive housing and more ‘walkable’ neighbourhoods, both of which would provide alternatives to the current model of residential environments.
- A few individuals suggested that moving toward “intensification” in residential areas would require adjustments in attitude, behaviour and expectations about homebuilding, home ownership and quality of life.
- A few respondents commented that transportation infrastructure planning has typically been reactive; they stated that infrastructure planning must be based on long-term need assessment and cost-sharing.

Agricultural land is being lost

- Most of these respondents expressed concern regarding the encroachment of residential development, such as subdivisions, onto productive agricultural land. Similarly, a few individuals raised concern regarding the loss of agricultural land as a result of commercial and industrial expansion.
- Some respondents referred to the permanent loss of high quality soils and

associated food production due to a variety of non-agricultural developments. These individuals suggested that developments, whether commercial, residential or industrial, should be undertaken on marginal land in order to preserve productive agricultural soils.

- A few respondents mentioned that new developments tend to bring new individuals to the community not familiar with agrarian life, which potentially alters traditional lifestyles.
- A few raised the issue of land acquisition and compensation processes, particularly for industrial use, that they deem unfair, disrespectful and restrictive. They indicated that the presence of industry generally alters the “rules of the game”, sometimes limiting the range of land-uses available to farmers on their own land.

Ecological services are at risk

- Many respondents not only expressed concern about the loss of water, which is a key resource, but also about the protection and management of watersheds as well as riparian areas. They reiterated that all three are essential.
- A few participants emphasized that land-use decisions must consider air quality issues, health concerns and climate change.
- A few were concerned that growth and development is negatively affecting the aesthetic value of our landscapes.
- A few stated that key sensitive areas must be protected.

Limits and/or thresholds should be used as an approach to land-use management

- Some respondents suggested implementing limits and/or thresholds on growth. They explained that such measures would help to: assess cumulative effects and manage the assimilative capacity of ecosystems; promote innovation; establish clear ground-rules to assist planning; ensure more comprehensive planning based on available resources; slow

growth to allow recovery of lands; guard against the impact of global market cycles on Alberta's economy; reduce pollution; encourage integration between sectors; curb consumption to protect against permanent loss of resources; and protect key resources such as water and healthy watersheds.

- A few of these respondents indicated that any limit or threshold should be: set prior to new development proposals or development approvals; based on carrying capacity and an understanding of necessary trade-offs; and supported by legislation, monitoring and enforcement.
- A few other participants opposed the use of limits, suggesting that Alberta has an abundance of land, and thus its use should not be restricted.
- According to a few respondents, limits are not necessary if social and environmental considerations are addressed in planning.
- A few respondents claimed that limits serve as disincentives to development and fuel conflict.
- A few others stated that the government should not impose controls or solutions on land uses that predetermine 'winners and losers'; they argued that market forces should determine the pace of growth.

Respondents' views are further captured in the following direct quotes:

"Present growth rates are too much, too fast, and too difficult to manage. Yes, we do need to cut some trees down; we don't need to cut them all down by next Thursday."

"Fundamentally, the government has totally dropped the ball by getting out as the overall land manager. This has created numerous unneeded issues and costs."

"The biggest problem is lack of a comprehensive and coordinated plan."

"No one appears to have the big picture. Land-use planning is so fragmented over so many levels of governing bodies and is often politically driven, so

that there is a danger that wise use of resources is almost accidental. Plus, there are so many loopholes, i.e. oil companies have to cross creeks in such and such a manner, but 500 quads can go however. Rules are already in place in many areas - but [there is a] big lack of backbone and enforcement."

"All natural resource industries should have the same regulations regarding their use of the land. For example, forestry needs to plant trees for the ones they cut down, but oil and gas can cut down just as many trees but are not required to replant them. This should not be allowed."

"The impact of industries such as oil, gas, and logging on the environment are far greater than that of recreational activities. Yet land is being closed to off-highway vehicles. We need to work with the public to create awareness and stop the damage caused by a minority of off-road vehicle users. We can protect the environment and allow trail systems to remain open. It just takes work on both sides."

"A comprehensive plan will help all players know intended future land uses and to plan their activities accordingly. These land uses should be clearly and consistently communicated so that there are no hidden surprises."

"Growth and resource management has to be considered in light of the sustainability necessary to balance the needs of the present against the needs of future generations. At present there is no procedure or mechanism to balance one need against another within the overall limit set by the need to achieve sustainability."

"The assessment of cumulative effects of land uses on the environment is imperative to maintain the ecological function and integrity of Alberta's land."

"All of our economic activities should be undertaken in a sustainable manner, including resource extraction. The idea that intensive development should be compensated for in one area is not sustainable development—it's more robbing Peter to pay Paul. Our rule should be sustainable land use, where the natural capital of the land is maintained, and we live only off the interest this capital generates."

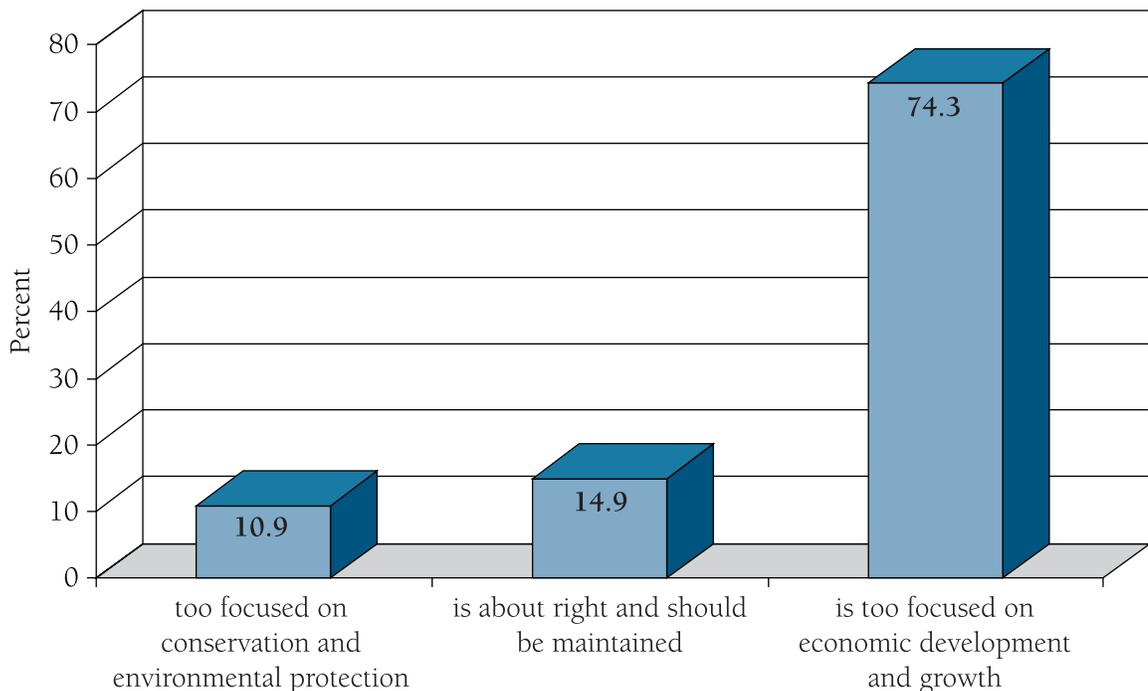
"Development (e.g. residential, commercial) should not be permitted on prime agricultural land. That is an exceedingly short-sighted and irreversible use of this valuable land, particularly in a world with growing food needs. In-building within cities should be entirely exhausted before any expansion of residential around the edges of cities is allowed."

"The cumulative impacts on the environment (and agricultural land/urban containment) are often-times not highly regarded by individual municipalities. This is one reason for a greater role of regional planning in Alberta. For instance, the lack of strict standards for conservation of agricultural land means that often land that should be preserved is urbanized, because it is seen by the

municipality as being limited in terms of the impact on the province or the globe. Maybe it is next to other urbanized land, and due to no firm line on urban development, it gets developed despite other more logical urban development opportunities in other areas of the municipality 'because the developer has a good plan' or 'it is not as good as other agricultural land'. One exception in one municipality then becomes many exceptions for that municipality (due to pressure from other landowners to be treated in the same way), and soon there can be what may be a complete disregard for preserving the agricultural land."

5. Respondents were asked to choose the one response that reflected how they felt about the balance between developing and using Alberta's land versus conservation of Alberta's land.

Figure 4: At present, the balance between developing and using our land versus conservation of our land is...



*Appendix 1 provides a breakdown of 'n' values showing response and non-response (n=2602)

5a.

Participants were asked to respond to the following statement: At present, the balance between developing and using Alberta's land versus conservation of Alberta's land is... The following section provides a summary of the comments for each of the three responses to these statements, in order of frequency of mention.

In total, 1,706 respondents provided comments. Responses broke down as: too focused on conservation and environmental protection (185); about right and should be maintained (178); and too focused on economic development and growth (1,343).

Most respondents indicated that the balance of land use in Alberta is skewed in favour of development at the expense of conservation. Almost all of these respondents expressed concerns about the environmental impacts of Alberta's rapid growth. Only a few respondents suggested that land use in Alberta is presently too focused on conservation and environmental protection. Their comments clustered around three main themes: loss of access to public lands for recreation; need to rebalance land use; and need for integrated planning. Of the few respondents indicating that the present balance between conservation and development is about right, most provided caveats or suggested ways to protect or enhance the balance.

...too focused on conservation and environmental protection. (185)

Loss of access to public lands for recreational use

- Respondents decried the loss of access to outdoor recreational opportunities due to closures and/or restrictions on certain activities, primarily OHV use. The closure of trail systems in the Ghost-Waiparous area was cited as a prime example.
- Most respondents expressing this concern claimed that the vast majority of OHV users are responsible and respectful of the land;

these users are being unfairly penalized for damage caused by a few.

- Some commented that restricting access in certain areas only pushes outdoor recreational use (e.g. OHVs, camping, hiking, biking, horseback riding) to other recreational areas thereby increasing impacts and conflicts in those locations.
- A few suggested that education and better enforcement of existing regulations is a more effective solution than closures. They argued that resources must be directed to these activities.
- People indicated there is far too much focus on the comparatively small impact of recreational use on the land compared to the widespread and significant damage inflicted by the resource industries.

Need to rebalance land use

- Some respondents indicated that the pendulum has swung too far in Alberta in favour of vocal minority environmental interests. This has led to unnecessary restrictions on recreation and development including resource extraction, access roads, agriculture, and costly delays in approval processes.
- According to a few respondents, arguments for conservation and restrictions on recreation, resource extraction and development are often based on emotion rather than on sound scientific research.
- A few individuals commented that Alberta has ample parks, conservation areas and open spaces to accommodate both present and future growth and development.
- A few people expressed concern over public pressure to limit gravel extraction. They argued that this resource becomes 'sterilized' when housing and other developments are built on top of them.

Need for integrated land-use planning

- A few respondents who selected the 'too focused on conservation option' indicated

- that integrated land-use planning is the key for achieving an appropriate balance and fostering collaboration whereby many activities can coexist in the same area.
- A few individuals commented that land-use planning should reflect local knowledge and regional differences and priorities. Presently, urban dwellers and groups from outside the area or even outside the province hold too much sway.

Respondents’ views are further captured in the following direct quotes:

“Relative few, but politically savvy, non-motorized users seem to be getting more support than their numbers deserve. We have a huge base of people participating in motorized activity being concentrated into smaller and smaller areas, causing more damage because of the concentration.”

“The recreational users are victims of...negative image, due to the actions of a small group of us. However, I feel that with proper education and...a framework in place for punishing offenders, hopefully we could avoid seeing trail closures.”

“I believe the current focus on conservation and environmental protection is almost fanatical. I fully support the protection of our land, fauna and flora but research, real issues (not theoretical) and proof must be shown to evaluate the actions.”

“It is too focused on conservation and environmental protection and also too focused on economic development and growth. Management should not be reactionary to special interest groups but should be integrated and planned to look at the entire picture...this could alleviated some of the land use pressures.”

...is about right and should be maintained. (178)

Balance is adequate, however, with caveats

- Some remarked that the present balance is appropriate and should not be changed.
- A few suggested that balance is maintained due to the trade-offs required of both developers and conservationists.

- Industry has improved its consultation with communities, its environmental practices and its reclamation of disturbed land.
- Overall, the balance is right, but property owners need a greater say in how their land is developed.
- A few respondents raised other caveats including concerns regarding: too many hoops for developers to navigate; avoidance of urban sprawl; hasty move by the province toward over-protection of land; and rapid pace of development.

Need for integrated planning and coordination

- Most respondents called for greater integration of land-use planning, including possible development limits and coordination between various jurisdictions to avoid irreparable impacts.
- Many commented that government needs timely, good, objective information for decision-making.
- Many survey participants stated that communication between various parties — government agencies, proponents and stakeholders — must be more open.

Balance varies according to area and activity; greater consistency is required

- A few people noted that some areas of the province have an appropriate balance while others lack balance. Some respondents cited the example of the Fort McMurray area, stating it is too focused on development and not sufficiently focused on conservation.
- A few individuals called for consistency between areas while others claimed there should be an overall balance across the province with enough flexibility to meet different local priorities (e.g. urban versus rural).
- OHV use is too restricted. A few stated that access for OHVs is appropriate in the north but too restricted in the south.

- A few suggested that there is too little emphasis placed on the oil and gas industry regarding conservation issues with too much emphasis placed on the forest industry regarding conservation.

Better monitoring and enforcement

- Some respondents suggested that the present guidelines and regulations for managing land uses are sufficient; however, monitoring and enforcement are lacking.
- Some mentioned that greater resources must be allocated to monitoring and enforcement.
- A few stated that law enforcement should be increased to deter those who abuse the land, particularly in recreational areas.
- Development should be curtailed for resource industry companies that do not adopt best environmental practices.

Respondents' views are further captured in the following direct quotes:

“The province has been doing a relatively good job of balancing economic development (resources) while ensuring all stakeholders are held accountable for the environmental aspects of their actions...”

“It seems that present regulations allow for proper reclamation of resource development use, where the public lands, at the very least, left in a state where nature will reclaim and return the land to its natural state...”

“I am aligned with the values and principles expressed in existing policy documents. However, I do believe that the existing systems for managing land use are not well coordinated, and therefore lead to suboptimal outcomes.”

“Some parts of the province are focused on conservation. Some parts are too focused on development. Each area could use some of the other, to balance them out.”

“We do not need more red tape to have to jump through, what is needed is enforcement of existing regulations.”

...is too focused on economic development and growth. (1,343)

Cumulative impacts on land and resources are not sufficiently monitored

- Many respondents expressed strong concerns about the lack of understanding and attention given to the cumulative impacts of development on the environment.
- Impacts included pressures on Alberta's land, water, habitat, wildlife, air, ecosystems and resource base, both currently and in the future.
- A few people raised the issue of cumulative effects worldwide.
- Some remarked that the GoA should not give free rein to growth then later determine how to manage the impacts.
- For many, the oil and gas industry was seen as causing the main detrimental impacts on the environment through widespread drilling, which fragments rangeland, lakes, protected and wilderness areas.
- According to many respondents, the oil and gas industry further uses and draws down large volumes of water that often results in water waste and air pollution.
- The oil and gas industry was criticized for not collaborating with other firms to plan for the long-term and for not keeping pace with effective reclamation. Companies need to be held to a higher standard of accountability on environmental issues.
- Some respondents also singled out the forestry industry for its affects on water supplies, habitat and 'viewsapes' in recreation areas. They specifically mentioned the loss of boreal forest.
- Many respondents identified water as a key issue expressing concern about the sustainability of fresh water supplies; the loss of marshes and drainage areas; and ground as well as surface water contamination. A few stated drilling should not be allowed in or under lakes.

- Other concerns included: loss of native grassland; urban expansion affecting wildlife corridors; decline in caribou and grizzly populations; inadequate protection of endangered species; and erosion.

Focus on long-term sustainability

- Overall, respondents believed that Alberta's current growth is neither environmentally nor economically sustainable.
- Many qualified their responses by stating that economic growth is not inherently bad, but it is bad when it is unsustainable.
- People indicated provincial natural capital is being rapidly diminished emphasizing that non-renewable resources, in particular, are being depleted too quickly with no thought for the future.
- Many respondents claimed that priorities are misguided as the environment ultimately sustains us all, yet government is providing incentives for unsustainable resource development and minimal, if any, for environmental conservation. As a result, future generations will bear the cost of today's mistakes.
- Sustainability should be the overriding factor in land-use decisions; reviews of development applications should include valuations of natural and social capital.

Inadequate conservation requires action by the GoA

- A slight variation on the sustainability theme emerged. The concerns identified by respondents included wetlands, lakes, river systems, recreation areas, native grassland and endangered species habitat. Respondents felt resource exploration and development should be disallowed in such locations.
- Many respondents indicated that land in the above mentioned categories should be conserved for future generations.
- Some respondents stated that non-governmental organizations (NGOs) have

been the primary entities focused on conservation; the government needs to 'step up to the plate'.

- New development should be confined to areas that have already been developed.
- A few mentioned that recreation areas are being targeted for conservation. Although certain recreation activities should be limited, it is important to recognize that oil and gas development and forestry have far greater impacts on the land.
- Government was criticized for allowing oil and gas exploration in 'so-called protected areas' such as Rumsey Natural Area, Suffield Natural Wildlife Area, and logging in Kananaskis Provincial Park.

Industry, government and individuals are too focused on short-term gain

- Many respondents criticized industry, government and individuals' short-term focus on corporate profits, free enterprise ideology and material gain at the expense of Alberta's environment and social well-being.
- Industry was criticized for a lack of long-term planning; integration of stakeholder interests; an environmental ethic; and slow and inadequate reclamation.
- Some respondents stated the GoA's ideological focus on development comes at a high cost to the environment. The general perception is that government allows industry to do whatever it wants.
- Many respondents perceived the Alberta Energy and Utilities Board (EUB) as pro-industry whereby development trumps all other interests.
- A few respondents also stated that individuals should be held accountable for their drive to acquire wealth. People choosing jobs over conservation are either unaware of, or are turning a 'blind eye' to the environmental impacts of current growth.
- Government is out of touch with the lives of ordinary Albertans and needs to show

leadership by making environmental protection a priority.

Need for a greater focus on integrated planning

- Many respondents conveyed strong concern that land use in Alberta is running ‘amok’ with no coherent, integrated plan to guide it.
- These participants called for a broad framework that addresses: cumulative environmental and social impacts; losses already incurred and occurring; timely reclamation; inconsistencies between jurisdictions; sustainable development; plans for an economic downturn; incentives for economic diversification; and expansion of green industries.
- A few respondents mentioned that present land-use policies are adequate; however, municipalities are not following them, nor are current regulations being adequately enforced.
- A few participants suggested that provincial departments and municipalities lack the human resources as well as the legislation and other tools to implement, monitor and enforce regulations to protect the environment. Budgets for Alberta Environment (AEN) and SRD are inadequate; the GoA has downloaded too many responsibilities to municipalities.
- Some suggested that while funding is available, it is critical that the government establish a long-term vision for the province that reflects Albertans’ general needs as well as the need to care for the environment.

Community and social impacts require immediate attention

- Respondents emphasized the costs of the economic boom to Alberta’s social fabric.
- Most of these participants expressed significant concern regarding skyrocketing housing prices that place owning or renting a home out of reach for a significant number of Albertans, particularly young people.

- Many stated that the labour shortage is especially difficult for small businesses, which can neither find workers nor, if they can find them, afford the high wages being commanded; this is particularly true in the trades.
- Many argued that existing infrastructure is overstrained in many areas of the province. To illustrate their point they noted that roads are in poor condition due to heavy industrial traffic; municipal roads are congested; and services (e.g. health care, water, schools, law enforcement, social and personal services) cannot keep pace with the rapid population growth.
- Some stated that benefits from the current boom are distributed unevenly as corporations, government, and a fortunate few profit enormously while many ordinary Albertans fall behind.
- The gap between the wealthy and the poor is widening; the latter are not benefiting from economic growth.

Rapid growth as negative impacts on agricultural land

- Respondents raised specific concerns regarding the loss of prime agricultural land to urban and industrial development. Many claimed that land, once gone, is ‘lost forever’, which will limit Alberta’s ability to produce its own food in the future.
- Many indicated that small farm owners feel pressure to sell their land to developers given the comparatively low rate of return on farming versus the high prices being offered for agricultural land. In this instance, farmland becomes unattainable for purchase for agricultural use.
- Some respondents stated that it was particularly grating to witness the expropriation of farmland and the encroachment of the oil and gas industry on private lands. To illustrate their point, these individuals raised the issue of subsurface rights trumping surface rights, without owners’ consent. In addition, they cited the

proliferation of rural acreages, large lot rural subdivisions, as worrisome and in need of closer scrutiny.

- Some stated that agricultural land is a birthright, part of Albertans' heritage that must be preserved for the future. Prime farmland should be preserved and only marginal land used for development.

Pace of development must be more measured

- Hand-in-hand with the issue of sustainability was the pace of development. The message from respondents was "Slow It Down!"
- Many respondents emphasized the need to slow down oil sands development; a few respondents called for a moratorium on new development in this area.
- The pace of development has vastly outstripped the carrying capacity of the land as well as community and social infrastructure.
- A few suggested there is a 'gold rush' or 'bonanza' mentality driving oil and gas exploration accompanied by a rush to extract oil and gas while prices are high.
- The impacts of this pace are too high. Development needs to be staged to ensure that a steady supply of non-renewable resources, economic opportunities, as well as recreation and wilderness lands are available for future generations of Albertans.
- A few respondents called for the adoption of controls until knowledge-based plans are developed to understand and manage cumulative effects.
- Some respondents indicated the oil and gas industry must take responsibility for remediation and long-term planning. This could include prohibiting development in a new area until an established area has been sufficiently reclaimed, and leaving some reserves in the ground until less invasive extraction methods are developed.
- Some survey participants called for an increase in oil and gas royalties to temper

current growth and to facilitate valued-added. Also, the GoA should encourage alternative energy industries to develop and to contribute to economic diversification.

Reduce the footprint of urban sprawl

- Respondents identified a range of negative impacts related to urban sprawl, such as: the increased need for costly infrastructure; associated long-term maintenance costs; and amplified general urban 'blight' referring to unsightly malls, subdivisions and industrial areas ever-encroaching on the natural landscape.
- Some participants called on municipalities to reduce their footprints by using the existing land and resources within their boundaries more efficiently. Respondents suggested redeveloping unused and vacant lands; upgrading older neighbourhoods that have fallen into disrepair; and increasing urban residential densities.

Respondents' views are further captured in the following direct quotes:

"In order to ensure sustainability, it is most important to focus on conservation and environmental protection. This is the best choice to ensure future generations will have the resources available to ensure economic development and growth. We are exceeding the environment's ability to naturally replenish our resources."

"The oil sands development is the best and most obvious evidence that the Government of Alberta seeks NOT to impact growth regardless of the environmental impact. Development and its pace cannot drive decisions. If cumulative impacts are to be properly addressed one can not give priority to growth and then 'manage' the impacts."

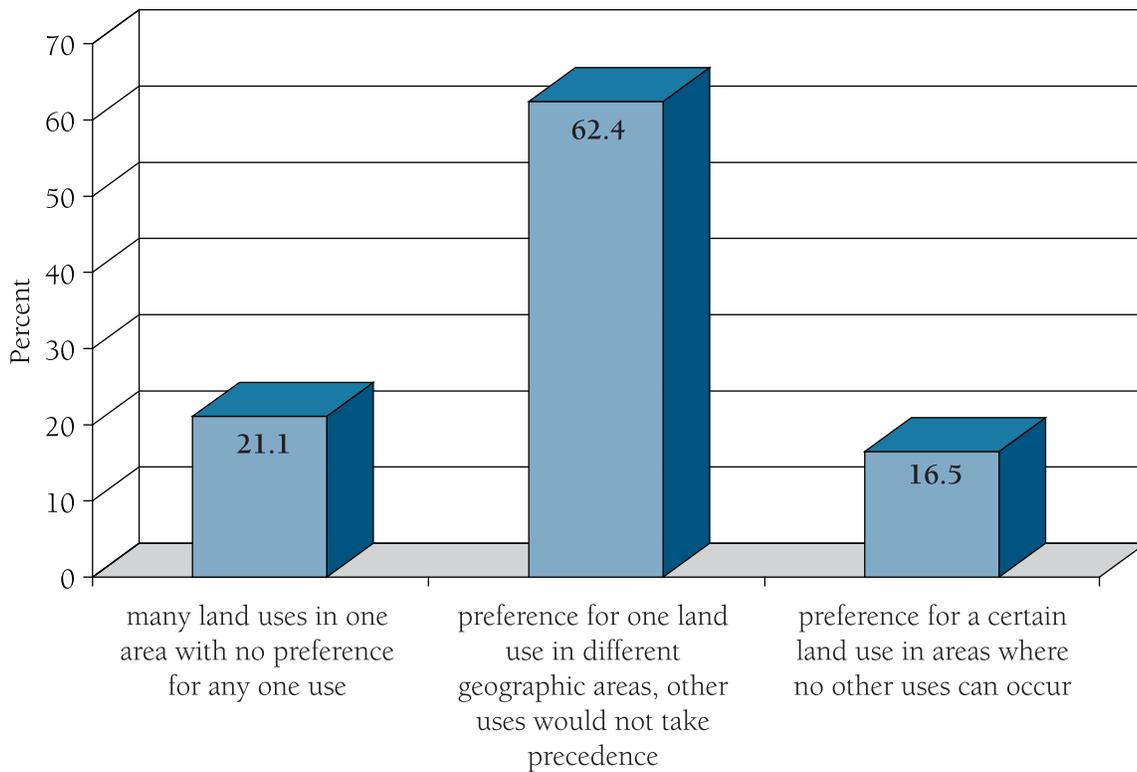
"I see very little long-range planning by municipal governments and provincial departments in the zoning/rezoning and development of land. Currently, everything is geared to approving economic and residential development plans, without thought to land conservation, protection of biodiversity, and integrated land use."

“We are allowing oil and gas expansion in this province at the expense of other natural values. Private companies are making piles of money off of our natural resources, and as a conservationist, and an Albertan, I find this outrageous.”

“Economic growth is out of control, leaving the remaining infrastructures to play catch up. We are placing too many demands on systems and structures that are out dated and were not produced to maintain the levels and the populations they are forced to now. As a result all levels of maintenance and support are working past their capacity and nothing is being accomplished adequately.”

6. Respondents were asked to choose the response that most accurately reflected their preference for a range of land uses in Alberta.

Figure 5: When considering the range of uses that may occur on the land, I would prefer to see...



*Appendix 1 provides a breakdown of 'n' values showing response and non-response (n=2497)

6a.

Delving deeper, respondents were asked to explain their preference for land use in Alberta. The following section provides a summary of respondents' comments, by key themes and in order of frequency of mention, for each of the three response options to the statement: When considering the range of uses that may occur on the land, I would prefer to see...

Respondents provided a total of 1,497 comments. Frequency of comment by response option was: many land uses in one area with no preference for any on use (908); preference for one land use in different geographic areas, other uses would not take precedence (328); and preference for a certain land use in areas where no other uses can occur (261).

Most frequently, survey participants favoured a land management approach that gave priority to a certain land use in a specific geographic area while allowing other compatible uses to occur. In such cases, respondents reiterated that the priority land use designation must take precedence over these other uses. These respondents cautioned that the means by which a priority is determined is critical to the success of this particular approach. They emphasized that a number of factors must be considered including: environmental, economic, social, cultural and historical. To a much lesser extent, respondents supported a multiple land use approach whereby no single land use would be privileged over another. Many of these respondents argued that this integrated land management approach not only provided landowners and users more options but also fostered greater protection as multiple users provided more checks and balances upon one another.

...preference/priority be given to a certain land use in different geographic areas; other land uses may occur in that area, but the preferred use may take precedence where conflicts occur. (908)

Determining priority land-use designations

- A few respondents indicated that priorities should be based on the carrying capacity of the land and water. The natural environment was the overriding priority for these respondents, with some suggesting that any land use that threatens the ecological integrity of the land should not be allowed.
- A few respondents indicated that a range of factors should be considered and weighed together when assigning priority. These included factors such as: environmental, economic, social, historical, compatibility, cumulative effects, best practices and common sense.
- A few respondents felt that well-managed multiple land-use is the healthiest approach for both the land and people; however, multi-use should not be a 'free for all'.
- A few respondents emphasized the importance of integrating land use wherever possible and seeking ways to achieve cooperation. Designating a priority is not as important as developing approaches to reduce conflicts and to improve the compatibility of existing and new uses.
- Others remarked that the primary consideration for assigning a priority should be compatibility, arguing that some uses must be separated. Examples of incompatible uses cited include: industry and residential; sour gas and residential or recreational; and agriculture and residential. A few of these respondents believed that the same kind of priority use zoning mechanisms used in urban areas should be used in rural areas; identifying zones for industrial development, recreation and residential development makes sense.

- According to a few respondents, the quality of life and the welfare of all Albertans must be the primary consideration when assigning a priority. They reiterated that Albertans must make a living and require places to live and play. Land-use areas should provide for all of these needs in a well-managed manner; balance is the most important goal.
- A few individuals noted that while balance is important, industrial use is necessary because it underpins Alberta's economy, including employment; however, they emphasized that industrial development requires limits.
- A few individuals believed priorities should be assigned by, or based on input from, local populations.
- A few respondents said that priority uses should be assigned on a case-by-case basis in each area, with a few supporting the creation of a local board or committee for this purpose.
- A few respondents stated that determining priority land use is very complex; it requires a careful examination and assessment of the locale to determine the most appropriate and effective land use for the area.
- A few respondents indicated that priority land use already exists in Alberta, adding that these uses should be maintained. A few of these suggested that the planning and management of the existing priority uses requires some improvement.
- A few respondents called for the assignment of priority uses based on economic value; priority should be given to the use that is the most profitable.

Assigning priority land use is necessary

- Some respondents indicated that the number of permitted uses could vary from one area of the province to another; however, because certain uses are of utmost importance they must exclude, or strongly limit, all other uses. Examples of primarily single use areas cited include: prime

agricultural land; environmentally sensitive areas; unique or important habitat or wilderness areas; watersheds and wetlands.

- A few individuals viewed this option as the most logical compromise because it offers direction while allowing for some level of flexibility and diversity; however, a few cautioned that it will be difficult to achieve and could potentially cause conflict.
- According to a few, the GoA has given priority to resource extraction throughout Alberta, which has resulted in environmental damage, unfair loss of landowners' property rights and disorganized and wasteful land use. These individuals called for development, particularly resource extraction, to proceed with more order and planning, including the sharing of infrastructure, costs and revenues.
- For a few respondents, assigned priority uses are important because thus far "...we have had a free for all where people did whatever they wanted, wherever they wanted." They suggested that land-use planning in the province has been inadequate and without forethought.
- A few individuals mentioned that assigning priority use is needed to reduce conflict and to provide land users with more stability and certainty. A few others said it is necessary because it is the best and most realistic way to respect all users' rights and balance their needs in a fair and equitable manner.

Managing public lands in the context of priority land use

- According to some respondents, recreational use should take priority on public lands, in fact, the public should be provided with more (or in some cases, full) access to public lands for their enjoyment.
- A few individuals suggested that some uses occurring on public lands are incompatible and should be separated; however, all uses need to be respected. Some of these people

- noted that better management and enforcement would reduce conflicts and facilitate access for all user groups.
- A few respondents supported user fees to help pay for management and enforcement costs.
 - According to a few individuals, increased protection of parks and sensitive areas from industrial development is required. Some of these people said industrial use should be prohibited completely in parks and sensitive areas; a few called for better control.
 - A few others suggested that more parks are needed.
 - A few survey participants stated that the GoA has not only poorly managed but also inadequately protected public lands.
 - A few respondents drew a distinction between priorities for public and private lands. In these cases, they said that public lands belong to all Albertans; therefore, public access should be the priority. Conversely, decisions regarding land use on private land should be at the discretion of the landowner.

Cautions and concerns for consideration when designating priority land use

- Some respondents indicated that they would support this option provided that awarding priority use in an area would not result in a single use precluding all other uses and/or lead to environmental damage, that is, priority use would not result in the creation of ‘sacrifice zones’ or ‘industrial slums’.
- A few survey participants expressed concerns about the process for determining priority uses and identifying those responsible for assigning the priority. A few indicated that they would not support this approach if ‘cash strapped’ municipalities or special interest groups were given decision-making authority.
- According to a few respondents, once priority uses are assigned it would be

- unacceptable to exclude all other land uses, even if they are incompatible. These individuals generally felt that other, small-scale uses should be allowed.
- A few participants stated that it is important to allow for change over time. They noted global realities, the land and social preferences are in constant flux; therefore, priorities must be flexible enough to respond to change. Present decisions must not be so rigid as to limit future generations from determining their own priorities.
- According to a few respondents, once priority land uses are assigned some individuals might: lose the existing use of their land; experience a drop in land value; or not be permitted to subdivide. Likewise, there is a potential for industrial users to lose land and resource access. Most of these individuals agreed that these losses must be compensated or offset in some way.
- Other participants stated that conflict resolution mechanisms should be built into the priority land-use assignment process to ensure that people have a means to resolve disagreements.
- A few respondents stressed the need to reserve “untouched” land for the enjoyment of future generations and to preserve habitat and species.
- For a few participants, preserving land for traditional uses such as hunting, trapping and fishing was important.
- A few commented that protecting the rights of Aboriginal people should be a priority.

Respondents’ views are further captured in the following direct quotes:

“Most users rely on others. Agriculture needs feed stores, supply centres etc. near by. Most family farms now need to diversify in order to stay afloat e.g. having a bed and breakfast, a tack store, have movie sets etc. Also good to have concentrated service hubs with food stores and coffee shop so don't need to drive all the way to the city for supplies. Also ag-business ie. horse stables should be allowed.”

“I’m not crazy about any of the choices. My concern with choosing the 2nd one is how is the preferred use determined. 4-wheelers going through the mud etc may be preferred by them but not me but they may have a better lobby group.”

“Priority land use sounds good, but the land use should be balanced accordingly with the real priority that serves us all: environmental sustainability.”

“I liken it to a red light district in a city. If you have to have ugly, damaging practices like strip mining for the purposes of economic growth and jobs, at least keep it in one spot. don't let it spill all over beautiful areas.”

“I think that this is the choice that gives you the most options for a given piece of land. It doesn't rule out the other two in any given circumstance. For example, it may result in all land uses but one being banned, or it may result in all land uses being allowed. It just means that this choice has to be negotiated.”

“Different geographic areas are suitable for different things some may have just one or a few prime uses and other may be well suited to quite a variety of uses. In all instances, however, the long-term sustainability of the water resource downstream as well as in the specific geographic area should be given important consideration as well as the future possibilities for the affected land.”

...many land uses occurring in a geographic area with no preference/priority given to one land use over another. (328)

Multiple land-use approach is preferable

- Some respondents indicated that integrated land management whereby users are required to work together within reasonable guidelines and regulations provides landowners with freedom of choice. They argued that this approach is more effective in protecting the land base because there are ‘many eyes’ watching. A few noted that this approach is more difficult but is ‘worth the effort’.

- Some respondents stated that multiple land use is best providing these uses are compatible with the land base.
- A few suggested that multiple land use is healthiest for both the land and people. Diversity provides more opportunity and options for income generation and enjoyment; single use or limited use tend to intensify impacts and are not sustainable.
- A few viewed multiple land use as more balanced. These respondents indicated that multiple land use: permits the offsetting of impacts; allows for the replacement of harmful uses; encourages the tailoring of uses to specific areas; provides flexibility; and accommodates change.
- According to a few participants, it is the responsibility of all users to share the land. At the same time, these participants stated that individual choice and market forces should determine permissible land uses.
- A few respondents noted that mixed uses of the land base not only provides people with access to everything they need close to where they live, but also reduces dependency on vehicles and the need to travel long distances to access work or recreation. They argued that this approach benefits both people and the environment.
- A few respondents noted that Alberta already employs multiple land use, emphasizing that it is working.

Limitations of the priority land-use approach

- Some respondents indicated that assigning priority uses would result in inequities, creating ‘winners and losers’ based on where an individual lives and the designated land uses. Some of these individuals called this approach ‘artificial’, ‘dictatorial’ and ‘discriminatory’. They suggested that changing land uses after they had been designated would be difficult. At the same time, they stated that this approach would stifle progress and innovation.

- According to a few survey participants, giving priority to one industry over another was inappropriate. Some of these individuals indicated that resource extraction industries have been privileged to the detriment of the environment; further, these companies have profited at the expense of landowners and taxpayers.
- A few individuals stated that government and land-use planners have proven incompetent and untrustworthy; therefore, neither is qualified to establish priority uses. A few others suggested that unreasonable environmentalists and special interest groups would unfairly seek to exclude some users.
- A few respondents expressed concern about setting priority uses arguing that it would concentrate impacts. Moreover, it would result in “economic ghettos” and industrial wastelands such as the oil sands, refinery row and feedlot alley.
- According to a few, limiting areas to a single use would reduce possible efficiencies between industries (e.g. shared access roads and utility facilities).
- Others noted that priority uses would increase conflict and be subject to continual challenges.
- A few individuals suggested the collection of user fees to offset enforcement costs and to provide funds for trail improvements. A few respondents stated restrictions on use must be increased in some areas, particularly parks. A few others commented that parks need more protection from industry.

Respondents’ views are further captured in the following direct quotes:

“We are doing a good job most of the time. We can have all or most uses on the same land with good holistic management and reasonable regulations and enforcement. Eg. on our grazing land we have grazing, cattle energy extraction, logging, hunting, trapping, etc.”

“I am tired of seeing the oil, gas, and forestry industries do as they please in an area, and then get told that we can not enjoy that area on off highway vehicles because it is causing damage. That makes no sense.”

“An integrated approach does not mean specifically a multiple use approach. There may be predominant land uses, such as agriculture in rural areas throughout Alberta, but that should not mean no other uses -- it is messier and more difficult, but with modern tools we should be able to integrate things into the landscape, no use needs to be mutually exclusive.”

“Diversity in land uses will allow for flexibility to have a multiple work together. An example is if commercial and industrial uses (ie. workplace and shopping) were allowed to be included in traditionally zoned single family zones within a city, there would be decreased vehicle use, less fuel being consumed and more people cycling and walking their way to a healthier lifestyle.”

“I live in Fort McMurray, a great example of the complete failure of giving too much priority to one land use.”

Managing public lands in the context of priority land use

- Most respondents discussing public lands insisted that public land must be available to the public at large; no single user should be given preference over another.
- Some strongly protested that grazing leaseholders and industrial users are given rights to public lands at the exclusion of other users. In their view, all users must abide by the same rules, which will help prevent harm to the land.
- A few cited poor land management and inadequate enforcement as the main reasons for environmental degradation of public land.

...preference/priority be given to a certain land use in geographic areas and that no other land uses can occur. (261)

Some areas must be designated for one specific purpose

- Many respondents chose this option because they believed that some natural wilderness areas in Alberta must be set aside and preserved. Many of these stated that parks and wilderness areas must be protected from all industrial development. A few insisted that Alberta must designate more areas as parks.
- A few participants indicated that it is vital to protect prime agricultural land from development and further fragmentation. They commented that resource extraction should be forbidden on agricultural land and industrial and residential development should only be situated on marginal agricultural lands.
- A few individuals called on the GoA to increase its efforts to protect water sources, wetlands, riparian areas and watersheds from contamination and destruction resulting from development.
- A few respondents did not identify specific areas for protection but said they chose this option because it allowed for some areas to be set aside, in their entirety, for one use. At the same time, they indicated that many other areas could be subject to multiple uses.
- A few people believed that more land needs to be reserved for recreational users, arguing that recreational users need more space.
- A few respondents indicated that wilderness areas should be set aside as a trade-off for intensive development elsewhere. In addition, they claimed this would appease environmental extremists.
- A few other respondents suggested that delicate and native grasslands must be preserved from unsustainable agriculture and other uses.

- A few suggested that forestry areas require more effective management and protection from grazing. A few indicated that the GoA's management of public lands has been ineffective and not protected them from damage.
- A few respondents commented that some areas near large urban centres should be set aside for future growth.
- According to a few respondents, the natural environment was the only priority. They suggested that if this priority is upheld and equal protection of endangered species, water and air is applied "...the rest will take care of itself."

Strict limits are needed for land use

- Some individuals claimed that multiple land uses in one area are often not compatible. Based on this assumption these respondents called for the strict separation of all land uses. In their view this would: reduce conflict between users; protect the land from fragmentation; and make it easier to manage and control permit users. Examples of incompatible land uses included: motorized and non-motorized recreational users; residential and industrial; agriculture and residential; agriculture and oil and gas; and wilderness and industrial.
- A few respondents suggested that multi-land use with "...everyone doing everything everywhere" is responsible for the current land-use issues in Alberta. Imposing strict limits on land use to facilitate a more orderly, controlled pace of growth was seen as a means to resolve existing problems.
- A few people viewed strict limits on uses as the only way to address the cumulative effects impact of development. A few highlighted the complexity of assessing the impact of various activities, noting that "[h]aving many users makes it difficult to sort out which use, or what combination of uses, are causing a problem."

- A few preferred the option of one land use at the exclusion of all others, arguing that it reduced the potential for conflict; therefore, it diminished the opportunity for industry and special interest groups to influence or to take over the process for determining the priority land-use designation.
- A few participants indicated the imposition of strict limits offered the most certainty, clarity and protection to landowners; it would result in designated areas with no “wiggle room”.

Determining priority land-use designations

- Some respondents firmly stated that maintaining ecological integrity should be the primary objective for establishing priority land uses. They acknowledged that different areas have different capacities and are suited to different uses.
- Some people indicated that, to date, priority has been given to resource extraction industries. They insisted that this is no longer appropriate; the GoA and municipalities must start saying “no”.
- A few said that activities that harm the land, air or water must be curtailed or forbidden; this should also apply to land designated for industrial use if environmental damage is occurring.
- A few individuals recognized the complexity of determining priority use, noting that a range of factors must be considered (e.g. economics, environment, health, suitability, compatibility). They emphasized that balance is essential; Albertans must have access to housing, jobs and recreation; they should not be forced to drive great distances to access these basic needs.
- A few respondents stated that the local people who know the land best and have an interest in its care should set priorities. A few others believed the GoA should establish land-use priorities.

Respondents’ views are further captured in the following direct quotes:

“I have chosen this with the expectation that a 'certain land use' can mean not land use at all. In other words, protection of a natural area can mean that no resource extraction/ industrial use can occur.”

“This is a difficult issue but sometimes as much as there is gold in them hills, it is best for everyone that it stay there. It takes resolve and it takes a province saying that there are more important items than the economy.”

“Some land needs to be preserved for agriculture, some for recreation, some for oil company development, some for residential development but in my opinion all uses can not and should not be allowed everywhere. Get a plan and stick to it.”

“The statement I have marked is too extreme in some instances, but in other areas, such as the preservation of wilderness such an approach is vital. Many areas are suitable for multiple land use, but preference must always be given to those uses that are least damaging and most sustainable.”

“Multiple users of land likely result in multiple (probably not just additive) impacts on the land.”

7. One approach used to manage growth is to place limits on certain land-use activities. Respondents were asked to indicate where they would be willing to limit their activities on the land base in order to allow further development in a range of areas. The following table identifies the trade-offs respondents would be willing to make to allow for further developments.

Table 2: Willingness to accept limits to activities

Willing to accept limits to...	To provide for more (% yes)							
	Agriculture	Forestry	Energy	Protected areas	Watershed protection	Habitat protection	Residential commercial	Other
Recreational use		28.2	21.6	67.1	70.5	70.1		7.7
Residential and commercial development	58.7		27.7	70.8	73.6	70.9		5.3
Energy development	54.9			70.2	73.1	71.5	32.1	6.2
Agricultural development			64.5	70.1	66.2	4.9	17.6	
Forestry development	34.8		20.8	68.0	71.8	65.6	26.8	3.9

N.B. Blank cells indicate the attribute was not asked.

*Appendix 1 provides a breakdown of 'n' values showing response and non-response

7a.

For each question, workbook survey participants were provided with the opportunity to indicate 'other' activities they would be willing to trade-off to further a specific type of development.

The five most frequently mentioned categories are presented in order of frequency of mention for each question in the following section.

7.1a

I would be willing to accept limits to my recreational uses in order to provide for...

Top five categories: (266)

- Agriculture
- Sustainable biodiversity

- Heritage and cultural sites
- OHV areas and trails
- Renewable energy

7.2a

I would be willing to accept limits to my residential and commercial development in order to provide for...

Top five categories: (163)

- Forestry
- Biodiversity and conservation of wildlife habitats
- Recreation
- Sustainable development
- Heritage and cultural sites

7.3a

I would be willing to accept limits to my energy development in order to provide for...

Top five categories: (180)

- Forestry
- Recreation
- Sustainable development
- Biodiversity
- Heritage and cultural sites

7.4a

I would be willing to accept limits to my agricultural development in order to provide for...

Top five categories: (151)

- Forestry
- Sustainable development

- Recreation
- Biodiversity
- Heritage and cultural sites

7.5a

I would be willing to accept limits to my forestry development in order to provide for...

Top five categories: (120)

- Recreation
- Heritage and cultural sites
- Biodiversity and conservation
- Sustainable development
- Aboriginals' use of traditional lands

8. Respondents were then asked to rank their affirmative answers to indicate where they are most willing to accept limits to their activities in the interest of various forms of development. The following table illustrates where respondents are most willing to accept limits to growth.

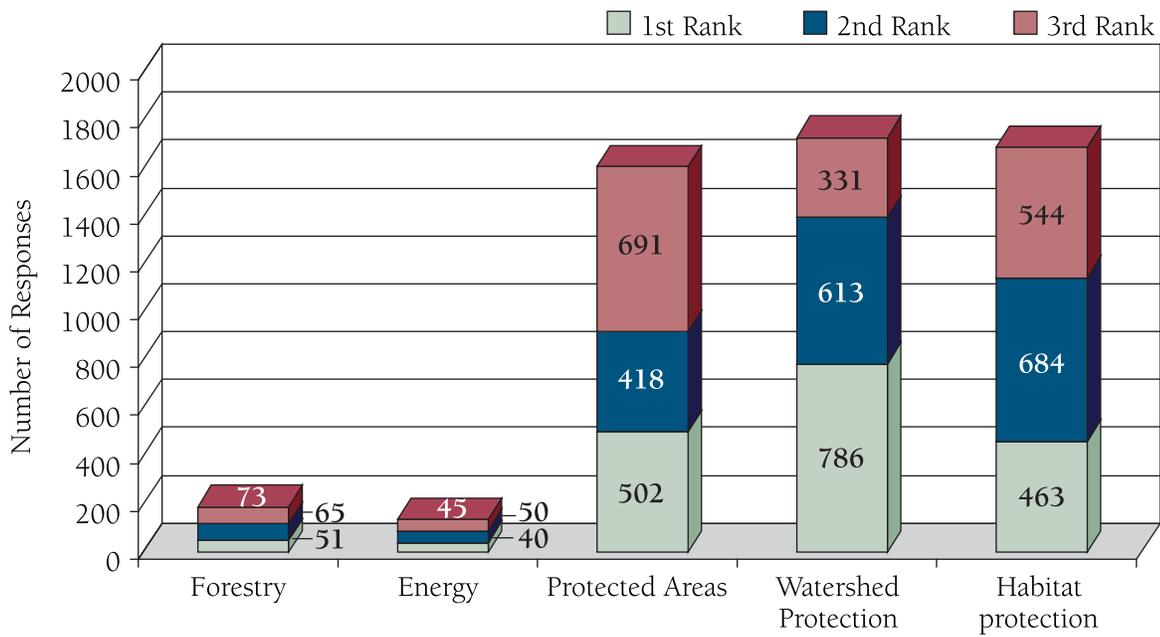
Table 3: Priority for placing limits (for areas where limits are acceptable)

Willing to accept limits to...	To provide for more (% yes)							
	Agriculture	Forestry	Energy	Protected areas	Watershed protection	Habitat protection	Residential commercial	Other
Recreational use		1.6	1.3	16	25.1	14.8		2.1
Residential and commercial development	8.9		1.2	0	22	13.7		1.3
Energy development	6.6			14.2	22.7	13.5	1.1	1.5
Agricultural development			14.1	25.4	13.3	1.5	1	
Forestry	3.5		0.7	14.5	23	12.3	1.6	3.9

N.B. Blank cells indicate the attribute was not asked.

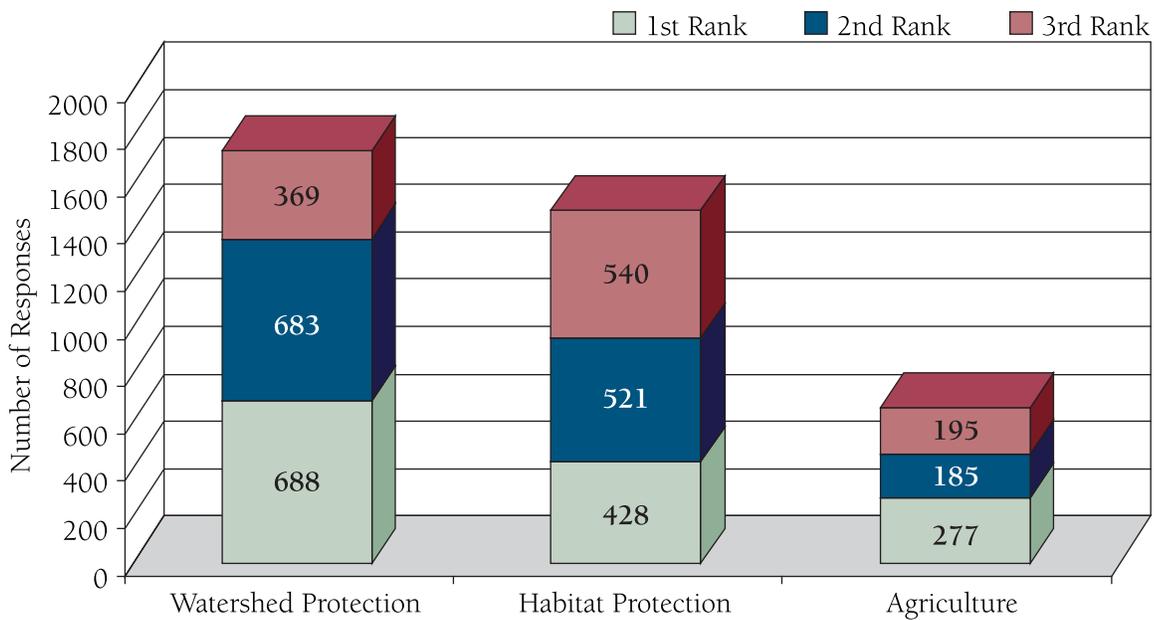
*Appendix 1 provides a breakdown of 'n' values showing response and non-response

Table 3a: Priority for placing limits on recreational uses



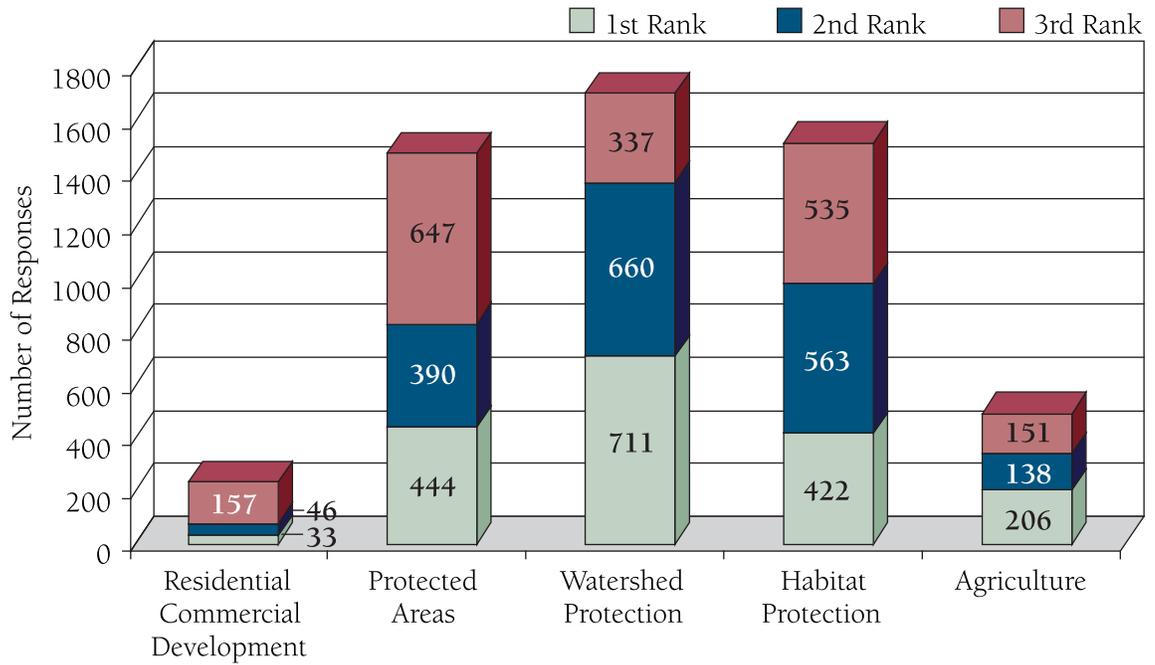
*Appendix 1 provides a breakdown of 'n' values showing response and non-response

Table 3b: Priority for placing limits on residential and commercial development



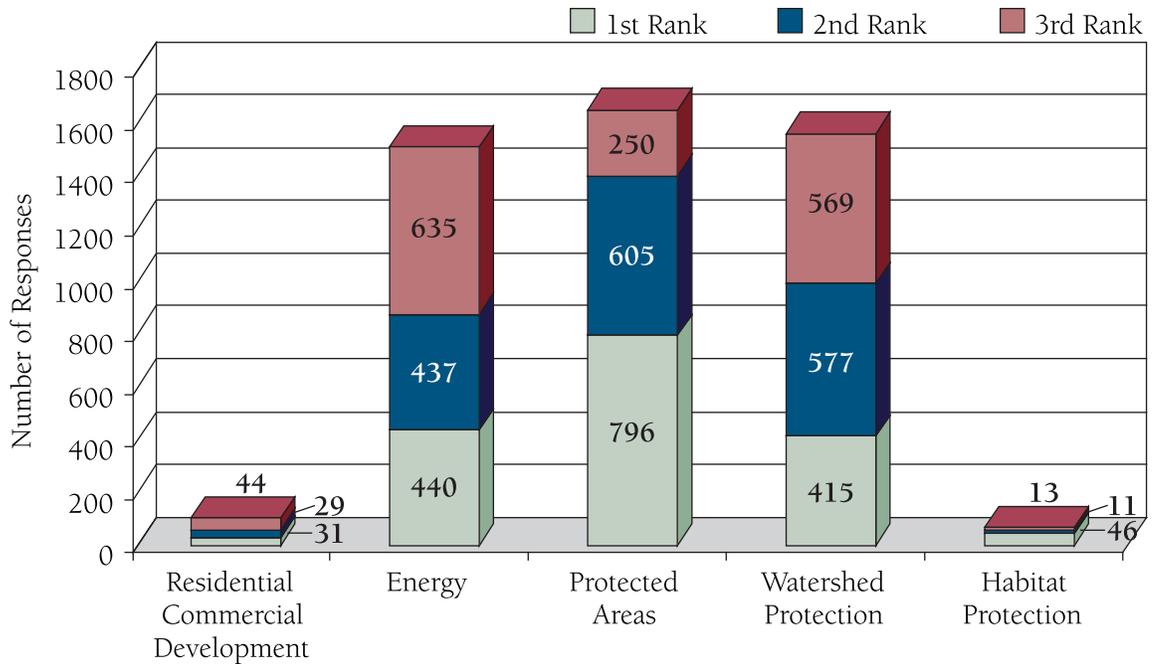
*Appendix 1 provides a breakdown of 'n' values showing response and non-response

Table 3c: Priority for placing limits on energy development



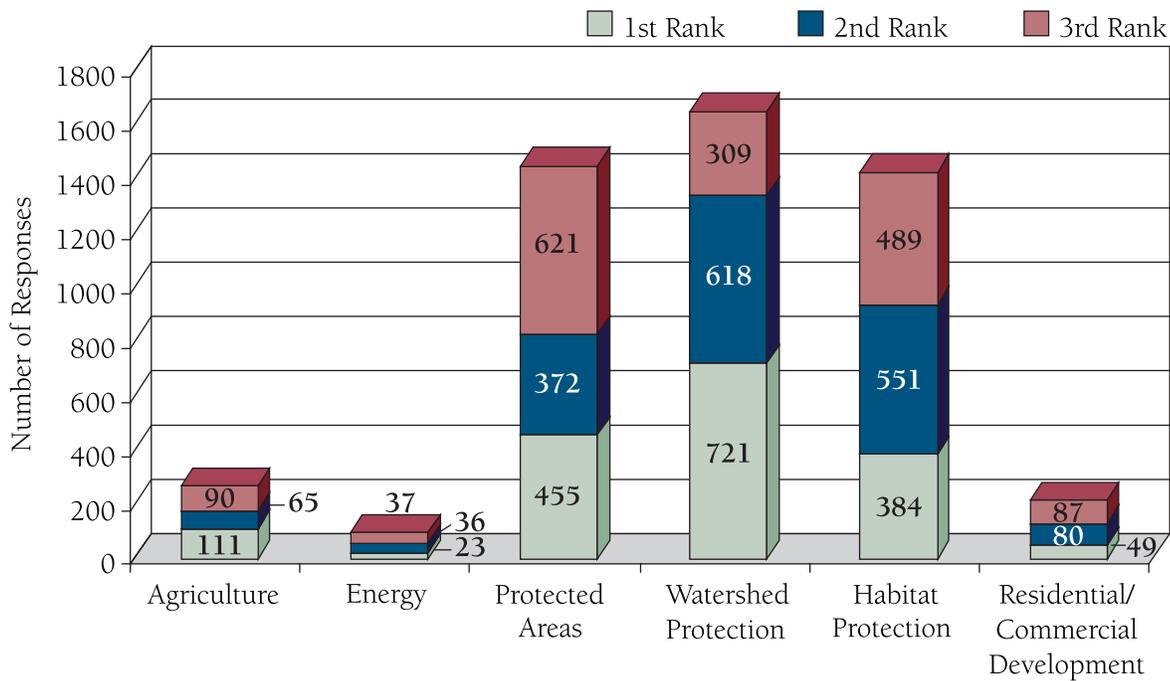
*Appendix 1 provides a breakdown of 'n' values showing response and non-response

Table 3d: Priority for placing limits on agriculture



*Appendix 1 provides a breakdown of 'n' values showing response and non-response

Table 3e: Priority for placing limits on forestry



*Appendix 1 provides a breakdown of 'n' values showing response and non-response

9. Workbook survey participants were asked to identify when placing limits on growth is acceptable and when it is not acceptable.

The following section provides a summary of the key themes for each of the two questions in order of frequency of mention. A total of 3,074 respondents commented on the two question.

Responding to the issue of when placing limits on growth is acceptable, participants emphasized the importance of environmental protection. Most suggested that placing limits on growth was a valid approach when growth threatened the viability of the natural environment or jeopardized Alberta's environmental assets. In addition, respondents stressed that Alberta needs a long-term comprehensive growth management plan for land-use. Sustainability was not only a predominant key theme but also threaded throughout the responses regarding the appropriateness of adopting limits to growth. It is important to note that in some cases, respondents did not directly address when limits to growth would be acceptable, but

instead discussed the specific impacts of development or provided suggestions for managing growth.

Addressing when limits to growth are unacceptable, many respondents focused on the means by which the GoA would determine when to impose limits. Respondents argued that the determination of when to set limits must be based on scientific evidence rather than driven by subjective or impressionistic information. Workbook survey participants also suggested that limits to growth are unacceptable if they dramatically slow economic growth or create hardship for communities and individuals. They further noted that limits to growth are unacceptable if they infringe upon individual rights.

...acceptable? (2,118)

Adopt limits to growth in the interest of environmental protection

- Many of the respondents strongly supported establishing limits when growth threatens the long-term viability of the natural environment; this was often expressed as a call for environmental protection and preservation.
- Repeatedly, survey participants called for the protection of environmental assets including: sensitive ecological areas (e.g. wetlands, riparian areas, native grasslands, muskegs); fish and wildlife habitat; biodiversity; threatened and endangered species; air quality; and water resources.
- Some respondents stressed that limits should be based on an assessment of cumulative impacts.
- For a few respondents, limits to protect the integrity of water resources (e.g. watersheds, water quality, supply) were critical.
- In a few cases, the notion of sustainability and sustainable development was raised, with respondents in this context suggesting that the preservation of ecological integrity should trump social and economic considerations.

Sustainability must inform the use of limits to growth

- Many respondents indicated that limits to growth are acceptable when the natural capital of the province is used in an unsustainable manner, that is, "...when we are in danger of the irreversible loss of our natural capital."
- Others suggested that growth limits should be established to achieve a balance between economic development, human values (e.g. social, cultural, historic) and ecological integrity over the long-term.
- Some respondents provided general cautions about slowing the pace of growth. They indicated that controls are required to ensure that development does not exceed

carrying or system capacity; at this point, growth is no longer sustainable.

- A few said that limits are required when the costs of development outweigh the benefits.
- A few others suggested that limits would be appropriate when the growth of one sector or activity endangers another activity.

Need for a long-term comprehensive land-use plan

- A few respondents stated that plans should be in place and limits identified before development occurs. These respondents suggested the GoA should be responsible for managing growth through legislation, regulation and policy.
- According to a few, limits should be established within a long-term, comprehensive plan that is created through a transparent process, which provides the opportunity for public input. The plan should serve the greater public good and achieve balance and sustainability.
- A few people indicated that limits should be based on sound science and 'not emotion'.

Infrastructure, urban sprawl and human services

- Some respondents expressed concern about urban infrastructure, indicating that limits to growth should be introduced when infrastructure development cannot keep pace with growth and is deteriorating.
- According to a few respondents, growth limits are appropriate when the rate of development surpasses the capacity to provide human services, such as health and education services, labour and affordable housing.
- A few suggested that placing limits on urban sprawl would be acceptable in order to minimize rural fragmentation and human impacts on agricultural land and the environment. Similarly, a few argued that urban growth should focus on moving upward instead of sprawling outward.

Protection of agricultural land

- A few respondents suggested that growth limits aimed at preserving prime agricultural land would be acceptable.
- Most of these individuals stated that valuable agricultural land is being overtaken by country residential development, recreation development, resource extraction and urban growth.

Preservation of Albertans' quality of life — now and in the future

- Although often linked to the notion of sustainability and environmental protection, some participants specifically indicated that limits to growth are acceptable as a means to maintain Albertans' quality of life and to ensure that future generations receive the benefits enjoyed currently.
- A few participants indicated that limits would be acceptable as long as they did not affect other core values such as: an individual's ability to earn a living; the opportunity to benefit from rising land prices; landowner rights; or access to recreational activities.
- In addition, a few said that economic benefits that may result from setting limits should not accrue to one industry or individual, that is, the benefit should be for all Albertans.

Respondent's views are further captured in the following direct quotes:

"Limits on growth is acceptable when areas of importance such as natural spaces or wildlife habitat is being threatened. We need the environment to survive when we start threatening our sources or water or food then we have to rethink our strategies. When species or habitat is gone, it is gone. Some habitats cannot recover. When we start altering wildlife habitats we also are losing the species."

"When growth is occurring at an unsustainable rate that exceeds the capacity of environments to recover, public infrastructure to keep up with demand, or

drives down the quality of life for the average Albertan."

"Limits on growth would be acceptable when growth is so rapid as to cause chaos with infrastructure, social supports (housing, schools) or is impacting the natural use of the resources water soil."

"Limits must be in place before any development is being considered. These limits should be clear, transparent and politicians must be held accountable for their policies. There must be a process in place for meaningful public involvement. What is not acceptable is for the Province to continue down the path of NO PLAN, NO VISION & NO ACCOUNTABILITY."

"When agricultural land is being used up for low density residential and commercial development."

"I think it should always be acceptable, if we don't protect what limited resources we have, then a diverse part of our heritage as Albertans and Canadians will be lost. By placing limits on growth and managing what we now have it shows a responsibility to our children and the future of our province."

"When it doesn't affect the natural growth of the community. When it is deemed that by doing so, we are not infringing on the rights of the individual landowners."

"When development endangers the average Albertan from accessing and using what is now crown lands for recreation. Golf courses and such should not be placed on the very precious forest crown lands that should be available to rich and poor after all it should be our land to use."

"When it does not restrict the personal rights and freedoms of the average Provincial tax paying citizen."

"...In general I would be willing to restrict economic growth in any sector but do not believe we should be limiting land access to citizens. What needs to be done is to make sure the currently laws are enforced. Many people use the land accordingly and should not have to fear losing access."

...not acceptable? (956)

Factors informing limits to growth do not reflect a broad range of interests

- Respondents indicated that limits to growth would be unacceptable if the basis for establishing the limits was flawed. The most frequently mentioned examples included: if limits were not informed by objective, scientific examination; if limits were the result of pressure from one sector, special interest groups or individuals; when limits facilitate profits by a few; or for political expediency.
- A few respondents stated that limits would be inappropriate if they were excessive or unenforceable.
- Others suggested that limits on growth would be unacceptable without input (and in some cases, support) from the public.
- A very few participants stated that placing limits on beneficial activities, such as education and research is not acceptable.

Economic hardship is triggered or deepened by imposing limits

- Some respondents maintained that limits on growth would not be acceptable if they stall the economy or cause hardship for communities or individuals, citing examples such as limits that lead to a loss of basic necessities (e.g. food, clothing, shelter). A few individuals specifically mentioned lack of affordable housing as an unacceptable side effect of limiting growth.
- A few mentioned that limits would be unacceptable if they: destroy the community's sustainability; cause significant job loss; or discourage investment in Alberta.
- A few stated that limits would not be acceptable during times of recession.
- According to a few, growth must be balanced so future generations can meet basic needs, that is, a long-term vision is needed that balances limits with continued economic growth.

- A few indicated that limits were not acceptable when they affect resource development such as forestry and oil and gas production, which have a direct impact on the economy.

Development is well planned and environmental impacts are negligible

- A few people indicated that limits would not be required if a thorough investigation indicates that impacts of the development on air, water and land quality are insignificant and no irreparable damage is likely to occur.
- A few suggested that limits would not be required if a development meets the criteria of a well-planned system of land use that was sustainable in the long-term, environmentally sound, and has the consent of all Albertans.
- A few others stated that limits would not be necessary if development is creative, original and innovative, and benefits ecological processes.

Infringes on the rights of Albertans now and in the future

- A few participants stated that limits would not be acceptable if they interfered with an individual's rights to enjoy the environment and to undertake recreational activities. Some of these people indicated that future generations have the right to enjoy recreational activities. Some also mentioned that restricting access or closing recreational areas is inappropriate.
- A few others said that limits are unacceptable if they diminish individual property rights.
- A few suggested that limits would not be acceptable if they breach legal agreements, are unfair or cause disproportionate loss.

Respondents’ views are further captured in the following direct quotes:

“When there has been no freely available scientific study or when the process and reason for decision is not clearly revealed.”

“When it is excessive, and does not offer a real solution. A simple no-growth answer is not good enough, there needs to be concessions for people to continue to live and to earn a living in a meaningful way.”

“When there is no clear case that irreparable damage will be done to the environment/ natural heritage.”

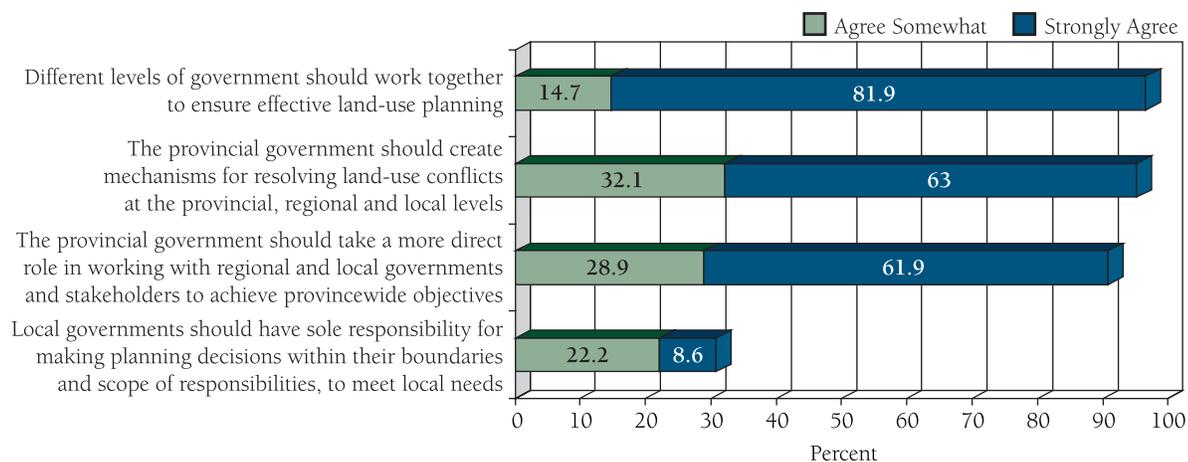
“Landowners must have rights to use their own land without regulations. Oil companies etc. have to take second place to the landowners wishes; in other words, it is unacceptable to over rule a farmers wishes.”

“Should not place limits on the growth of human capital in education, research and policy. Dialogue — it’s an ongoing process that all Albertans need to be educated to.”

B. Planning and Decision-making Processes

10. Respondents were asked to rate their level of agreement with a series of statements regarding planning and decision-making in Alberta. The following graph illustrates ‘agree somewhat’ and ‘strongly agree’ responses.

Figure 6: Level of agreement with the statements on Planning and Decision-making in Alberta



*Appendix 1 provides a breakdown of ‘n’ values showing response and non-response

10a.
Respondents were also invited to provide further comments related to planning and decision-making.

A total of 988 respondents provided a broad collection of comments spanning numerous issue areas ranging from the absence of GoA leadership in land-use planning to the role of First Nations in managing land use in Alberta. This question generated a myriad of responses covering a diverse range of topics. In general, respondents identified and elaborated upon a number of central issues and related sub-issues.

Twelve overarching issue areas can be identified in the respondents' comments. This section is organized by these principal issue areas, in order of frequency of mention. Subsumed under each issue area heading is a summary of the key themes that were identified through the responses; these too appear in order of frequency of mention.

Some respondents stated that the GoA must take a leadership role on land-use management, arguing that government leadership has been notably absent. Of further importance to respondents was both the creation of new planning and decision-making tools as well as the improvement of existing planning and decision-making mechanisms. A few respondents also expressed strong support for regional planning. Despite numerous suggestions, no consensus emerged regarding a regional planning approach. A few respondents were critical of current municipal planning processes, although many of these agreed that given the local nature of land-use planning issues it is essential that land-use planning and decision-making be a shared responsibility between the GoA and municipalities.

To a lesser extent, a few respondents called for a review and rethink of regulations for access to public lands. Many of these respondents suggested that the GoA should be more rigorous in developing policy on the issue and enforcing current regulations. Similarly, a few respondents emphasized that the GoA should have sole authority over provincial public lands.

Role of the GoA

The GoA must take a strong leadership role

- Some of these respondents indicated that the GoA must take a strong leadership role, arguing that municipal governments are unsuited for the role because they lack expertise; are short-sighted; unable to think beyond their borders; and too focused on development generated tax revenue.
- A few respondents suggested that local governments need oversight and guidance;

they need to be held accountable and require an outside party to resolve or mediate conflict as well as to provide an appeal mechanism.

- A few others insisted that only a strong GoA could protect the interests of all Albertans over the long-term. The GoA has the ability to protect the environment as well as oversee the judicious use of provincial resources. They emphasized that only a strong GoA has the power to withstand the influence of industry and special interest groups.
- It was also noted by a few respondents that central provincial planning and decision-making is essential to provide coordination, consistency, standardization and clear direction.

The GoA's performance on land-use planning

- The GoA has shown a lack of leadership, policy direction and abdicated its responsibility for land-use planning and decision-making according to a few respondents.
- A few others stated that provincial leadership has been compromised by a pro-development, money centred mentality. The GoA is in conflict of interest regarding resource extraction revenues and the profit and personal power aspirations of political leaders.
- A few respondents stated they want the GoA in charge but have no confidence or trust in its willingness or ability to do the job. Respondents also stated the GoA was out of touch with local issues and problems.
- A few respondents insisted that the GoA has a poor track record characterized by: inconsistency; limited enforcement of rules; insufficient environmental protection; and ineffective regulatory bodies.
- According to a few respondents, inter-departmental integration and cooperation requires improvement; they claimed GoA departments do not communicate and each focuses on building its own empire.

- A few respondents had concerns about industry stating that Alberta Energy operates out of bounds when selling mineral rights, the sales of which are out of control. They insisted that these sales must not only be directed by the LUF but also subject to rigorous environmental reviews.
- A few respondents indicated that the GoA has shown a lack of foresight and shows no sign of preparing for a post-oil economy.
- According to a few respondents, industry has taken a leadership role in planning and decision-making because the GoA has left a vacuum. Further, government bureaucrats are unable or unwilling to say ‘no’ to developers or enforce regulation effectively. In addition, government bureaucrats were accused of fast tracking development, not following proper procedures, and showing contempt for locals.
- Similarly, the lack of GoA leadership and direction has contributed to intermunicipal conflict in the view of a few others.
- A few respondents argued that more government authority would not translate to better planning or decision-making, but rather to more rules.
- For these survey participants, too much government influence will undermine good environmental management rather than stop poor environmental management. A few also stated that the LUF must be legally enshrined so the public can hold the GoA accountable.
- A few respondents submitted a variety of other concerns, such as: the GoA has discussed and studied land use quite extensively and now it is time for action; there is a lack of adequate staff and poor use of existing staff; and the GoA has failed to learn from other provinces or countries.

Respondents’ views are further captured in the following direct quotes:

“The Provincial Government should take a more active role in decisions being made regarding the Heartland project in Sturgeon County. The local government officials are in way over there heads.”

“The Province needs to be more of a watchdog over local governments.”

“Whether or not the Provincial Government takes a more direct role depends on what the province wide objectives are. At this moment, I would not trust the Province to fulfil this role.”

“Need a moratorium on new developments while you figure this out. By the time you are done consulting, there will be nothing left to save.”

“...Surface leases for development are sold to mining, oil and gas companies without any public consultation. Governments fund themselves by selling these mineral leases. This is a conflict of interest especially when government has no consultation process with stakeholders or the public.”

Public Participation

Suggestions for improving public participation

- Some respondents insisted that all stakeholders, including industry and recreational users, must be involved in developing standards and be consulted throughout the planning process.
- A few other respondents stated that the public must be better informed about planning processes, decision-makers and upcoming decisions, so they can provide input. They insisted that this information must be readily accessible and available. Respondents also suggested that the public needs more information about who is benefiting from particular commercial or industrial developments.
- According to a few respondents, private landowners need a greater say in decision-making; their input needs to be given

greater respect. To participate effectively landowners require more information and access to resources, especially regarding resource extraction on their land. A few insisted that landowners should have access to land agents.

- A few respondents indicated that they want more emphasis placed on those who are directly affected.
- A few respondents indicated that mechanisms must be developed to provide marginalized members of society access to resources and expertise to enable their participation.
- A few others commented that major issues and projects should be subject to referenda or public voting. This can be expedited electronically through online mechanisms.
- A few argued that knowledgeable environmentalists, NGOs and conservationists need more avenues for input. A few others called on the GoA to: use more public surveys; involve the scientific community; and create more avenues for appeal.
- A few respondents insisted that all Albertans should have a say in developments even if they do not live in the area under question. For example, urbanites should have a say in what happens on public land. On the other hand, a few others remarked that there is too much influence and input from misinformed outsiders and environmental alarmists.
- In the view of a few respondents, the public must be educated about land-use issues, sustainability and consequences of certain developments. Landowners need more information about prudent land-use practices and how their land use affects the land base.
- A few respondents commented that the public must be given enough time to review information when asked to provide input on major decisions. In contrast, a few others cautioned that public input needs to be

weighted based on the quality and credibility of input provided and time limits must be set.

Concerns regarding current public participation processes

- Most respondents remarked that the GoA is not accountable to Albertans and there needs to be more effective and meaningful public processes at all levels of government, including at the local level.
- Some respondents claimed that the GoA undertakes significant public consultation and information gathering, but typically ignores the findings. These respondents indicated that these processes are ‘shams’, ‘unfair’, ‘skewed in favour of industry’, or ‘farces’. Public trust has been eroded.
- A few respondents stated that special interest groups have too much influence and often dictate outcomes.
- A few respondents indicated that the GoA does not include citizens in decision-making on environmental issues. A few also noted that natural capital is not valued in any planning process.
- A few also mentioned that decision-makers are often political appointees and are not necessarily experts or qualified to make informed decisions.
- A few advised that conceding to public demand does not necessarily lead to good land-use decisions.
- A few respondents said that this survey was a great opportunity for the public to have input. At the same time, a few thought this survey should have had much wider distribution and public awareness.

Respondents’ views are further captured in the following direct quotes:

“Include ranchers and farmers in your decision-making and not some desk jockey who is totally clueless about land-use...”

“The NGOs such as Watershed Management groups, Cows and Fish, Castle Crown Wilderness Coalition,

Friends of the Oldman River need to be given as much weight as the Government in making decisions.”

“I think the Government should listen to the people more often. This survey is great, but I don't know if it will actually do any good...”

“I recognize that the Government will still do what it wants regardless of Albertans’ views.”

“Keep up the good work trying to sample public opinion.”

Planning and Decision-making Tools

Re-evaluate existing planning and decision-making tools

- A few respondents suggested that Integrated Resource Plans (IRP) and Forest Management Plans (FMP) should continue, although they need updating.
- A few respondents stated that there is currently a patchwork of Forest Land Use Zones each with its own rules. They suggested it would be better to “use similar rules for all areas.” Some suggested the Bighorn Management Plan should be adopted for Indian Graves.
- Environmental Impact Assessments (EIA) should be revised to evaluate the economic impact of sectors such as tourism and resource extractive industries. An EIA should be required before approval is given for development, especially where development intersects or is located on shallow groundwater, near a water body or sensitive natural habitat. EIAs must become standard operating procedure.
- According to a few respondents, it is essential to reduce bureaucracy to increase efficiency and timeliness. New legislation and a revised Public Lands Act (PLA) are required to ensure the streamlining of resource use.
- A few respondents called for amending the Municipal Government Act (MGA) in order to: reflect a broader perspective; enable governments to increase environmental protection; harmonize provincial-local tensions in decision-making; and establish principles, standards, and criteria for proposed annexations for land-use planning. This will provide strong direction to municipalities and increase their effectiveness. In addition, the MGA should adopt an amendment to establish a mandatory mediation process with guidelines for a mandatory arbitration process.
- The GoA should establish criteria for and implement Intermunicipal Development Plans (IDP).
- A few respondents called upon the GoA to legislate and publicize that set-back distances must be maintained when developing near abandoned oil and gas wells. Currently, this situation is critical as enforcement of these safe distances is highly variable between municipalities and frequently inadequate.
- Not enough people take advantage of training opportunities offered by Municipal Affairs and Housing (MA&H). Raising awareness and promoting training should be included in a councillor’s mandate.
- According to a few respondents, all municipalities should have the same basic land-use bylaws to provide consistency.
- Similarly, they stated that the current multiple approvals process for development should be restructured to create one approval process, that is to say, develop a ‘one stop shopping’ process.
- The jurisdiction that refuses a development project should not be involved in the appeal process; the appeal board should be a provincial body.
- A few respondents suggested that the GoA should mandate that IDPs must align with the LUF.
- According to a few survey participants, designation of conservation areas for the future protection of wildlife corridors is required.

- Alberta Capital Region Alliance (ACRA) does not work. The GoA needs to work with municipalities to create a more efficient approach.
- A few expressed the need for more experienced planners.

Develop new tools to address Alberta's current land-use management realities

- Cumulative Impact Assessments (CIA) should be mandatory for decisions involving more than one jurisdiction. A few respondents suggested that the GoA needed to develop "...a new planning system that effectively addresses cumulative effects of all human activities."
- A few respondents stated that the GoA should mandate that Growth Area Management Plans must align with the LUF.
- According to a few survey participants, the GoA should specify land uses for specific areas. Priorities should be open to modification when development of a specific area is proposed.
- A few respondents called for an increased emphasis on and the requirement for densification.
- Similarly, they called for an increased emphasis on and requirement for recycling and reduction of waste. Materials resulting from large demolition projects should be reused or recycled, for example, the materials left after demolishing The Brick on 16th Avenue in Calgary.
- According to a few respondents, better planning criteria are required. It is important to ask the question: "Will the proposed use leave the community and the country in a better state upon its completion AND 25 years later?"
- A few respondents called for more incentives including tax cuts for composting, and financial rewards and technical assistance for proactive municipalities. An example of an incentive currently used is the Environmental Farm Plan for landowners.
- Decision-makers should consider participatory budgeting for land-use challenges.
- A few respondents indicated that the GoA should not control city planning but rather institute targets for growth, energy use and development. As targets are met the GoA should provide cities with more rewards. It is important to establish cross-departmental single conservation targets.
- According to a few respondents, more enforcement is needed. New bylaws are required to enforce limits on development and to ensure the protection of natural areas. There should be financial consequences for not following rules. They further suggested that before a development is approved the developer must ensure that all permits and water have been secured for the project. Balzac was cited as a recent example illustrating the limitations of the current approval process.
- A few participants suggested that more penalties and enforcement of existing legislation is required. Stricter penalties are needed and an impartial regulatory body should monitor these activities; it should have the power to enforce rules and reprimand politicians and industry leaders who are not adhering to regulations.
- A few others called upon the GoA to develop a code of conduct with accompanying guidelines.
- A few respondents mentioned that planning should reflect current realities; existing planning documents should be updated.
- Of concern to a few respondents is the protection of transportation corridors. Proper land-use planning should not only minimize the physical distance between commercial and industrial developments but also reduce the impact of their workers and customers on the area.
- A few respondents raised the possibility of building a public transportation system between communities, such as a train or

bus line. This would reduce pressures on current transportation systems and reduce emissions.

- A few survey participants suggested the creation of a provincial land-use appeal board or non-partisan committee to address land-use disputes, intermunicipal land-use issues, and to coordinate land-use activities across departments.
- For a few survey participants, development decisions should reflect the prioritization of land uses. Uses with the lowest priority in a given area should demand the highest payment for using this land (for the least amount of use); payments should go to the public treasury. The GoA or municipal government should use these funds to address the unintended consequences associated with that particular use.
- A few respondents indicated that those who undertake developments on adjacent lands should compensate those who preserve or conserve natural areas.
- A market system similar to the carbon credits regime should be developed for land users seeking financial profit from the land. The value of a credit should be based on the degree of landscape alteration and water quality degradation by the proposed activity. The number of credits available per area should depend on the proposed use as well as the intensity of use.
- According to a few respondents, decision-makers should consider an inclusive zoning policy requiring that all new developments include a percentage of affordable housing. Similarly, in-kind payments should be made to non-profit or co-operative organizations.
- A few respondents suggested the introduction of urban agriculture zoning to allow for urban and peri-urban food production and processing that could meet local urban needs.
- Agriculture must be protected and promoted by 'right-to-farm' legislation as well as provincial funding and transferable development credits.

- A few respondents indicated the GoA should set strict guidelines for developments adjacent to water bodies (e.g. lakes, rivers).
- Similarly, they argued that there should be strict legislation requiring the integration of substantial ecological sustainability measures in all planning processes.
- Green belts should be declared around Edmonton and Calgary, and possibly other cities such as Lethbridge.
- According to a few respondents, grandfathering clauses or compensation mechanisms must be adopted to provide a buffer when new policies and initiatives are instituted.
- A few participants stated that the GoA must compensate landowners when new policies or legislation cause a loss in property value or the annexation of their property.
- For a few respondents, the establishment of an Alberta Heritage Act that protects user-group rights and has responsibility over all land-use activities and maintenance is required.
- A few respondents indicated that the GoA should serve as the arbitrator of land-use disputes.

Regional Planning

Examine the planning and decision-making models used by other jurisdictions and organizations

- A few respondents stressed the need for ensuring the compatibility and complementarity of provincial land-use programs across Canada. For example, in the area of reforestation, all provinces should strive to ensure their initiatives are compatible with Ontario's Ministry of Natural Resources reforestation programs.
- A few others forwarded the Great Sand Hills of Saskatchewan land-use model for consideration.

- For a few survey participants, the holistic management planning and decision-making process has achieved remarkable results in resource management situations.
- According to a few respondents, the GoA must consider conservation now; Australia provides a useful model.
- The GoA should actively support the development of Agricultural Viability Strategies (AVS). Municipalities that have built useful planning tools include Sturgeon, Strathcona and Red Deer.
- A few respondents forwarded the Integrated Land Use Plans embraced in British Columbia as an example of an effective land-use model.
- A few others suggested the GoA should examine Ontario's Golden Horseshoe Plan.
- The GoA should examine the recommendations forwarded by the Growing Alberta land-use planning group.
- A few respondents noted that community forests have been very successful in regions where municipalities manage forestry.
- A few other participants commented that there should be more regional, non-bureaucratic planning as found in Portland, Oregon and Curitiba, Brazil. Both cases provide exemplary examples of efficiently addressing growth.
- FireSmart is a shining example of success.
- According to a few respondents, the Mineable Oil Sands Strategy (MOSS) would resolve the conflict of interest that exists as a result of the GoA not only serving as the collector of resource revenue but also dependent on votes.
- A few noted that the Action for Agriculture group has done a tremendous amount of work in this area.
- A few other participants emphasized the need for mechanisms, which could facilitate consensus. Mechanisms are required for: resolving intermunicipal conflict (e.g. Edmonton Metropolitan Regional Planning Commission, EMRPC); handling annexation in a more efficient manner; reducing competition between municipalities and regions; and developing methods that encourage innovation and creative solutions.
- According to a few survey participants, developers must be made accountable, from the outset of the process, by ensuring the implementation of best management practices. The entire approval process needs to be revised to serve the environment and the affected community rather than the solely the developer.
- A few reiterated that tools such as legislation to promote agricultural viability and intermunicipal planning are required to protect agricultural lands from urban sprawl.
- According to a few respondents, the process for managing growth and land use in the metropolitan regions of the province must be improved.
- A few respondents emphasized the importance of using input from regional sources when planning local land-use.
- A few indicated the need for new forms of planning and decision-making. They must integrate perspectives and account for a variety of interests 'holistically'.
- According to a few respondents, finding ways to balance and choose among options is important. It is essential to identify what constitutes sustainable use and capacity in order to increase certainty. A detailed examination of the benefits and limitations of all potential decisions as well as clear guidelines for land use are required.

Target areas for new tools and mechanisms

- A few respondents stated that the LUF must be integrated with Water for Life and other initiatives.

Need to consider the reintroduction of regional planning

- Some respondents argued that regional planning is needed to reduce intermunicipal conflicts. Regional planning could also address problems, issues, planning and boundary matters that reach beyond any one jurisdiction or overlap.
- A few respondents mentioned that regional planning is needed to ensure broader environmental issues are addressed and to facilitate more effective environmental protection and sustainability.
- Regional planning was seen as important by a few respondents in order to protect and respect regional diversity and variation as well as to enable the establishment of regional targets, standards, guidelines and objectives. A few also commented these are needed to ensure that decisions will benefit the whole region.
- A few suggested that regional planning serves as a mechanism to redistribute the benefits and costs of growth while ensuring equitable land and water use.
- A few thought that regional planning would provide municipalities with access to expertise and qualified planners while assisting local politicians who may be pressured to make land-use decisions based on political or personal reasons rather than on informed planning.
- A few others indicated regional planning would serve to: control and manage unsustainable ‘rural sprawl’; manage resource extraction such as gravel; and protect agricultural land.
- A few respondents stated that regional authorities should focus on: growth management in major cities; transportation planning and general development; and the reduction of overlap and competition between jurisdictions.

Suggested approaches to regional planning

- Some respondents simply indicated that some form of regional planning is needed.
- A few supported a return to regional planning commissions.
- A few suggested that regional planning authorities be built around specific areas such as watersheds, unique or sensitive natural areas or be given responsibility for issues such as water, sewer and solid waste.
- A few others wanted regional planning bodies to focus only on high growth areas while a few wanted regional districts formed that would host one major centre.
- A few respondents called on the GoA to form regional councils, boards or panels to address water, land and air issues as well as accept responsibility for conflict resolution. A few lamented the elimination of the legislative requirement for integrated municipal land-use planning; others indicated support for mandatory IDPs. A few respondents indicated a preference for a more cooperative approach and regional partnerships in which regional management planning groups considered the whole landscape and involved user groups, citizens, NGOs, the federal government and associations in land-use planning.
- A few respondents expressed a preference for a more consultative approach whereby a consultative regional review board would be established; it would review major land-use projects and decisions that overlap jurisdictions. Alternatively, they called for the creation of regional stakeholder and public land-use forums across the province that would develop regional land-use plans.
- A few respondents identified specific regional models such as the Greater Vancouver Regional District model and the non-bureaucratic regional planning model instituted in Portland, Oregon and Curitiba, Brazil.

Cautions and concerns regarding regional planning

- A few respondents argued that to be effective, regional planning requires revenue and cost-sharing mechanisms.
- A few insisted that regional planning tends to give large urban centres more power and control relative to the surrounding smaller municipalities.
- A few others said that regional planning should have ‘real authority’ for it to be effective.
- According to a few respondents, regional planning should be based on consensus, cooperation and incentives, rather than take the form of governance. A few others insisted that regional planning based on consensus is prone to inaction and ineffectiveness.
- A few respondents indicated that regional plans are only useful for establishing baseline data like watershed mapping.
- A few respondents maintained that many regional planning mechanisms serve to create a costly bureaucracy resulting in more problems than they solve. A few added that land-use planning issues are as challenging and problematic today as they were with regional planning commissions. Further, they are costly for taxpayers.
- A few respondents cautioned that regional planning involving citizens is not necessarily successful because people are not always willing or able to invest the time required to make a meaningful contribution.
- A few respondents argued that land-use planning through regional bodies ultimately distances the landowners and other affected individuals from the decision-makers.

Respondents’ views are further captured in the following direct quotes:

“The province needs to provide disincentives and penalties for inter-municipal conflict and incentives for intermunicipal harmony—the electorate is getting fed up with politicians bashing neighbouring

municipalities—the Province needs to send a clear signal that this is unacceptable.”

“It is amazing that projects are allowed to go forward without having secured water for projects, and then use the argument that they are already heavily invested and the regulators will not allow us to get water? (i.e. Balzac development). This is a travesty!!!”

“There is currently no mechanism to ensure the preservation of the most productive land for agriculture. This must be created.”

“Municipal Government Act needs to be amended in order to protect the environment better. Environmental Reserve is not enough.”

“There is NO regional level of government, nor should there be. There should be continued incentives to work cooperatively within regions, based on watershed carrying capacity.”

“Should bring back regional planning to coordinate different levels within a region - Province is too big, Local is too small...”

“Having 23 jurisdictions in and around Edmonton is stupidity...They all need to be amalgamated into one regional governance system—reduce the overlap, the duplication and the fighting. We are competing in a global marketplace not against the area 10 km away. Wake up to the 21st Century or we will all see you left behind.”

“The loss of the regional planning commissions has had a major impact in creating the mess we have today in the white zone.”

“Regionalization will put a city in the centre, as a result the city will have a huge say about how other municipalities in the region are developed—city values and views are not supported outside the city in very many cases, for example the City of Calgary wants to own the watershed to ensure their secure supply.”

Municipalities and Land-use Planning

Limitations of municipal planning and land-use decision-making

- Some respondents were adamant that current municipal land-use planning is incompetent, self-serving, ineffective and competitive as well as inconsistent between and within jurisdictions. Further, local planners and decision-makers lack vision and expertise. They are easily manipulated, pressured, and prone to rely on personal preference and subject to conflict of interest.
- A few respondents noted that local government authority is insufficient. Forestry and resource extraction do not fall within its purview; therefore, it is unable to develop mechanisms for environmental protection.
- A few others noted that local governments unwisely override private property owners who are the best stewards of the land.
- A few respondents indicated that municipalities do not have sufficient resources or tools to manage current levels of growth. Nor do municipalities have adequate resources to address the consequences of this growth, which includes: increasing land costs; expanding subdivision projects by rural landowners; losing natural habitat; mounting demand for infrastructure, and water. In the absence of resources, municipal authorities ultimately rely on developers.

Municipalities require adequate resources to be effective

- Some respondents argued that municipalities need more funding to provide effective local land-use planning. In addition to property taxes, they require access to a variety of revenue generating sources. Alternative mechanisms include: resource revenue sharing; tax restructuring; intermunicipal revenue sharing; and more provincial grants.

- A few added that municipalities need access to more training, expertise and legal tools.
- A few respondents stated that municipalities require greater access to and communication with provincial government departments. With regard to the latter, they emphasized that additional channels of communication must be developed to facilitate further communication with the GoA. They also called for amendments to the MGA that would enable municipalities to improve environmental protection.
- A few respondents viewed accountability and the creation of mechanisms to ensure accountability as paramount. They suggested that some municipalities are good land stewards and require protection from irresponsible neighbouring jurisdictions.
- Lastly, a few asked that municipal land-use planning be de-politicized by separating local planning commissions from local government.

Land-use planning is fundamentally a local matter

- Many respondents insisted that land-use planning should be left to those who live in the area and are most familiar with the issues.
- A few respondents indicated that local government should have sole responsibility for land-use planning except when decisions involve impacts on other jurisdictions, broader environmental matters or when conflicts arise.
- A few others focused on supporting local planning decision-making. They insisted that a municipal government must have input into resource development within its jurisdiction. Further, they emphasized that it was imperative that the GoA not be permitted to override municipal decisions with regard to issues such as intensive hog operations.

Respondents' views are further captured in the following direct quotes:

“There is a ‘perception’ that local elected officials know best. They do not. Planning decisions are made for too many times based on satisfying the electorate and not on good land use policy. I see this every second Tuesday in our municipality. Municipal councillors are not trained in land use...”

“Local governments should have sole responsibility for making planning decisions within their boundaries and scope of responsibilities, to meet local needs. These decisions must respect functioning ecosystems and greater environmental considerations.”

“My opinion is that most local governments are focused solely on economics and increasing development in their jurisdictions. They should not be given sole responsibility for making planning decisions within their boundaries. I do not feel they have the expertise to consider other impacts of their decision making.”

“I never did like the idea where our government can dictate what industry can set up in a municipality - consider the pig factories that certain counties did not want in their area that was over ruled by the provincial government.”

“It is known that ranchers are the best stewards of the land - they conserve wetlands and the native range areas. If this could be recognized it would resolve some conflicts. Landowners must be able to utilize their land for their benefit; MD's cannot, by rulings, decide the value of land.”

“Make sure all resources are developed in Alberta, no more raw material exports.”

Building Cooperation and Sharing Responsibility in Planning and Decision-making

Need for more cooperation across jurisdictions in planning and decision-making

- Some respondents emphasized that the planning process should be: better coordinated, holistic, cooperative,

collaborative, consultative, and consensus based. It should not allow one authority to override another.

- A few indicated that the planning process should involve user groups, including industry.
- A few also stated all parties must be held accountable. All levels and types of government, including urban and rural, must work together to protect the land as this is in the best interests of all Albertans. Shared decision-making in environmental planning is of utmost importance; however, the GoA must be careful not to expand the bureaucracy and increase inefficiency.
- A few respondents expressed the desire for the LUF to: provide much needed coordination and guidance for all levels of government; hold governments equally accountable; enable them to work together; and guide planning at all government levels. Although the GoA is responsible for developing the framework and providing the resources, Albertans essentially inform the LUF.
- A few others stated that the LUF should serve as an umbrella or a mechanism to ‘orchestrate’ planning at all levels.
- A few respondents emphasized the need for closer integration of municipal and provincial planning from policy development through to implementation and enforcement. They also thought all parties should strive to achieve a balance between municipal and provincial planning to ensure a broader perspective that considers and values local needs and interests. All levels of government should share in administration. The GoA must be less heavy-handed.
- A few survey participants indicated that the GoA and municipalities must be more willing not only to examine the broader picture but also to be more flexible.
- A few respondents insisted that all levels of government must be bound by the same

regulations and planning processes in order to protect biodiversity, wildlife habitats, watersheds and the interests of all Albertans.

- A few called for more balanced representation on municipal and provincial boards and committees to avoid vested interests. Further, they stated that the GoA and provincial boards must stop operating independently and recognize that their actions have far reaching consequences.
- A few remarked they would like to see more checks and balances introduced in planning and decision-making to control and distribute growth.
- A few others insisted that some developments, such as pipelines and high voltage power lines, should require the approval of all levels of government.

Respondents' views are further captured in the following direct quotes:

“Often, when the Province becomes involved in any land-use planning, it takes on the role as an ‘overlord’. That attitude must change and the Province must become more flexible to new ways of thinking.”

“Local municipalities and provincial governments bring information to the process that might not otherwise be brought forward. Planning and decisions should be made by both.”

“It must be a team approach. No one jurisdiction should be allowed to control things and proper planning means looking beyond the boundary of the town or city, and beyond the boundary of each county...”

“I think all levels of government should work together to solve land-use conflicts and to ensure effective planning at all levels. To me, knowledge is power and the more information I have the better decision I can make when trying to solve/accomplish something. One level of government may have some really great ideas that another never considered.”

Public Land

Public land use requires greater attention, support and more responsible use

- Some respondents stated that, to date, the GoA has not managed public lands well. This is due, in large part, to the fact that it has not involved user groups in planning or management. Public land-use planning and decision-making was criticized for being based on false assumptions and bias against certain user groups in favour of others. A few cited the example of the Ghost-Waiparous Access Management Plan (GAMP).
- A few respondents noted that restricting or eliminating access is merely a ‘knee-jerk’ reaction that does not work nor address the problems. Rather, it forces users to find other areas or further concentrates them in one particular area, which can increase their impact on the land base. A few also indicated that SRD has instituted access closures due to insufficient funding.
- A few respondents mentioned that once good management plans and rules are implemented, consistent enforcement and funding for enforcement is essential.
- A few indicated that fines and penalties must be significant. They suggested imposing user fees for recreational use to help cover costs associated with management.
- A few respondents stated that more recreation areas are needed citing southwestern Alberta as an example of where demand exceeds supply. As a result, many users are going to British Columbia and “...taking their money with them.”
- According to a few respondents, there is a paucity of well-planned trails for industry and recreational use. Further, land-access planning for industry and recreational use is deficient.
- A few indicated that Alberta needs resource management processes that are better integrated as this would facilitate a more

- accurate determination of the impact on and limits of public lands. They called for a return to integrated resource planning.
- A few respondents urged the province to consider using industrial reclamation sites for OHV and recreational use rather than demanding that these sites be returned to their natural state.
- A few respondents noted that OHV use is not only one of the few activities without extensive limits and micromanagement but also one that is open to lower income groups. They emphasized that it is important to maintain this level of accessibility stating they support the adoption of any restrictions.
- Conversely, a few respondents stated more restrictions and access closures are essential to protect the land from further damage, particularly from motorized users and industry.
- A few wanted trespassing laws to be changed whereby recreational users must prove they have permission of use.
- A few respondents simply stated that the GoA must stop selling public land.

Authority and decision-making for public land use

- Most insisted that the provincial government must continue to be the sole authority over public lands.
- Many respondents suggested that the GoA is 'secretly' planning to rescind access to recreational users, arguing that this would not only be unwise but also unfair.
- A few called for greater clarity regarding the roles and responsibilities over Crown lands in terms of local municipalities and the provincial government.
- A few mentioned that OHV rules and guidelines should be consistent across the province, while an equal number or respondents stated it does not seem logical to have the same rules in remote rural areas as in rural areas surrounding large urban centres.
- A few commented that the largest user groups in a specific area should have greater input.
- A few noted that conflicting government regulations and poor land management has cost commercial backcountry operators many opportunities to access Crown land.
- A few others insisted that all Albertans should be entitled to vote when it is time to change public land designations, as the land theoretically belongs to them.

Restriction of access to and use of public lands

- A few respondents remarked that local municipalities should not be allowed to restrict non-residents' and urban users' access to public land.

Respondents' views are further captured in the following direct quotes:

"More SRD resources are needed!!!! There are more people using and accessing forestry areas than ever before. There MUST be more policing of the use - and not by a few summer student 'flunkees' with a pick up truck and a ticket book. Real enforcement with REAL penalties needs to be hammered home to people."

"The common man is often ignored and modern government would gain tremendous respect by changing and listening to him. We have cities, we have land for agriculture and industry; we are losing our recreational lands. This is being done unfairly and unwisely."

"You take away one recreational area and the next nearest one will be greatly [affected]. You can't close down an area without looking at the bigger picture on how it will affect other areas."

"Most OHV users won't go out on a long weekend simply because there is no control and yes its scary."

Provincial Regulatory Boards

Alberta Energy Utilities Board

- Some respondents expressed displeasure that the EUB favours industry to the detriment of the public and the environment. They stated that, "...it never refuses development."
- A few noted that the EUB ignores or 'steamrolls' over the concerns of affected citizens and is not accountable to stakeholders. A few wanted to adjust the process so municipal land-use planning and EUB decisions are harmonized. A few suggested that perhaps the Alberta Urban Municipalities Association (AUMA) should be given equal authority with the EUB to help municipalities address issues like the urban-oil and gas interface.
- A few called for the elimination of the EUB.
- According to a few respondents, EUB decisions fail to account for cumulative effects; they only examine development on a well-by-well basis.
- A few commented that oil and gas regulation is confusing. They stated that the EUB must work with AEN and the Department of Fisheries and Oceans (DFO) to simplify and streamline the process to facilitate greater compliance. Oil and gas regulation has not kept pace with development.
- A few voiced the need to restructure the EUB to: limit the tenure of appointed board members; achieve a better balance of rural and urban membership; and revamp the hearing process.
- Likewise, a few indicated that the GoA must form a new board that would not be connected, in any way, to industry. This board would handle all public hearings related to EUB decisions.
- A few respondents stated that the EUB is becoming irrelevant, and thus needs to be rethought within the context of current realities. A few commented that the EUB needs to expand the meaning of 'directly

affected' and needs to coordinate actively with SRD.

- A few respondents claimed the EUB is the most appropriate body to address energy related decisions.

Other boards or boards in general

- According to a few respondents, existing regulatory boards do not serve the public interest, the interests of landowners or of the environment.
- A few others stated that the definition for 'directly affected' used by provincial boards and the MGA is too narrow. They claimed it excludes environmental interests.
- A few others indicated that current regulatory boards, like the Natural Resource Conservation Board (NRCB), not only have too much power but also view big business as their primary concern.
- A few respondents expressed outrage that the public does not qualify as interveners on development plans for public land. If individuals want to participate they are forced to join an interest group.
- A few respondents expressed support for the NRCB stating that it should be turned into a quasi-judicial body like the EUB. Currently, its focus is too narrow. Also, boards, such as the NRCB, are useful as they facilitate the approval process, particularly in an era of 'not in my back yard' (NIMBY).
- A few respondents pointed out that industry requires certainty of processes, procedures and specific requirements. Communities bearing the brunt of development impacts should be able to provide input into those processes, procedures and requirements.

Respondents' views are further captured in the following direct quotes:

"I am also concerned with the current definition of 'affected party'. I think it is too narrow and disregards the indirect, cumulative, and "downstream" impacts of development."

"EUB/NRCB is not working or rather, it is working for the developers, but not for the public."

"Get rid of the EUB."

Envisioning Land Use in Alberta

Vision or perspective for land use in Alberta

- A few respondents called for a long-term view, which requires strategic planning, forward thinking, consideration of future generations, and potential consequences. They sought a broader perspective that examines the 'big picture'.
- A few others stated that the GoA's focus must be more balanced and not driven solely by economics. Stewardship of the land and water must take precedence.
- A few insisted that the focus should be on our needs, first, not our wants.
- A few indicated that it is important to err always on the side of caution in the absence of sufficient evidence. They further suggested that all levels of government should consider the lessons learned by other countries.

Balancing Science-based and Qualitative Research

Need better information for land-use planning and decision-making

- A few respondents emphasized that land-use planning must be based on solid science and research, arguing that decisions should be informed by professional expertise not political whims.
- It was also important to a few respondents that inventories of land use and resources are developed to establish a baseline so decisions address what is lacking and what

needs to be done for the future. They suggested employing a layered mapping system like the Land and Resource Management Plans (LRMP) in British Columbia.

- A few insisted that clearly articulated criteria, guidelines and targets are required to assess success and determine areas for improvement. They further asserted that monitoring and assessment mechanisms should be science-based.
- According to a few respondents, data should be readily accessible to the public and stakeholders across the province using a land-use portal.

Respondents' views are further captured in the following direct quotes:

"Making decisions is good as long as the decision-makers know or have gotten expertise on that subject. Both provincially and regionally, decisions are made by people without enough knowledge about subjects."

"There is no effective measuring tool in place to indicate how many thousands of acres have been taken out of food production to build a subdivision. WHY NOT!"

"...Greed should not be a factor in land-use planning. Intelligent solutions on how to better use the land for long-term sustainability should be of utmost importance."

Non-provincial Authority

Federal Government's role in provincial land-use planning

- A few respondents noted that the federal government should be included in land-use planning and decision-making, especially regarding watercourses since these issues affect all Canadians.
- Conversely, a few others wanted the GoA to increase its jurisdiction over lakes and rivers. The federal government should only be involved when issues affect more than one province.

- A few asked for more unified regulations that can be enforced at the local level by all levels of government. Currently, if a provincial regulator discovers a federal law violation, or vice versa, it does not have the authority to act.
- Alternatively, a few indicated that Albertans are not capable of deciding what is good for them. They called for "...a strong central government that will ensure the riches are not squandered." Further, they suggested the federal government should have total control of everything.

First Nations

First Nations' role in land-use planning

- A few respondents indicated that the GoA should be more involved in resolving land-

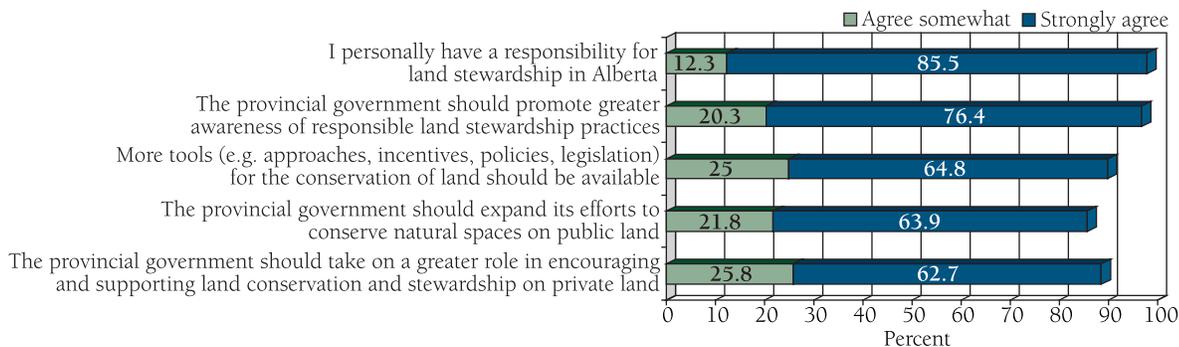
use conflicts between First Nations and industry. They also saw a need to settle all outstanding land claims.

- A few commented that local communities must include First Nations while a few others stated that First Nations should be consulted and involved in provincial land-use planning that affects traditional lands.
- A few stated that it is important to clarify the role of First Nations in decision-making.
- A few insisted that First Nations must be forced to comply with provincial regulation, while a few others suggested that First Nations should be left to manage their own affairs.

C. Conservation and Stewardship

11. Workbook participants were asked to rate their level of agreement with a series of statements regarding conservation and stewardship in Alberta. The following graph plots 'agree somewhat' and 'strongly agree' responses.

Figure 7: Level of agreement with the statements on Conservation and Stewardship in Alberta



*Appendix 1 provides a breakdown of 'n' values showing response and non-response

12. Respondents were asked to rank the statement that most accurately reflected their preferred approach to the management of private lands to ensure the provision of public goods (e.g. clean water, healthy soil and habitat for fish and wildlife) in Alberta.

Table 4: Ranking of methods to use private land in ways that maintain the public good

Private landowners should be encouraged to use their land in ways that maintain the public good (e.g. clean water, healthy soil and habitat for fish and wildlife) by:			
Rank (%)	use of regulations and enforcement	taking voluntary actions that benefit their land	use of incentives, rewards, or other mechanisms
First choice	29	35.5	45.1
Second choice	27.1	29.6	38.7
Third choice	44	34.9	16.2

*Appendix 1 provides a breakdown of 'n' values showing response and non-response

12a.

After ranking the three proposed land management strategies for private landowners, respondents proceeded to explain their preferences. The following section provides a summary of respondents' comments for the strategy they ranked as their first choice.

The comments below are organized by key themes and in order of frequency of mention, for each of the three response options.

Participants provided a total of 1,566 comments to the question. The distribution of comments was: ...use of incentives, rewards or other mechanisms (676); ...taking voluntary actions that benefit their land (469); and ...use of regulations and enforcement (421).

Responses varied from those who insisted that incentives were the optimal approach, particularly if employed in conjunction with regulations, to those who strongly supported the use of rules and enforcement. Many respondents explicitly or implicitly chose the 'use of incentives, rewards or other mechanisms' as their response option of preference. They argued that it was the most reasonable way to protect private property rights while taking action toward better land-use management.

Respondents suggested that incentives would

encourage greater innovation and provide landowners with more flexibility and opportunity to serve the public good, while still owning and having authority over decisions regarding their land. Opting for 'taking voluntary actions that benefit [private landowners'] land', some respondents identified personal responsibility as the foundation for effecting lasting change. In addition, education was extremely important for these respondents. Choosing the use of 'regulations and enforcement', respondents indicated that rules served to establish a minimum standard for all users. Further, these respondents indicated that enforcement must be increased to provide greater disincentives for non-compliance.

...use of incentives, rewards or other mechanisms. (676)

Incentives protect private property rights and foster better land-use management

- Many respondents suggested that landowners would be more responsive, willing, cooperative, compliant and motivated if they were offered incentives to change practices. They argued that encouragement and support yield greater success than force.

- A few respondents claimed that many landowners are good stewards; however, their efforts are neither rewarded nor recognized. Incentives, rewards and recognition for such efforts would encourage further efforts and provide models, support and peer pressure for others to do likewise.
- A few individuals indicated they want to change practices and undertake initiatives that protect the environment but are reluctant to do so because of potential costs that may be incurred. Respondents suggested that approaches such as cash incentives, fair compensation, land purchase and tax credits would enable landowners to serve the public good.
- A few respondents argued that the market-based economic system rewards the exploitation of land. They commented that the GoA must provide private landowners with mechanisms to offset these negative pressures.
- According to a few respondents, creative alternatives must be developed to make responsible land management economically feasible. They forwarded a number of examples including: conservation easements; brown field remediation; land trusts; environmental credits; transfer of development credits; and tax credits. These respondents also called for increased investment in research for alternative farm practices, organic farming and alternative energy.
- A few respondents mentioned that programs, such as the Environmental Farm Plan, require further support.
- A few others stressed the importance of combining education with incentives so landowners, as well as the public, clearly understand why change is necessary.
- A few respondents noted that the GoA must make it 'easier to do the right thing'. They commented that the GoA does not support landowners who demonstrate responsible stewardship. They noted there are currently

a number of disincentives such as allowing industry and recreational users to access and damage the land base that landowners are trying to protect and making grant programs complicated and onerous.

Incentives must be balanced with regulations and enforcement

- Some respondents agreed that private property rights end when watersheds, public areas and neighbouring landowners are negatively affected.
- A few individuals suggested that incentives should be used to encourage good land management, emphasizing that rules and enforcement are needed when flagrant abuse of the land occurs or when landowners do not respond to incentives. A few were adamant that such measures should be a last resort.
- A few noted that offering incentives makes rules and enforcement more palatable.
- A few respondents also stressed the value of education as a means to reinforce incentives and compliance with rules and encourage regulation.
- A few survey participants commented that corporations should be governed by more stringent rules and regulations than private landowners.

Rules and enforcement are ineffective

- Some respondents stated that imposing more regulation and enforcement on landowners would foster resentment, resistance and even revolt. Further, a few of these individuals considered the notion of additional regulations and enforcement to be offensive and not likely to facilitate cooperation or buy-in.
- A few respondents considered enforcement to be too costly. They noted that it would result in the expansion of the bureaucracy and encourage litigation. Further, they indicated that the funding required for regulation and enforcement would be more effective if it were focused on strengthening incentives.

- A few others noted that rules without enforcement are ineffective. They indicated that the GoA is unable to enforce existing rules, and thus likely does not have the capacity to enforce new rules and regulations.
- A few survey participants insisted that rules and enforcement on private lands are counter-productive and would not be effective in the long run because it is difficult to force people to do the right thing.
- According to a few individuals, existing rules and regulations already overburden landowners. They suggested that increasing this burden might force more producers to sell their land.
- There were also a few respondents who firmly indicated that the GoA should not be allowed to regulate the land-use activities of private landowners; they emphasized the 'private' aspect of ownership.
- A few respondents argued that, to date, there is no evidence to suggest that the threat of enforcement ensures support for wildlife protection. Rather, it is more likely to encourage landowners to "...shoot, shovel and shut-up".
- A few also noted that more laws do not necessarily translate into increased environmental protection.

Reliance on voluntary action is ineffective

- Some individuals suggested that periods of economic downturn coupled with the profit motive preclude voluntary change in land management among producers.
- A few others claimed that not enough landowners voluntarily alter land uses.
- A few respondents mentioned that governments currently rely on voluntary action; they indicated that evidence clearly suggests this does not work.

- A few respondents described reliance on voluntary action as 'too risky', 'too slow', 'unreliable', 'unenforceable', 'naïve', 'unrealistic and worthless'.

Respondents' views are further captured in the following direct quotes:

"Carrots work better than sticks. Sticks make people angry regarding their private land."

"Private landowners should not have to absorb the total cost of ecological goods and services. The bundle of rights attached to land ownership is continually being eroded and the total population should contribute to decreasing the cost to individual landowners of the loss of rights."

Our society is becoming more and more dominated by populations in cities. These people often desire a province with greater conservation efforts, however it is more often than not the rural land owner that is responsible for these activities. The population as a whole should be paying land stewards for their efforts, in much the same way as you pay the bank to look after your money."

"The average Albertan is far more responsible for sustaining the environment and promoting sound land use than the government who is acting solely in favour of resource extraction and garnering revenue."

"Money going into incentives is more cost-effective than money going into enforcement."

...taking voluntary actions that benefit their land. (469)

Caring for the land is fundamentally a personal responsibility

- Among these respondents, most emphasized that land ownership involves an ethical and social responsibility to care for the land; it is not solely a legislated requirement.
- A few respondents mentioned that voluntary actions have lasting results, suggesting individuals generally respond positively when given a choice.

- A few insisted that landowners must be given the opportunity to make changes of their own volition.
- A few individuals proposed that private landowners should have ‘free reign’ to determine what is best for their land and what constitutes appropriate land use; however, a few of these also acknowledged that there are common sense limits.
- A few respondents noted that private landowners represent the ‘front line’ in terms of being caretakers of the land.
- According to a few survey participants, landowners who depend on their land to earn a living have a vested interest in sustaining its productive capacity.
- A few respondents indicated that most landowners are good, proud stewards; a few also noted that landowners’ stewardship is superior to that of the GoA.
- A few others commented that voluntary action must be supported by rules and enforcement.
- According to a few respondents, more tools are required to make it easier for landowners to care for their land. A range of tools were suggested including: conservation easements; land bank programs; and specific land-use zoning.

Regulations and enforcement while essential must be employed carefully

- Many respondents supporting the need for rules and enforcement commented that these mechanisms should only be used when other methods failed. A few insisted that regulation and enforcement should be an option of ‘last resort’ or adopted solely in extreme cases.
- A few remarked that the primary purpose of rules is to set basic standards; and thus, should be kept to a minimum.
- A few others stressed that rules must be fair, reasonable, publicly approved and enabling rather than prescriptive.
- According to a few respondents, enforcement must be consistent and severe, which is not currently the case.
- A few stressed the importance of respecting and protecting private property rights; however, they noted that intervention is acceptable if there is a threat to air, water and people.

Public education and awareness are essential factors

- Many respondents indicated that effective land-use management begins with education. Landowners need to understand their impact on the land and must be apprised of new practices and methods in order to make informed choices.
- Some respondents claimed that informed landowners would be more cooperative, responsible and take greater pride in caring for the land. These respondents suggested that landowners’ who were good stewards could lead by example, ultimately providing models for others while creating a climate where harmful practices are not tolerated and rules are unnecessary.

Voluntary action is an important tool for encouraging responsible stewardship

- Some respondents suggested that voluntary action is only the first component in a succession of tools to achieve sound land-use management, noting that incentives, rewards, rules and enforcement are also important.

Regulations and enforcement lead to limited success

- A few respondents insisted that rules and enforcement cause anger, resentment and resistance. They claimed that “...it takes the joy out of it.”
- A few respondents were emphatic that private property owners cannot, and should not, be forced to undertake particular activities on their land. They stated that, “...the government has no right to tell them what they can and cannot do on their land.”

- A few pointed out that there are already enough rules. They claimed that adding more rules would overburden landowners, expand the bureaucracy and interfere with good land management. It was also noted that the GoA does not enforce current laws; thus, additional laws would be ineffective.
- A few also suggested that rules are too costly for both government and landowners. In addition, enforcement is a significant challenge in Alberta given the expansive land base.
- A few other respondents indicated that rules and enforcement do not facilitate innovation or support flexibility.

Incentives and rewards are valuable tools that should be used selectively

- Some respondents indicated that incentives are an effective means to support and encourage landowners' efforts.
- A few mentioned they were not fond of the idea but recognized it was necessary.
- A few respondents viewed incentives and rewards as more positive methods than rules and enforcement; therefore, they would likely facilitate greater cooperation.
- A few respondents suggested rewards should be used sparingly. They would be appropriate to foster creative solutions as well as in exceptional cases where costs to modify or change current practices are high.

Incentives and rewards do not yield the desired outcomes

- Many respondents maintained that it is wrong to offer landowners financial incentives to become good stewards. They referred to this as bribery and felt that it eroded personal responsibility, fostered dependency and encouraged a sense of entitlement. These respondents declared that, "[c]aring for the land should be a sufficient reward."
- A few respondents cautioned that incentives are not only costly but also subject to abuse by those who exploit the system.

- A few opposed the use of rewards claiming that tax credits were preferable.

Respondents' views are further captured in the following direct quotes:

"Alberta has adequate regulations. Enforce the existing regulations. We do not need more legal crap."

"People deserve the chance to first show their respect for the country that they live in, and see the true value of the land before needing regulations and rewards to enforce land protection."

"Education is the key, always has been always will be. When that fails, use incentives and for the abusers of the system, nail them with regulations and enforcement. Hard."

"All landowners should take initiative rather than always expecting someone else to establish the guidelines and boundaries. We are all responsible!"

"Most landowners already look after their land better than the government cares for public land."

...use of regulations and enforcement. (421)

Rules and enforcement are essential to establish a minimum standard

- Some respondents insisted that rules and enforcement combined with incentives would gradually lead to change in attitudes and practices, which is essential. Rules couple with incentives help to offset the cost of compliance and make change more palatable.
- A few commented that rules are the best way to counter strong growth and development pressures resulting in land degradation.
- According to a few respondents, rules are an effective means for setting expectations and creating certainty.
- A few others mentioned that most people, due to ignorance, indifference, greed or lack of resources, would only adopt best land-use practices if forced to do so.

- A few remarked that the GoA is responsible for protecting the land for the overall public good; therefore, it must show leadership by setting appropriate rules governing all Albertans using public lands. Unfortunately, a few noted, the GoA has not been adequately protecting public or private lands; enforcement has been inconsistent, weak or nonexistent.
- A few individuals noted that numerous laws are not enforced or followed by the GoA; more enforcement and stronger penalties (e.g. jail, confiscation of property, large fines) are needed for these laws to be effective.
- A few respondents stated that rules help to ensure the equal treatment of all users, that is, rules 'create an equal playing field'. They explained that if everyone knows that all users must abide by the same rules, compliance would be more likely.
- A few claimed that most people are responsible landowners; however, the few who are not can cause a great deal of damage. Rules need to be drafted and enforced that would punish those who are blatantly careless and deliberately harm the environment.
- Conversely, a few others claimed that too many people are using the land irresponsibly.
- A few survey participants commented that for rules to be effective they must be reasonable, realistic, publicly supported and not restrict landowners from making a living.
- According to a few, education and awareness must be combined with rules to make them more effective. They suggested that people would be more compliant if they understand the impacts of their actions.
- A few others indicated that rules and enforcement are needed because encouragement and guidelines are not enough.

Voluntary action alone is ineffective

- Many respondents believed that the profit motive combined with rapid growth and increased pressure on landowners to be economically viable raises the potential for environmental damage.
- A few indicated that the current state of environmental degradation is a result of reliance on voluntary stewardship.
- A few others commented that voluntary action is a gradual process; and thus, it would not be an effective response to problems requiring immediate action.
- According to a few respondents, voluntary measures are not effective or reliable; they claimed the results are inconsistent, not enforceable and dependent on the goodwill of landowners.

Incentives should not be used

- A few respondents suggested that incentives are inappropriate and landowners should not be paid for 'doing the right thing' or for practicing good stewardship, as it is their inherent responsibility as landowners.
- A few argued that incentives are too expensive for taxpayers, claiming that they would never override the profit motive. They suggested, for example, that governments could not offer sufficient incentives to a landowner to designate his/her land as a wildlife habitat instead of selling it for development purposes.
- A few argued that taxpayers already subsidise farmers and ranchers; they did not believe it was a taxpayer's responsibility to pay landowners to dissuade them from developing their land.
- A few others said that incentives have proven to be ineffective and short term.

There are limits to private property rights

- Some respondents insisted that protection of watersheds, wildlife and the soil are too important to be left solely to the discretion of individual landowners. They argued that neither the environment or environmental damage respect property boundaries.
- A few respondents stated that private ownership does not mean that landowners should have sole discretion regarding activities on the land base; rather, there must be some guidelines and restrictions on land-use activities as these may have adverse affects for the general public.
- A few pointed out that private ownership is finite; it is essential to ensure that damage to the land base does not have negative implications for further generations.
- A few emphasized that land and water issues have reached a critical point; and thus, it is imperative to raise awareness and to take action now to limit further damage.

Respondents' views are further captured in the following direct quotes:

First, you should try to get them to do things on their own by using incentives and them obtaining benefits. If they do not adhere to regulations and enforcement, then these should be enforced. It is critical however to have regulations and enforcement."

"We should not pay people for doing what they should be doing!..Fines, talk!"

"There are people who will do good on their own and there are people who will sell their land for a toxic waste dump with little regard to those around them. This impacts all of us and we have to bring the hammer down and make everyone play by the same rules for everyone's benefit."

"Landowners have a moral responsibility to use their land in the interests of the public good—while ideally they would act voluntarily, realistically regulations and enforcement would ensure land was used appropriately."

"We need to legislate more as we are too money driven. When push comes to shove the environment ALWAYS takes second place to development. The provincial government needs to get a backbone on environmental issues."

13. Respondents were asked to rank the statement that most accurately reflected their preferred approach to the management of public lands that would ensure the provision of public goods (e.g. clean water, healthy soil and habitat for fish and wildlife) in Alberta.

Table 5: Ranking of methods to use public land in ways that maintain the public good

Users of public land (e.g. recreational users, industrial users) should be encouraged to use the land in ways that maintain the public good (e.g. clean water, healthy soil and habitat for fish and wildlife) by:

Rank (%)	use of regulations and enforcement	taking voluntary actions that benefit their land	use of incentives, rewards, or other mechanisms
First choice	61	26.8	20.4
Second choice	19.2	29.9	47.7
Third choice	19.8	43.3	32

*Appendix 1 provides a breakdown of 'n' values showing response and non-response

13a.

After ranking the three proposed land management strategies for public lands, respondents proceeded to explain their preferences. The following section provides a summary of respondents' comments for the strategy they ranked as their first choice.

The comments below are organized by key themes and in order of frequency of mention, for each of the three response options.

In total, 1,536 participants commented on the three response options. The division of comments by response option was: ...use of incentives, rewards or other mechanisms (965); ...taking voluntary actions that benefit their land (315); and ...use of regulations and enforcement (256).

Most respondents, by far, considered regulations and enforcement as the best, the only, or the default option for encouraging appropriate and responsible use of public lands. Some people viewed enforcement as a necessary adjunct to education and voluntary compliance, both of which they deemed the preferable, but less practical options. Some respondents viewed voluntary action, particularly public education,

as the preferred approach. However, not all of those commenting on this response option explicitly favoured voluntary actions; a few revisited the regulations and enforcement approach, which they viewed as necessary for the minority of recreational and industrial users who damage the land. While incentives and rewards were the least favoured option for the management of public lands, those who preferred this approach most frequently indicated that rewards and incentives would influence behaviour more effectively than disincentives and punitive measures.

...use of regulations and enforcement. (965)

Regulations and enforcement are fundamental for maintaining the public good

- Respondents' rationales for regulations and enforcement varied, but almost all deemed them a necessary tool for protecting public lands.
- Many people considered regulations and enforcement as the essential tool, claiming it is the only mechanism that irresponsible recreational users and companies will potentially heed.

- Some survey participants suggested that voluntary actions have proven ineffective and incentives are inappropriate; the privilege of using the land should be sufficient reward.
- Some individuals viewed regulations and enforcement as the key tool to use until industry and recreational users, in particular, are educated about how individuals' cumulative actions can seriously and irreparably damage the land. The example of seat belt legislation was used to illustrate this point whereby people were forced to buckle-up by law while the GoA introduced programs educating Albertans about how seat belts save lives.
- Some respondents mentioned that a portion of recreational and industrial users is cavalier about public land; this group has no ties to or sense of responsibility toward these lands.
- A few respondents stated that government is responsible for stewardship of public lands; it must demonstrate better leadership in this area through regulations and enforcement.
- A few survey respondents identified a variety of solutions including: mandatory licensing of all OHV users; hefty fines of up to \$10,000; jail time; trail repair and maintenance by offenders; user fees (reduce fees for those doing trail maintenance); construction of trails on less sensitive lands; vehicle confiscation; and a mechanism reporting violations to the police.
- A few cautioned against penalizing the majority of recreational users who act responsibly for the actions of a few by closing areas entirely (e.g. GAMP), charging user fees or restricting random camping.
- A few individuals also cited horseback riding and random camping as sources of litter and damage.

Establish tough regulations and ensure enforcement

Irresponsible recreational users should be held accountable

- Many of these respondents provided numerous comments about existing legislation for protecting public land. Most frequently they stated that the GoA must: develop tougher regulations; enforce regulations; impose strong penalties for violators; and allow criminal laws to supersede regulations. A few commented that existing regulations are inadequate, in part, because they are not enforced.
- Some individuals noted that substantially more resources are required to provide adequate monitoring and enforcement of both recreational and industrial use. Wildlife officers are needed in recreation areas and inspectors are required for industry compliance.
- Most respondents viewed recreational users as the bane of public lands more often than industrial users.
- Some respondents recognized that it is a destructive few, not OHV users as a whole, who are responsible for: damaging land by tearing up riparian zones; riding off designated trails; littering; generating excessive noise; drinking; and creating other disruptions, particularly on long weekends. Many OHV users, themselves, criticized irresponsible users for tainting the sport's reputation.
- A few individuals noted that there is insufficient monitoring and enforcement; penalties are too lenient to act as disincentives to rowdy behaviour and destructive driving.
- Some other participants indicated that it is important to communicate the regulations, and the consequences of violating these regulations, to users in a clear and effective manner.

Industry must be held accountable for its use of public lands

- Some respondents indicated that industry causes, in aggregate, much greater damage to the land than recreational users.
- According to some survey participants, industry is inherently profit-driven and short-term focused rather than conservation-driven and long-term focused. Therefore, the GoA should manage industry's use of public land through strong, well-communicated, monitored and enforced regulations.
- A few remarked that it is easier to enforce regulations for industry than for individual recreational users; the GoA should be more aggressive in prosecuting companies for pollution and other environmental degradation.
- A few others suggested that companies with outstanding records on the environment should be publicly acknowledged; goodwill is a more appropriate incentive than tax write-offs or other monetary inducements.
- Some individuals indicated that companies should not be allowed to expand onto undeveloped land until they have successfully reclaimed the land they have used.
- A few people believed that industry is already following regulations satisfactorily.

Private landowners must be held accountable for public land use

- A few individuals commented that private landowners have the same responsibility for maintaining the public good as the users of public land.
- According to a few respondents, private landowners should be educated about responsible stewardship and encouraged to adopt best practices through the use of incentives and regulations.

Respondents' views are further captured in the following direct quotes:

"... it is obvious that past efforts of simply asking OHV users to 'respect the land' has been a dismal failure. The only alternative left is to come down hard on those OHV users who continue to abuse and vandalize public land."

"Industry has proven with its short-term planning and past record that its bottom line trumps the public good. Industry in this province needs to be taken to task and held to account for its past and projected actions."

"Currently the legislation to control recreational use of public land is very lacking. We need legislation and enforcement for public land on a top priority basis."

"The province is responsible for these lands. They should be ensuring that good stewardship is taking place."

"The laws are in place to protect the land! As a responsible OHV user I invite the Province to actively enforce the laws we have".

...taking voluntary actions that benefit their land. (315)

Need for public education

- Many respondents cited the education of users, particularly recreational users, as the most effective way to instill a sense of understanding of and stewardship for the land. In some cases it was seen as preferable to restricting access.
- Some survey participants indicated that a portion of recreational users, particularly youth, is unaware of the negative impact of its actions on the land. These respondents suggested that some individuals assume that their actions are insignificant or that someone else will clean up after them, others give it no thought or do not care.

- Some respondents indicated users must understand why it is important to treat the land responsibly, how to do so, and how they will benefit (e.g. by having access to the land in the future).
 - A few respondents noted that with increased monetary support from the government, stewardship groups, park rangers and schools could play a key role in providing education.
 - A few respondents suggested users must be educated about the regulations, their purpose and the penalties for non-compliance.
 - A few individuals suggested that with sufficient resources, time, patience, and education could reduce the need for enforcement and lower the cost.
 - A few others commented that rural dwellers generally have more understanding of and respect for the land than urbanites.
Acknowledgement and additional support for existing volunteer efforts
 - Some respondents mentioned that various recreational and conservation clubs, as well as individuals, have invested significant volunteer effort into the stewardship of public lands, including trail maintenance, repair and protection of habitat, clean-up, and voluntary patrols.
 - Some respondents suggested that these groups and individuals should be recognized and their efforts supported; too much publicity is currently focused on the damage incurred by the minority.
 - A few stated that volunteers are being overextended in their efforts to patrol trail use, particularly given they have no enforcement authority; government(s) needs to provide more staff, such as fish and wildlife officers and RCMP, for this function.
 - Similarly, grazing leaseholders are powerless to stop abuse of the land from random campers and irresponsible OHV users.
 - A few suggested additional funding could be raised through user fees, licence fees and fines.
- Respondents' views are further captured in the following direct quotes:**
- “Rules do not make people comply. People comply when the issue becomes a value. Get users to internalize that proper land use is best for everyone. Education is the key--not rules!”*
- “I think a great many people have no knowledge whatever of the balance of nature, even though they have had opportunity to learn in school, so I think massive public education is needed. If more people knew what is really happening when they destroy bird habitat, garbage streams and road side habitat they might begin to police each other.”*
- “Stewardship groups have been in place for many years in many of our recreational areas. Their efforts are often ignored when decision-making happens at the governmental level. Abusers of these lands often receive more attention than the user of these lands.”*
- “The Alberta government needs to re-invest and rebuild its land/resources management agencies (staff and resource) in order to manage public lands (public trust) - relying solely on voluntary compliance will not work - it has been proven too many times already (the last 20 years).”*
- “Regulations require policing and transfer the responsibility for the well-being of the land to the government - its takes away the moral obligation to doing it right in the first place.”*
- ...use of incentives, rewards or other mechanisms. (256)**
- Non-punitive measures yield more effective results than regulations**
- Most respondents supporting the use of incentives argued that rewards and encouragement hold greater sway than deterrents and punishment; however, most agreed that the latter provided an important fallback.

- Some individuals stated that, in the long run, incentives are less costly than enforcement; they also help build a sense of community, stewardship and buy-in.
- Some favoured the three-pronged approach with enforcement, as a last resort.
- A few people mentioned that continued access to the land is the main reward for users.
- A few others suggested a sliding scale user-pay system based on the extent to which their activity affects the land (e.g. hikers, climbers and cyclists would pay the least, OHV users the most).
- Some identified other incentives such as: providing grants or low interest loans to promote proper clean-up; introducing carbon credits; implementing a grace period of two to five years to meet new regulatory requirements; permitting companies exhibiting good environmental stewardship preferential access to land; and incorporating a ‘transferable impact permit’ where a company could offset higher impacts to land in one area by lowering impacts in another.

Respondents’ views are further captured in the following direct quotes:

“Implement incentives and rewards, but have regulations and enforcement as a backstop. Expecting all Albertans to do the right thing is not realistic - many will voluntarily take the right course but others will take advantage of gaps in regulation.”

“Voluntary groups could be more effective with a few incentives to promote education and stewardship. Volunteer groups often fail because they aren't being heard and something that was fun becomes too much work, government support might help them out.”

Incentives for recreational users

- Some respondents raised the issue of volunteer burnout in the context of incentives; monetary and other incentives for volunteer groups would encourage them to develop education programs. Some suggested government should acknowledge these groups publicly and seek their input in land-use planning and decision-making.
- A few survey participants suggested the GoA should also support the development of more clubs promoting responsible recreational use.
- A few respondents provided an array of other examples of incentives including: increasing the number of garbage receptacles; acknowledging the volunteer contributions through obvious signage; and hosting trail clean-ups.

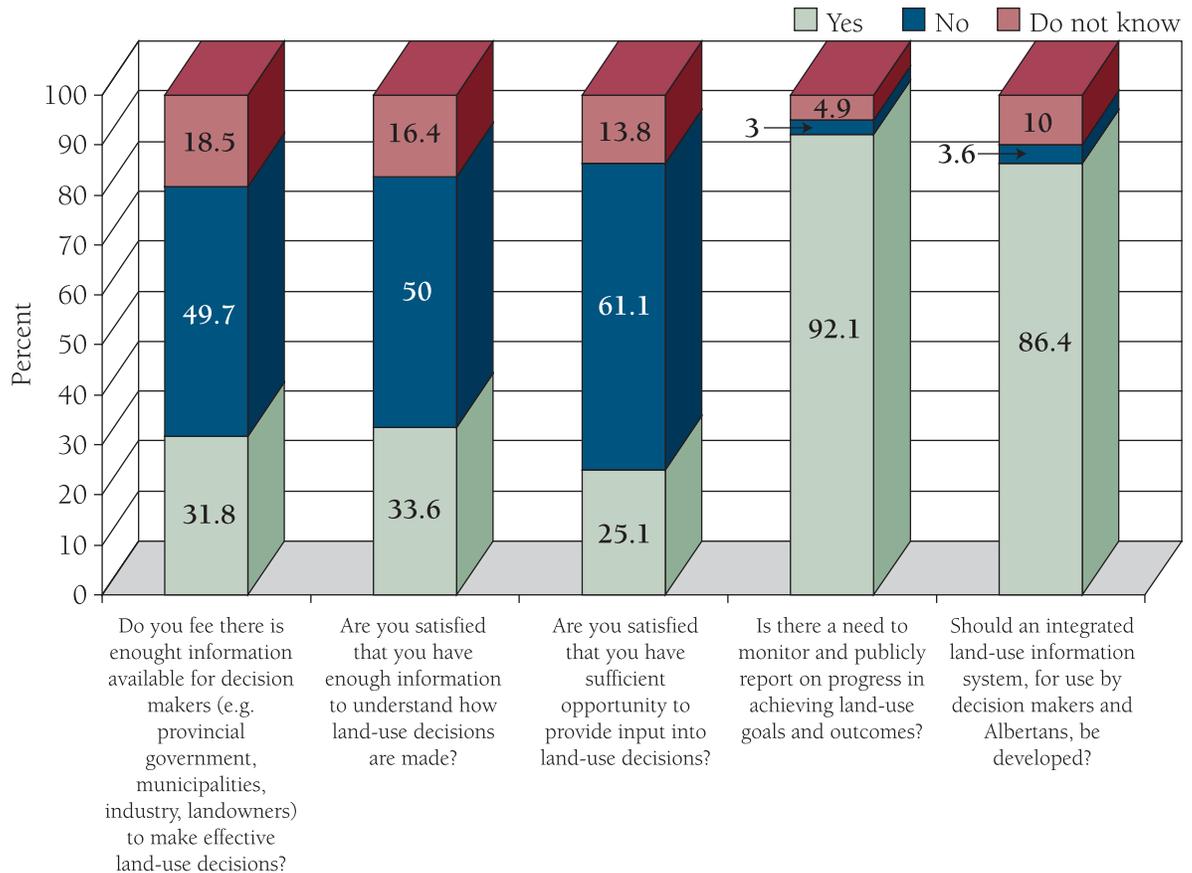
Incentives would encourage industry to pursue responsible stewardship

- Some respondents said that industry is always interested in and motivated by incentives; and thus, these should be used along with regulations and enforcement.
- Some argued that companies that rise above the minimum required standard should be rewarded; this could take the form of public recognition.

D. Monitoring and Evaluation

14. Respondents were asked to provide feedback on a series of questions regarding whether or not they believed that various levels of government not only had sufficient information to make effective land-use decisions but also if the level of monitoring and public reporting were sufficient to achieve land-use goals and outcomes. The following graph shows the percentage of respondents indicating 'yes'.

Figure 8: Level of agreement with the questions on Monitoring and Evaluation



*Appendix 1 provides a breakdown of 'n' values showing response and non-response

14.1a.

Respondents who indicated that there is not sufficient information available for decision-makers to make effective decisions were asked to identify what information is missing.

A summary of the key themes in order of frequency of mention follows.

A total of 894 responses were provided. Many of the respondents called upon the GoA to gather baseline data for Alberta's environmental assets. Similarly, many respondents suggested decision-making in the sphere of monitoring and

evaluation should be based on scientific knowledge and the input of experts, but balanced with non-science based information. At the same time, some respondents emphasized that the public and multi-stakeholders should provide input into this process. In addition, these respondents stated that the information generated from the ongoing monitoring and evaluation of Alberta's land base should be readily available to Albertans.

Scientific data and assessments should inform decision-making

- Some respondents indicated the need for the collection of scientific baseline data and ongoing monitoring. These individuals suggested the following issue areas required further study: water, groundwater mapping, ecosystems, biodiversity, wildlife and forests.
- Some survey participants claimed that cumulative effects assessments were as important as research for land-use decision-makers.
- Some individuals mentioned that insufficient information existed for analyses of long-term effects.

Input from multi-stakeholders is required

- A few participants suggested that input from specific sectors should be incorporated into land-use decision-making. Participants frequently cited the need for greater input from the general public and user groups.
- A few respondents also considered input from recreational land users as absent from decision-making.
- According to a few other participants, decision-makers should not be swayed by a small number of vocal groups; rather, decision-makers should obtain a broad range of input from a number of interest groups.

Information gathering, distribution, and accessibility should be coordinated

- A few participants suggested that accessibility to and availability of information was lacking.
- A few indicated the need for improved integration of information, including geographical information systems (GIS) data into inventories.
- Furthermore, these respondents emphasized the need to coordinate information within the provincial and municipal governments.

- A few reported that there is sufficient information; however, it is not being used effectively.

Expertise and experience should inform decision-making

- Many participants identified other sources of missing information, particularly non-scientific sources of information.
- Some suggested that independent professionals and scientists should be consulted during the decision-making process.
- Others indicated that decision-makers should have a higher level of expertise and knowledge in their fields.
- A few suggested that decision-makers should acquire more hands-on field experience.

Ensure regulations and guidelines are clearly stated

- A few participants suggested that clearer guidelines are essential.

Develop public education programs on land-use

- A few participants believe education of the general public and land users is lacking.

Respondents' views are further captured in the following direct quotes:

"We do not have sufficient baseline environmental data to make sustainable land management decisions."

"The concept of cumulative impacts is lacking in local decision-making."

"We have no idea what the long-term impact of resource extraction is having on the landscape."

"Central source for all information that is easily accessible."

"Too much input from vested interests and not enough general input from all potential users."

14.2a.

Those participants suggesting that they did not have enough information to understand how land-use decisions are made were invited to indicate what information is missing.

The following section provides a summary of comments in order of frequency of mention.

Of the 637 survey participants commenting on this question, many respondents indicated that land-use decisions are inadequately communicated to the public and tend not to allow for public input. They suggested that insufficient information is made public during the decision-making process thereby limiting the ability of Albertans to understand, and ultimately, assess land-use decisions. The ongoing reluctance of government to release information also raised concerns among some individuals regarding the issue of transparency and the intent of many decisions.

More effective communication is needed with the public

- Some suggested improved methods for public communication should include meetings and the media.
- Some expressed the need for communication that goes beyond notifications of decisions and provides the public with an opportunity for education about the process of decision-making.
- A few participants indicated that decision-making bodies do not communicate effectively with nor provide sufficient information to the public.
- A few respondents indicated that the public should be informed about decisions before, rather than after, they have been made.

Challenges to understanding decision-making processes

- A few participants reported they lacked a general knowledge on the subject of decision-making. Some of these respondents indicated they had no knowledge of these processes.

- A few participants stated they needed more detailed information regarding decision-making processes in order to understand not only the decision-making process but also who is responsible for decision-making.
- Most of these participants noted that general information regarding decision-making is lacking. They stated that this has an impact on the general public's basic level of understanding and its ability to contribute in a meaningful way to these processes when opportunities arise.

Decision-making should be open and transparent

- A few saw the disclosure of decision-making as lacking.
- A few stated that land-use decisions should not be made behind closed doors.

Broader access to information is required

- A few participants indicated that the information about decision-making is either unavailable or largely inaccessible.
- In cases in which the information was available, documents were difficult to understand.

Personal time and effort

- A few participants admitted they do not have the time to look for information or have not made an effort to find it.

Respondents' views are further captured in the following direct quotes:

"Often we hear of the decisions after they are made without the opportunity to be involved."

"There is very little effort to inform the public on how these decisions are made."

"It's still something you have to hunt for to become informed. It needs to be more mainstream."

"There's too much smoke-and-mirrors by people in back rooms. Needs greater transparency."

"Everything really. What does the average person in the public understand about land-use decisions?"

14.3a.

Participants who indicated that they were not satisfied with the opportunities available to provide input into land-use decisions were invited to comment on what is missing.

Their responses are summarized by key theme in order of frequency of mention.

Comments were provided by 1,219 respondents. The main themes identified by respondents largely reflected those presented in the previous two questions. Respondents emphasized the need for developing mechanisms that allowed for ongoing input and feedback from the public and multi-stakeholders. Some survey participants expressed concern regarding the lack of transparency and openness in decision-making processes, calling on the GoA to address these deficiencies. In addition, some respondents indicated that the GoA's efforts to solicit public input were more symbolic than representative of a commitment to incorporate the public into decision-making.

Opportunities for ongoing public input and feedback

- Many respondents indicated the need for increased awareness and participation by the general public in land-use planning.
- Some viewed the lack of advertising about public involvement opportunities and the limited time provided for response as problematic.
- Some respondents expressed a desire to be kept informed about the development of the LUF, emphasizing the need for follow-up communication and access to information pertaining to land use.
- A few mentioned the need for funding processes that would provide the public with the opportunity to participate in land-use planning decisions, rather than privileging industry or special interest groups.

- A few others made a general call for broader public input in the planning process.
- A few were thankful for the opportunity to participate in the survey; however, they noted that it is only the first step in the LUF development process.

Government commitment, openness and transparency must be strengthened

- Some respondents suggested that while their input was solicited, they did not believe that government would listen or change.
- Some suggested that all issues pertaining to the development of the LUF should be acknowledged in an open and transparent environment. Further, they stated the LUF requires not only a long-term focus but also coordination between the province and municipalities.
- A few respondents stated that they were unable to access the appropriate government officials and staff. They mentioned a lack of clarity in the planning process as well as a lack of awareness about the appropriate GoA contacts. A few others mentioned that the current process was difficult to understand.

Processes must facilitate balanced and meaningful input from all stakeholders

- Many respondents suggested that decisions were made prior to or without public input.
- Some respondents reported that industry was the primary driver of provincial land-use decisions to the detriment of social and environmental concerns.
- Some indicated that 'money spoke'; in the absence of money or government connections, the GoA did not consider individuals' concerns.
- Some stated the need for a regulatory body that was not linked to industry.
- A few respondents indicated that they were excluded from hearing processes because they were not officially considered to be 'directly affected'.

Respondents' views are further captured in the following direct quotes:

“More surveys like this, and more importantly, concrete feedback as to what is happening as a result.”

“More public notice when local, regional, provincial decisions are being made or considered”

“Too much is done outside the public review.”

“Yes, I suppose I have had sufficient opportunity but I am not convinced this process will produce a significant change.”

“The process is one-sided. The decision for usage is already determined before there is any opportunity for public input.”

14a.

The workbook survey also asked respondents to provide further comments related to monitoring and evaluation. Below are the key themes that emerged from respondents' comments listed by order of frequency of mention.

In total, 879 respondents provided comments that focused, to a large extent, on the level of effectiveness of existing government approaches to monitoring and evaluation as well as the absence of sufficient enforcement of related policies. Many suggested that current approaches must be improved and new ones developed. In addition, respondents called upon the GoA to make a broad range of land-use information available to the public.

Government must improve the management of the land base

- Some respondents indicated that the provincial government currently mismanages the Alberta's land base. To illustrate this point they identified the GoA's current focus on industry and economic growth at the expense of the environment.

- A few commented that the government is not listening to the environmental concerns expressed by the public and documented in studies.
- A few declared that the EUB often succumbs to political and industry pressures; therefore, it is not the appropriate oversight body.

A need for more government action and enforcement

- Some respondents indicated that the GoA's focus should be action and enforcement, in particular, acting on and enforcing policies, strategies and models that are already in place (e.g. Water for Life Strategy, Biodiversity Monitoring Program, Northern East Slopes Strategy, and the grizzly bear recovery plan).
- Respondents generally called for action; however, they were uncertain if there was sufficient information available to guide such action and enforcement.
- A few respondents stated that it is imperative that additional resources, support and education be provided for monitoring, reporting and enforcement, as currently there is insufficient capacity in this area.
- A few respondents mentioned that the development of goals and targets as well as clear regulations regarding the best uses of the lands should be developed to facilitate action and enforcement.

A need for more effective monitoring and evaluation

- Some respondents noted that monitoring and evaluation are necessary to assess progress towards meeting land-use goals.
- A few respondents stated that, to date, monitoring and evaluation has generally been ineffective and argued that to be credible it needs to: be science based; include a baseline inventory and knowledge of all natural systems (including groundwater); measure cumulative effects;

provide a sustainability index; consider the social aspects of land use; assess the impacts of existing land-use decisions; integrate information more effectively to understand the big picture; and inform land-use decisions, including enforcement to address inappropriate use.

Increased accessibility of information on land use and the resulting impacts

- Most respondents suggested that the information should be used to inform decisions about land use and should include proposals for land use and development.
- Most respondents emphasized that sufficient notice of consultations was essential to allow for participation by all interested stakeholders.
- Some individual suggested that the information should include a database of best practices and achievements.
- A few respondents called for publicly accessible information drawn from monitoring and evaluation studies.
- Most of these respondents emphasized that to be accessible, the information should: be available free of charge; be provided in various formats (not only web-based); include a searchable database; include both technical information and lay terminology; not be limited to lengthy reports; and include public education about findings.

Create opportunities for stakeholder input regarding land use

- A few respondents emphasized the importance of establishing accessible mechanisms for meaningful public input into decision-making processes, including decision-making processes for large industrial and development projects.
- A few respondents mentioned that stakeholder input should be limited to local users, including user groups and landowners.

Respondent's views are further captured in the following direct quotes:

“Land sales for exploration are done in absence of consultation. Current lack of field staff employed by the government to monitor and evaluate land use activities means environment suffers.”

“We may not know everything, but we know enough to start. In fact we cannot afford to wait until we know more. Monitoring and evaluation will be very important as a plan is implemented. The group who does this should be independent from the government, include a wide range of stakeholders and have assurances that the recommendations will be heard and acted on. This is the defining moment of our generation.”

“We need standards that are strong enough to protect the planet, and also allow for enough growth to support our needs—there needs to be balance. However, at this time it does not seem to be in balance. The number of intensive livestock operations in Alberta is having a detrimental affect on the water, air and soil and this indicates that profit is the deciding factor, not the environment. The same can be said for what is happening with oil and gas.”

“...A transparent system of land use information and decision-making, that does not limit citizens of Alberta from having input on decisions made throughout the province would do much to ensure good decision-making and public satisfaction with the process.”

“As stated above, monitoring and evaluation should include some voting process on critical issues such as the tar sands project and its massive expansion.”

“A comprehensive land-related information system should be developed that supports both government planning and decision-making needs and the public's right to know what information is being used (or is available) and how it is being used to support planning and decision-making.”

Part IV: Guiding Principles

15a.

Workbook survey respondents were asked if any guiding principles were missing from the list presented in the workbook and, if so, were there any guiding principles they would like to add.

The following summary identifies the key themes that emerged from the comments in order of frequency of mention. In a few cases, respondents did not provide explicit additional guiding principles for consideration, but rather provided suggestions for improving upon the existing seven guiding principles. These are summarized under the heading ‘Suggestions for improvement’. Further, a few respondents identified additional elements that they deemed important for inclusion in the existing seven principles. These are listed at the end of the summary.

In total, respondents provided 1,016 comments. Most frequently, survey participants supported the guiding principles as presented in the workbook. Some respondents insisted that the guiding principles must be enforceable to be effective, suggesting that without supporting regulation and legislation, implementation and compliance become optional. A range of other themes surfaced, most often: the guiding principles must respect the rights of individuals, particularly landowners; a broad public education and communication process is necessary to ensure the success of the LUF; the guiding principles must ensure that land-use decisions consider long-term implications; and the precautionary principle² is notably absent from the guiding principles. Some respondents forwarded suggestions for improving the guiding principles. These generally centred on the lack of clear definition of terms and the vague language used. Finally, a few individuals offered suggestions for additions to the guiding

principles. These comments spanned a range of topics including assured compensation for landowners to offset the impacts of land-use decisions, an explicit commitment for regular review and revision of the LUF as well as recognition of the need for correcting erroneous land-use decisions.

The guiding principles set reasonable parameters for land-use planning in Alberta

- Most frequently, respondents indicated they were satisfied with the seven guiding principles as presented, and did not have any suggestions for additional guiding principles.

Guiding principles must be legislated and enforceable to be effective

- There was concern among some respondents that without legislation or regulation the principles would not be implemented or followed. It was noted that currently groups and legislative bodies could ignore these principles and make decisions based on other criteria.
- Some individuals suggested that the guiding principles should include the consequences for not following the processes established by the LUF.
- This theme also included those who indicated it was essential that decisions based on these guiding principles be enforced. Organizations and individuals who do not comply with the decisions must face penalties that are enforceable.

LUF must respect and not contravene the rights of citizens and landowners

- Some respondents were concerned that land-use decisions may infringe on individual rights, specifically property rights.

² Caution will be exercised when the consequences of extensive land-use activities are uncertain.

- A few survey participants suggested that a guiding principle be included that ensures decisions will not unfairly limit what someone can do on his/her property.

Success of the LUF depends, in part, on communication and public education

- A few respondents suggested that the guiding principles should be communicated to all Albertans so they are aware of the LUF process and able to participate if they choose.
- It was also noted that land-use decisions based on these guiding principles should be communicated broadly so everyone is equally informed and aware if they, or someone else, is not abiding by the decision.
- According to a few respondents, public education was missing from the guiding principles. These participants believed that Albertans should be educated about the purpose and objectives of the LUF as well as provided information regarding participation in the process.
- Respondents also suggested that public education could be helpful in ensuring that citizens adhere to the land-use decisions. Once a decision is taken, Albertans should be informed about: how to comply; the penalties for non-compliance; and the reasons informing the decision.

Land-use decisions must reflect long-term land-use planning

- A few respondents indicated that the guiding principles should ensure that land-use decisions focus on long term. These respondents thought that decisions were often made without looking to the future — 25 to 100 years from now — to anticipate the consequences of current choices. Generally, this concern was expressed in relation to decisions that affected the environment.

Precautionary principle is notably and erroneously absent

- Some respondents indicated that the precautionary principle was an important principle but notably absent from the guiding principles presented in the workbook.
- They elaborated by suggesting that when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause and effect relationships have not been confirmed scientifically.

Decision-making must occur in a timely manner

- A few expressed concern that decisions may not be made in a timely manner arguing that developments would proceed without a land-use decision.
- A few others mentioned that land-use management applications, appeals and conflicts should be resolved in a timely manner.

Suggestions for improving the guiding principles

- Some participants stated that it is essential to use terms consistently across the guiding principles and called upon the GoA to define these terms (e.g. ‘science based’, ‘adaptable’, ‘flexible’, ‘sustainable’, ‘accountable’).
- A few indicated that the principles require clarification; as they stand they are too vague and open to various interpretations by different groups.
- A few others indicated that generally the principles should be improved; currently, they are ‘motherhood and apple pie’ statements.
- A small few believed that the principles should be specific to Alberta.

Proposed additions to the guiding principles

- Land-use decisions should be compensatory to landowners.

- Land-use planning should be enshrined in the guiding principles, as it demands adequate funding and effective implementation.
- A commitment for monitoring, reviewing, and where necessary, revising the LUF on a regular basis to reflect changing realities must be integrated into the guiding principles.
- Land-use should be based on common sense, which is not reflected in the guiding principles.
- Efficiency and effectiveness not only should underpin the LUF but also be explicitly articulated in the guiding principles.
- The inclusion of specific groups (e.g. Aboriginals, seniors, disadvantaged) is absent.
- The guiding principles should address the notion of being proactive on land-use planning and include a conflict resolution process.
- The LUF should recognize the need for correcting past erroneous decisions.

Respondents' views are further captured in the following direct quotes:

"An excellent set to begin the decision process."

"Enforceable and enforced. Voluntary actions and 'guiding principles' are important and required, but must be backed-up with some real teeth that everyone understands, and that communities that the government and the people truly support what they say, e.g. walk this talk."

"The landowner is the ultimate steward of his land, and should be supported in efforts to maintain the land by stronger landowner rights."

"That the public at large be better educated into the process and decision making of land use decision, in order to better able citizens and those of organizations, governments, companies, and the entire private sector to make appropriate choices and follow those choices as they go through their own process of implementation, and designation."

15b.

Respondents were asked if there were any guiding principles they did not support.

The following section provides a summary of respondents' comments. The summary begins by providing an overview of the comments offered by participants who explicitly supported all seven of the guiding principles, but with caveats. This discussion is followed by a summary of the comments provided for each of the guiding principles. It is organized by guiding principle, with the comments listed in order of frequency of mention.

In total, 809 survey participants provided comments. Most frequently, respondents indicated support for the guiding principles. A few of these qualified their support with caveats ranging from reservations regarding the GoA's ability and commitment to implement the principles in land-use planning, decision-making and management processes to issues with the vague wording employed in the principles. Notably, the principle 'adaptable and flexible' received almost twice as many comments as the next most frequently mentioned principle. For these respondents, concern typically centred on the stated need to meet existing commitments. Many believed that existing commitments should be revisited and commitments shown to produce negative impacts should not be upheld. Reasons given for non-support for other principles spanned a broad range of issues. Common themes included: the equal weight given to economic, social and environmental considerations in the context of sustainability; the need for the GoA to take tough decisions that may not be perceived as fair and equitable to all Albertans; knowledge-based decision-making should ensure the integrity of the scientific evidence as well as consider qualitative information; issues with the notion of 'shared responsibility' and its potential for precluding accountability; concern that collaborative decision-making would offer interest groups and the vocal minority undue

influence; and apprehension that the principle of integration provides a ‘loophole’ for economic considerations to trump all others.

Support the principles as presented or with caveats

- Most frequently, survey respondents answered “no” to the question, implying that they supported the guiding principles as presented.
- Respondents offering qualified support for the principles most often commented that the challenge for the GoA would be implementing the principles in land-use planning, decision-making and management processes. They claimed “...the devil is in the details.”
- More generally, a few emphasized the need for implementation calling on the GoA to “...just do it.”
- A few others indicated that the guiding principles “...sound good in theory” but were sceptical as to whether the GoA will be proactive in their application.
- A few respondents suggested that universal definitions were required (e.g. ‘balance’, ‘economic considerations’, ‘equitable’) to ensure a common interpretation by all users.
- A few others raised issue with the wording of the principles suggesting that it was ‘general’, ‘weak’, ‘wishy-washy’, and often reflected motherhood statements. They expressed concern that the wording allows for the continuation of the status quo.
- According to a few respondents, the principles inappropriately exert control and restrictions should support user groups equally.
- A few called for greater emphasis on environmental protection.

Respondents’ views are further captured in the following direct quotes:

“I support all of the guiding principles. The easier part of this exercise is developing the guiding principles. It will be much more difficult actually implementing these principles in land use planning and management.”

“All of the principles as worded. They are weak and allow the government to continue to be slow and ineffective in responding to the challenge of managing land and other resource in a way that serves the needs of the public, the economy, the environment, and the future.”

“I do not and never will support any government that thinks they control my property that I paid for.”

Adaptable and flexible

- Respondents most frequently expressed strong opposition to the phrase in the guiding principle: “...a need to meet formal commitments already made through current land-use decisions.”
- Many commented that existing commitments should not be upheld if shown to have negative impacts on the environment or Albertans.
- Some indicated that past commitments must be revisited to ensure that they represent current views and values; reflect changing needs and priorities; draw upon scientific evidence; expand the knowledge base; and increase the use of new technologies.
- Others stressed that no commitment is ‘written in stone’. They argued that existing commitments should be renegotiated to correct harmful practices and those activities that are not in the best interest of all Albertans.
- According to a few, flexibility was an opportunity to ‘bend the rules’. A few suspected that flexibility would result in exemptions for certain industries.
- A few suggested that this principle would serve to maintain the status quo.

Respondents' views are further captured in the following direct quote:

“Adaptable and Flexible...I think it sounds great, but doesn't make sense. How can you incorporate new information and make a plan more up to date when you have to stick to an obligation made 10 years ago? Situations most likely changed in that time, and that plan is now out of date and not beneficial to the land. I think "Adaptable and Flexible" is pointing more to the people than the government, asking us to be adaptable and flexible because of some deal the government made years ago. This is not acceptable. The government should be adaptable and flexible to change plans and negotiate to make a deal made in the past more acceptable for the future.”

Sustainable

- Many respondents viewed the reference to “...balance between environmental, economic and social objectives” as problematic.
- Some respondents indicated that a strong and healthy environment is the essential basis for society; therefore, the objectives should not be weighted equally and environmental objectives should take precedence.
- Some respondents emphasized that in the current climate of growth and development the use of the term ‘sustainable’ is inappropriate because environmental sustainability cannot be achieved.
- A few suggested that the balance between environmental, economic and social objectives is currently tipped in favour of the economy.
- A few others believed that including economic objectives in the guiding principles provides the opportunity for development to continue in a manner that maintains the status quo. That is to say, it perpetuates the ‘business as usual’ approach, which generates long-term negative environmental consequences.

- It was noted by a few that all growth and development activities, particularly the non-renewable extractive resource industries, compromise the future carrying capacity of the land base.

Respondents' views are further captured in the following direct quote:

“Your definition of 'sustainable' amuses me. A balance between economic and environmental factors?? If we continually made a 'balance' between these two issues we would eventually destroy the land we live on. There has to be a finite point at which we say growth is unsustainable. We have to stop.”

Fair and equitable

- Most frequently, respondents indicated that to achieve a greater public good the LUF could not be fair and equitable to everyone; the GoA must make difficult decisions that could be perceived as unfair by some.
- Some respondents suggested that the notion of fair, equitable, unbiased decision-making is a fallacy citing specific examples such as: the GAMP process; Aboriginal issues; and the trade-offs demanded between economic growth and sustainable recreation.
- A few noted that competing land interests make it impossible to take decisions that are universally fair noting that “...there will be winners and losers.”

Respondents' views are further captured in the following direct quote:

“Sometimes decisions will not be fair and equitable. I'm okay with that. The participant should not be led to believe that decisions will always be fair and equitable. This is neither achievable nor desirable. The process can strive to be fair and equitable but sometimes governments need to make tough decisions for the greater public good, which may not be fair and equitable for the individual or minority.”

Knowledge-based

- While the majority of comments provided for this principle showed that respondents

generally supported knowledge-based decision-making, they did so with a range of caveats.

- Some commented that the science on which decisions are based should be derived from independent sources; information acquired from interested parties (e.g. industry, developers) should not be used.
- Others suggested that the emphasis on science-based decision-making must be balanced with consideration of qualitative information (e.g. values-based inquiry, common sense).
- A few expressed concern that the pursuit of rigorous science would preclude timely decision-making.
- A few others suggested that where science is new, unproven, incomplete or unavailable, the precautionary principle should inform decision-making.
- According to a few, decision-makers must be cautious about ensuring that scientific data is up-to-date and comprehensive.
- The few who did not support the principle were concerned that science-based decisions would not endure over time.

Respondents' views are further captured in the following direct quote:

"I agree whole-heartedly that decisions need to be knowledge based but a lack of full knowledge of an issue or impact should not be used as an excuse not to make timely decisions. The precautionary approach would be appropriate and should be used."

Accountable and responsible

- Some respondents indicated that they did not support the notion of shared responsibility, suggesting that if responsibility is shared no individual, group or government entity will be responsible or held accountable.
- A few noted that shared responsibility increases the opportunity to lay blame or 'pass the buck'.

- A few people identified accountability and responsibility at all levels as a concern, suggesting that the GoA should be solely responsible and accountable for sustainable land use.
- A few others said that the community at large should not be held accountable for decisions that are out of its control.

Respondents' views are further captured in the following direct quote:

"I STRONGLY DISAGREE... While other governments, and the community at large have a critically important ROLE in furthering sustainable development, there should be one single entity RESPONSIBLE FOR IT! Attempting to share the responsibility as proposed is a terrible idea as it makes it unclear who is legally responsible and accountable for it. When multiple parties are all supposedly responsible for something, when problems occur, the tendency is to blame the other parties. The fiduciary responsibility for sustainable development resides with and I suggest should stay with the Minister of Sustainable Resource Development and that should be more clearly specific in legislation."

Collaborative

- While typically supportive of the broad notion of collaborative decision-making, some individuals expressed reservations with the principle as stated suspecting that it may provide special interest groups, particularly industry, and the vocal minority with a means to apply pressure and to influence land-use decisions that may not be in the interest of all Albertans.
- Others called for increased opportunities for the broad public to provide input and to participate in collaborative decision-making.
- A few suggested that consultation opportunities are currently skewed toward select groups with specific agendas.

Respondents' views are further captured in the following direct quote:

“Collaborative sometimes just means pandering to the narrow-perspective loudmouths, and doesn't always result in the right decisions - just the most popular ones - or at least the most popular according to the very limited input received. We need to do more pro-active broad-based surveys of those who tend NOT to get involved instead of just sitting back waiting for them to come to us (like this whole approach is doing).”

Integrated

- Some people suggested that this principle is written to allow one consideration, such as environmental, social or economic factors, to take precedence over another in the decision-making process.
- A few commented that the wording is open to interpretation thereby providing a “loophole” for economic factors to trump other considerations.
- Individuals further stated that environmental, social and economic considerations should be equally weighted.
- Others suggested that less emphasis should be placed on economic considerations with greater emphasis focused on social and environmental considerations.
- A few others suggested that environmental considerations should override all other factors.

Respondents' views are further captured in the following direct quote:

“Integrated: taking into account "EQUALLY" their environmental, economic and social considerations? As is reads now, any one of those factors could take the majority of the weight when making decisions. All are equally important for our current and future prosperity.”

Part V: Outcomes

16. Based on consultations to date, the GoA determined that the three following outcomes were important to most Albertans. Workbook participants ranked them 1, 2 and 3 where 1 was the most important to the respondent and his/her family.

- Well-planned places to live and to play.
- Sustainable prosperity supported by our land and natural resources.
- Healthy environment and ecosystems.

Table 6: Ranking of the three Outcomes

Rank (%)	Well-planned places to live and play	Sustainable prosperity supported by our land and natural resources	Healthy environment and ecosystems
First choice	17.3	17.4	67.2
Second choice	41.2	35.8	22.4
Third choice	41.4	46.8	10.4

* Appendix 1 provides a breakdown of ‘n’ values showing response and non-response

16a.

Respondents were asked if the three key outcomes captured what they deemed should be the overarching goals of the LUF.

This section has two parts. The first part considers whether or not respondents generally supported the proposed outcomes and provides a list of proposed additional outcomes identified by participants. While respondents presented further topics for consideration as additional outcomes or possible inclusion in the exiting outcomes, they tended not to elaborate upon these. Drawing upon those respondents who did not support the outcomes, the second part identifies the reasons for non-support. In some cases, respondents did not directly address the outcomes, but instead offered general feedback about land-use concerns and priorities.

A total of 1,397 participants responded to the question. Many of the respondents supported the three outcomes indicating that the outcomes captured what they want achieved by the LUF. Three main themes emerged: the term ‘sustainable prosperity’ must be defined more

clearly; economic prosperity should not take precedence over environmental conservation; and preservation and conservation of the natural environment demands consideration. Some respondents forwarded suggestions for additional outcomes. These proposals spanned a broad range of issues including sustainable agriculture, increased accountability and good governance as well as the conservation of cultural heritage.

Do the outcomes capture what you would like to see emerge from the framework? (833)

Outcomes capture what I would like to see

- Many respondents simply stated “yes” to the question, indicating that these outcomes capture what the respondent would like to see in the LUF
- Some stated that there is not one preferred outcome because all the outcomes work in balance.

Conservation and preservation of the natural environment is fundamental

- A few stated that a key outcome is the conservation and preservation of the natural environment, and that this should be stated explicitly.

Key terms must be clearly and concisely defined

- A few stated that the terms ‘healthy’, ‘sustainable’, ‘prosperity’ and ‘well planned’ must be clearly defined.
- A few others indicated that the outcomes were too vague and needed clarification.

Proposed topics for consideration as additional outcomes

- Sustainable agriculture.
- Consistent, long-term policies and land-use planning with better regulations and enforcement.
- Promotion of environmental stewardship across all sectors and users.
- Sustainable development of Alberta’s natural resource base.
- Increased public education and awareness.
- Develop mechanisms to increased accountability and good governance.
- Increased sustainable prosperity through the development of ‘green’ technologies.
- Limits on urban sprawl.
- Protection of landowner rights.
- Multiple land-use areas, including recreational use.
- Stricter guidelines for and enforcement of land remediation.
- Reduced consumption and economic growth.
- Conservation of cultural heritage.

Respondents’ views are further captured in the following direct quotes:

“All three need to be balanced but without a healthy environment nothing else matters in the long run.”

“ Conservation of the natural ecosystems does not seem to be implied in the three above outcomes unless the last one refers to natural systems. It is not obvious. Would also like to see stewardship promoted as an outcome for individuals, families, communities, industry and government. Another outcome should be to move to an ecological footprint that is aligned with the global capacity!”

“Sustainable prosperity’ is not the same as ‘sustainable use of land and natural resources’. The former focuses on economics while the latter (focuses) on the environment. This distinction must be made clear.”

“As a rancher I think agriculture is vital for society. I think this framework recognizes that but I want to state that the framework needs to have sustainable (in terms of social, environmental, economic) agriculture as an outcome.”

“These are well spoken motherhood statements. I am anxious to see them translated into consistent policy, programs and actions.”

“A more educated populace on the importance of sustainability.”

“The above are pretty fuzzy. There is too much wiggle room!”

Are there any outcomes you do not support? (564)

Respondents supporting the outcomes

- Many respondents simply replied “no” to the question providing no further comments, which implied they supported the outcomes.

'Sustainable prosperity' must be defined to be meaningful

- Of those who provided comments, some stated that they did not agree with the term 'sustainable prosperity', which suggests that economic development takes precedence over environmental conservation.
- A few individuals mentioned that 'prosperity' should be based on a diversified economy that is not dependent on the extraction of natural resources.

Conservation of the environment is a primary consideration

- A few respondents stated that the preservation and conservation of the natural environment is an important outcome.

Industrial growth should be monitored and managed to limit its detrimental effects

- A few individuals suggested that the GoA should slow down economic development, especially in the oil and gas industry, because of its impact on the environment.
- A few indicated that industry must be more accountable.
- A few stated that the rapid expansion of cities and urban sprawl is a concern.
- A few individuals used stronger words, suggesting that "greed" is running the province and resources are being "raped."
- A few others stated that economic prosperity has not benefited everyone as "...the poor are getting poorer" as the rich are getting richer.

The GoA must be proactive in achieving the outcomes

- A few people stated that the outcomes were good goals; now it is the time for the GoA to take the initiative and be proactive in achieving these goals through long-term planning and accountability.
- A few mentioned that the GoA must seek the active involvement of stakeholders in land-use planning.

- A few people stated that they wanted less government bureaucracy as an outcome.

Key terms and the scope of the outcomes are vague and too open to interpretation

- A few mentioned that the terms 'sustainable' and 'well-balanced' require clear definition.
- A few individuals mentioned that the outcomes were too general, and thus they were vague.

Respondents' views are further captured in the following direct quotes:

"Prosperity does not always have to be natural resource based. There are other high tech ways of seeking prosperity that the province could encourage. This would help diversify the economy and begin the transition from a resource-based economy. Alberta is simply not a frontier to be exploited anymore. We need to move away from this outdated mentality and seek other ways of building a strong economy that are more in line with maintaining environmental and human health."

"Currently the use of the land for natural resource extraction is being allowed to destroy the land, the water, and the habitat for fish and wildlife. This is being done with no thought for the future and all thoughts for money and profit."

"There needs to be more emphasis on supporting the land first and if the land and natural resources are managed will the prosperity will flow from it."

"Slow industry down, too much too fast!"

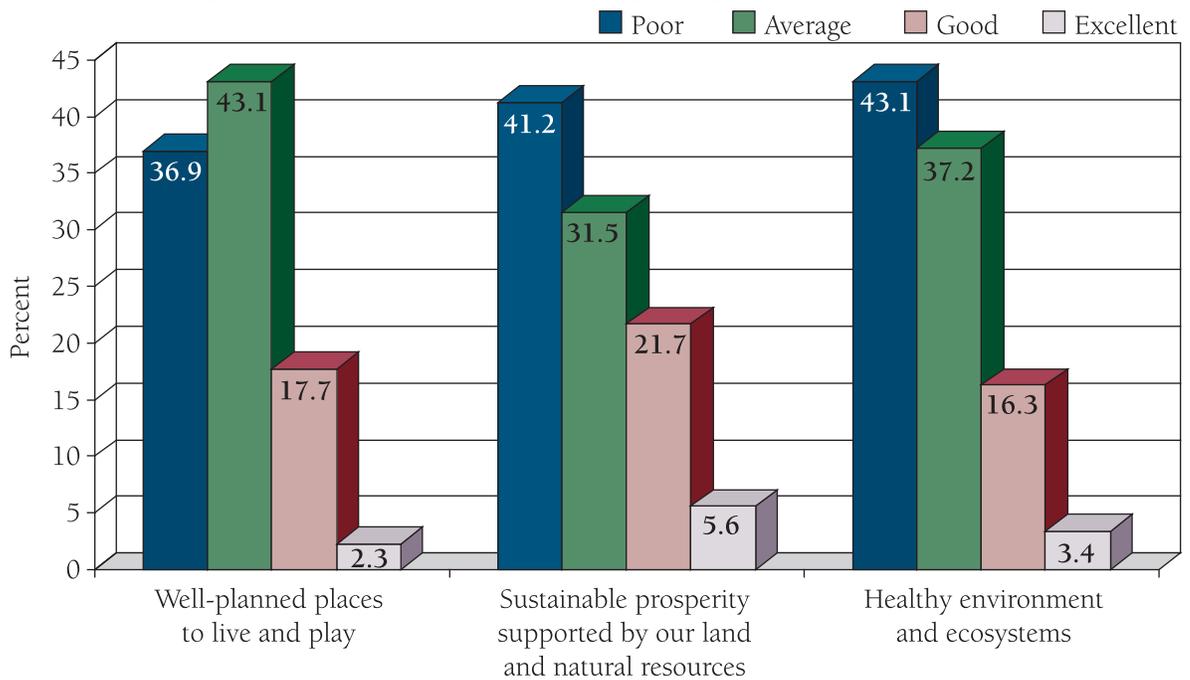
"All industry in Energy and Oil and Gas needs to be more accountable for their access to our natural resources."

"They're great outcomes, everyone wants these. Start putting some hard strategies and goals around them otherwise they just continue to be fluffy and meaningless."

"I would like the input from this survey listened to and implemented through legislation, not put on a shelf like previous consultation efforts, or limited to policy with flexibility for industrial exemptions."

17. Workbook survey participants were asked to rate how Alberta is currently doing in each of the outcome areas. The following graph shows the percentage of responses for each outcome.

Figure 9: Rating of how well Alberta is currently doing



* Appendix 1 provides a breakdown of 'n' values showing response and non-response

17a.

The workbook survey asked respondents to identify the top three things that the GoA could do in the near future to move toward achieving the proposed outcomes.

Generally, respondents did not explicitly identify their top three issues but rather provided an overview of main considerations for the GoA. This section is organized, first and foremost, by the eleven overarching issue areas reflected by the respondents' comments and recommendations; these are presented in order of frequency of mention. Under each issue area heading, is a summary of the key themes that emerged from the responses in relation to the overarching issue area.

Comments were submitted by 1,501 respondents, each of whom identified between one and five activities that could be pursued to advance the proposed outcomes. Most frequently, respondents explicitly discussed one

or more aspects of land-use planning; comments ranged from the need for long-range planning to a call for increased public consultation in land-use planning processes. Other comments centred on urban planning, with many respondents stressing the need to contain urban sprawl and to plan dense, sustainable cities and towns. Many respondents singled out the need to slow, limit, or halt industrial or economic growth in the province, either temporarily or permanently. Respondents encouraged the GoA to protect a greater proportion of the province from all forms of industrial, municipal and agricultural development as well as recreational use, through more stringent regulations.

Some openly urged the GoA to strike a balance between environmental protection and economic growth, a sentiment that was implicit in many responses. While protection of water, air, soil, forests and agricultural land was a consistent theme throughout the comments, a few explicitly called on the GoA to protect and

conserve, more proactively, Alberta's water and forests for both humans and wildlife. Others sought significant increases in royalty rates from the oil and gas industry, with the collective revenues invested in a range of initiatives to promote Alberta's long-term sustainability. Finally, a few respondents took the GoA to task for its overall approach to land-use management.

Land-use Planning

Authority for land-use planning

- Almost all respondents universally agreed that municipalities should not be allowed to make unilateral decisions about their boundaries and environs. Very few individuals disagreed; however, those who did called for greater municipal decision-making authority and, even then, within the confines of provincial land-use legislation.
- Many respondents advocated the introduction of regional planning with provincial oversight and within a comprehensive, integrated provincial land-use framework. The regional authorities would include municipal representation but would override municipal decision-making with respect to land use. A few of these respondents appeared to be suggesting that this would include decision-making within municipalities, but they were in the minority. In addition, a few of these respondents sought a set of province-wide land-use standards.
- Some respondents thought the EUB should be maintained, but called for changes in its membership and/or a closer partnership with SRD. However, a few respondents proposed a new provincial monitoring agency to replace the EUB. These respondents stated the EUB is sometimes described as a 'rubber stamp' for the energy industry.
- A few respondents offered various other solutions. The most frequent suggestion was centralized planning by the GoA, undertaken by a new ministry or

department, or by some form of cross-ministerial planning body.

- Most respondents, regardless of whether they supported regional decision-making, a provincial monitoring agency or direct centralized planning by government, called for improved inter-ministerial collaboration in the form of a shared governance business model, for example.
- A small few suggested that industry should play a role in land-use planning.

Planning that considers the cumulative effects of development

- Many respondents identified the need to carry out land-use planning that considers the additive and interactive effects of development in all its forms: industrial, recreational, municipal and agricultural.
- Some specifically called on the government to swiftly implement a system of integrated land management that includes all industry sectors, urban centres and all aspects of the environment, including air, water, soil, forests and wildlife.
- Most of these respondents felt strongly that the government is doing a poor job of assessing and monitoring current and future cumulative effects.
- Most respondents recommended that each development project should be assessed in terms of both its individual environmental impacts and its contribution to the collective and cumulative effects of all development in the province. This assessment should occur at the earliest planning stages of new economic development projects, and be used to deny applications for economic development projects that do not meet low-impact criteria.
- A few respondents commented that assessment should consider regional, provincial, national and even global cumulative effects.

Consult the public on land-use decisions

- Many respondents wanted the public to have input on land-use decisions.
- Most of these participants called on the government to provide opportunities for the public to participate in land-use decisions on both private and public lands across the province.
- Most stated that consultations should be well advertised in advance with key questions posed; consultation results should be publicly reported along with the government's response to public input, and how this input will be reflected in decision-making.

Planning for the long term

- Most respondents called on the GoA to develop a land-use plan that extends at least 50 to 100 years into the future.
- Respondents argued that Alberta's land-use plan must consider and plan for long-term economic and environmental sustainability. Also, it must factor in demographic forces and climate change; evolving energy sources and requirements; and the cumulative effects of current development and that in the future.
- Some of these respondents were dissatisfied with what was described as a vague definition of 'sustainable' or 'sustainability', which, in their view, should extend over centuries rather than decades. In addition, several respondents proposed a 'triple bottom line' approach to and definition of sustainability.
- As with many of the other key themes, some of these respondents expressed cynicism about the political will and ability of Members of the Legislative Assembly (MLA) to "...look beyond the next election" and to make decisions that may be unpopular with the electorate and with those who fund their campaigns.

Planning that reflects scientific research

- Some respondents wanted land-use planning that more accurately reflects scientific knowledge; they also urged the government to fund research into sustainable technology, agricultural practices and alternative energy.
- A few of these respondents also called on the government to publicize widely accurate climate change research findings, particularly as they relate to Alberta's oil and gas industry.
- Some people called for greater involvement of scientists in the development of a land-use plan. On the other hand, a few commented that scientists and 'experts' have too much influence over land-use planning, and more attention should be given to the views of ordinary Albertans.

Respondents' views are further captured in the following direct quotes:

"Establish a regional land-use planning process for the province that ensures meaningful incorporation of environmental considerations, particularly the maintenance of biodiversity and ecological integrity, into land use decisions."

"Require environmental cumulative effects assessments BEFORE a land development gets past initial design. Too many projects get started then near the time of construction (or worse, after) the environment is considered. Opportunities for enhancing the environment are lost, such as saving a wetland to reduce flooding, and pollution problems or resource use conflicts (e.g. water supply in the South Saskatchewan Basin) are left to be dealt with after the fact, making them harder to deal with then if they were address from the beginning."

"Let the majority of the public participate and not focus on stakeholders who typically drive the government's agenda. Involve average Albertans."

"Start planning for our future. Not just 5-10 years but 50-100 years. What happens when cars don't run on gas anymore? We're all screwed."

“Current [definitions of sustainability] are too vague. This should be done by a panel of independent experts, like university professors and senior consultants. Educated and informed people must help us make decisions and we need to start valuing and incorporating the work of so many incredible Albertans.”

Slow the Pace of Industrial and Economic Growth

Slow the pace of growth and/or limit growth

- Most respondents cited environmental impacts as the primary reason for limiting industrial and economic growth. Respondents wrote impassioned pleas to government to cut dramatically greenhouse gas emissions and to stop what is often described as environmental devastation.
- Many respondents stressed, “...growth is not always positive.”
- A few of these respondents wanted to slow the pace of growth until the cumulative effects of all past and current developments in the oil and gas industry and the forestry industry have been thoroughly assessed.
- A few others wanted to restrict oil and gas extraction and focus on the development of alternative energy sources.
- Some respondents called on the government to slow the rate of resource extraction to allow for steady economic growth over a longer time period. Many respondents suggested a 100-year time frame as a sufficient period to allow for the development of alternative energy sources and ensure Alberta’s long-term economic sustainability.
- A few respondents indicated that they understood that slower industrial growth would negatively affect economic prosperity. Some of these participants stated that they are prepared to live with less wealth; however, most respondents clearly believed that large profits from natural resource extraction are concentrated within a small

segment of the population at the expense of most Albertans. This should be stopped.

- A few respondents raised concerns about the impacts of rapid economic growth on Alberta’s social and municipal infrastructure. These individuals wanted to restrict growth until housing, labour and other pressing problems have been addressed.

Stop industrial development

- Some called for a complete moratorium on either oil and tar sands development or all industrial development.
- Most of these respondents viewed the moratorium as temporary to allow for the development of: a long-term, integrated land-use strategy; a comprehensive cumulative effects assessment; water mapping; reclamation of damaged sites; and/or social infrastructure catch up.
- Some of these respondents called for a permanent moratorium on all or some kinds of industrial development in designated areas of the province. Specifically, they identified sour gas wells in the foothills and Rockies from the Bow River to the United States (U.S.) border and all development in the Eastern Slopes as well as any ‘sensitive areas’.

Methods for slowing or stopping growth

- Some respondents suggested a variety of approaches to slowing or stopping growth that included: not issuing any new development permits; stopping further work on existing projects until companies have completed their reclamation obligations; imposing more stringent regulations to limit emissions and water usage, along with other environmental impacts; and reducing energy exports to the U.S.

Respondents' views are further captured in the following direct quotes:

“Growth is desirable but uncontrolled growth is a cancer. The Government of Alberta needs to slow down growth in order for our society to catch its breath and provide resources for future generations and to allow disenfranchised members of society to participate in our province's prosperity. A flame that burns fast and bright burns out quickly. We need to have something to pass on to our children.”

“Our prosperity will be short lived. It is not sustainable at this pace. A few wealthy shareholders are getting richer but the poor are increasing in numbers and extent of their poverty. Is this the future that we want for Alberta? Where some of our citizens cannot afford to eat and have a place to sleep while others are so rich that they do not enjoy the dollars anymore? If this is what you mean by prosperity I do not want it.”

“Slow down (or stop!) oil and gas development until the cumulative environment and social impacts can be truly assessed and managed. The resource will 'keep' and will likely be worth even more down the road so there is no reason we need to take it all out as fast as we can. Rather than have an economic boom now and bust later, let's try to even things out over the long run. I fear that the environment and social impacts of our current oil and gas development boom will be long reaching and disastrous.”

Municipal Planning

Stop urban sprawl

- With a view to limiting outward urban expansion, most respondents observed that cities must “...move up, not out”, that is, embrace densification.
- The gradual encroachment of cities and towns onto productive agricultural lands and wetlands was a pressing concern for some respondents. People were distressed about the implications for food production and water availability over time.
- Some people stated that urban densification should be achieved through a significant

increase in multi-family dwellings such as: apartments and condominiums; inclusive, multi-purpose zoning for mixed density housing, affordable housing, and commercial use; and the restriction or elimination of low-density suburbs and acreage properties around cities.

- A few respondents suggested that population size in major municipalities could be reduced by encouraging residents to move to smaller centres.
- In addition to advocating restraints on urban sprawl, a few respondents also supported limits to rural sprawl.

Municipal planning and infrastructure

- Many of the respondents commenting on municipal planning and infrastructure recommended the need for significant improvements in municipal planning to reduce environmental impacts and improve ‘liveability’.
- In addition to densification, respondents called for more green space within cities, ‘walkable’ communities, downtown revitalization, mandatory recycling, reduced water usage and reduced ecological footprints.
- Many called for dramatic improvements to infrastructure, particularly with respect to public transportation.
- These respondents viewed increasing the quantity and quality of municipal public transit as vital to reducing reliance on automobiles and, by extension, CO2 emissions.
- Of concern to some respondents was the booming population growth in small cities and towns, especially in northern Alberta, which lack the infrastructure to accommodate burgeoning demand.

Leadership from the GoA

- Many respondents urged the GoA to create a “...more equitable and stable funding structure” for municipalities so that they are

better equipped to plan for and keep pace with the current housing, health, education, and public transportation needs of Alberta's growing population. Recommendations included transferring tax revenues to towns and cities for infrastructure development and providing funding for infrastructure projects, especially public transportation and housing.

- Many respondents called for a strengthened provincial role in curbing outward urban expansion. Respondents proposed three main approaches to compel or motivate municipalities to halt urban sprawl: provincial legislation; financial incentives; and binding regional planning.
- The types of provincial legislation proposed by some respondents include: caps on growth or a freeze on current municipal boundaries; mandated community plans (e.g. required green space, minimum density, 'walkability'); mandatory green belts around cities; and penalizing individuals for actions such as wasting water and leaving vehicles idling. A few people wanted legal restrictions on the number of acreages allowed around cities or the square footage of individual residences and properties; a few others called for provincial legislation requiring developers to assume greater financial responsibility for infrastructure development in new communities.
- Some respondents urged the GoA to provide incentives to municipalities and developers to improve urban planning. Suggestions included: 'good steward recognition programs'; tax rebates for 'green' homes and buildings and renovations to existing structures (e.g. solar heating); and tax incentives for developers to build high-density, multi-family residences and communities.
- The most frequently suggested method of controlling urban sprawl was to establish regional planning bodies, similar to health regions, which bridge urban and rural spaces, with provincial oversight to ensure

province-wide integrated planning and to help negotiate disputes.

Respondents' views are further captured in the following direct quotes:

"Urban sprawl due to economic growth is out of control, and though the need for new housing is understandable cities should start to focus on growing up rather than wide, and urban planning should be more integrated and focused on public transportation and pedestrian/bicycle traffic rather than automobile, both to encourage more such practices and to reward those that do practice them."

"Increase municipal revenue through provincial funding that is predictable and long-term. Significant financial challenges are placed on municipalities as they work to meet the increased demands associated with growth. This includes building and maintaining infrastructure along with the provision of services. Municipalities must have the financial capacity to address these needs."

"Set clear, reasonable boundaries around urban areas and do not allow further sprawl beyond those boundaries. Cities will then turn inward to renew and will build smarter and upward. Set limits on size of homes or at least require developers to build a variety of size and densities of living accommodation plus parks, schools, and services when developing an area. Huge mega-homes with bland, enforced architectural 'guidelines' should be discouraged or illegal."

"Enact policy and begin enforcement to protect our land, air, and water. This should be a provincial responsibility since municipal governments are too prone to 'compromise politics' to stand up to current economic interests and say 'no!'."

Legislation and Enforcement

Enforce existing laws and regulations

- Most respondents believed that the current monitoring system does not work, stating that only a small percentage of developments are externally monitored and noting that self-policing by industry is ineffective.
- Concerns were expressed that the government, for financial reasons, overlooks environmental damage caused by industry. Some respondents were highly sceptical about the government's commitment to regulating oil and gas development, arguing that the government readily capitulates to pressure from industry and 'friends' of the government.
- Many people commented that the GoA should adhere to its own rules and frameworks for protecting designated areas and the ecosystem from direct and indirect damage caused by industrial development.

Strengthen laws and regulations

- Most respondents who commented on regulation urged the government to introduce far more stringent environmental protection legislation, as opposed to guidelines. Some people specified that legislation should target: CO2 emissions; water use and pollution; habitat destruction; logging and indirect forest destruction; soil contamination; and/or waste disposal.
- A few respondents urged the GoA to adopt the Kyoto Accord, regardless of the federal government's refusal to do so.

Accelerate and strengthen the reclamation process

- Most respondents sought swifter reclamation of oil, gas and forestry sites, with consequences for those who fail to reclaim the land in a timely manner. Many people suggested that land users should be denied further development permits until the land has been reclaimed.

- Concerns were expressed that, under the present system, there are few incentives for land users (particularly industry) to reclaim their sites because it is far less expensive for them to pay a fine.
- A few respondents argued that lands which have been devastated by oil and gas extraction or mining can never be returned to their original state; this is not acceptable.
- A few respondents submitted that development applications should be denied if the area could not be fully reclaimed subsequent to development.

Punish abusers

- A few respondents suggested that the government should introduce incentives encouraging industry to comply with regulations; however, most people were adamant that penalties should be harsh and universally applied to offenders. Others urged the government to pull permits from companies that fail to comply with the rules.

Increase the budget for enforcement

- A few respondents recommended that additional funding be directed to AEN and/or SRD to increase enforcement. Most of these people stated that additional field staff should be hired to monitor industry. Many people believed that staff should have increased authority and mandates so they can administer effectively.

Respondents' views are further captured in the following direct quotes:

"Hold the land users accountable! Companies - seemingly especially those in all segments of the energy sector - should be held accountable for upgrading equipment to the best available standards. We live in an amazingly wealthy country, in my mind there is absolutely no excuse for allowing companies to slide by with damaging, antiquated technology. No excuses!"

“There is no reason why Alberta cannot reduce its emissions according to the Kyoto protocol, even if the federal government is still refusing to think that is possible. As the most resource rich province in Canada, we have a responsibility to set a good example for other provinces.”

“Force significantly increased conservation and reclamation activities on ALL industries and maintain a bond system that would prevent companies from simply not doing their best and then folding up shop and leaving Albertans of today and tomorrow to pay the clean up bills and suffer the consequences of a companies economic decision. Place the most emphasis, energy and financial resources to actually making tough, often politically unflattering land se decisions. Have the guts to say no.”

“Create a powerful system of incentives and discouragements to reward innovative and conscientious land and resource practices while punishing regressive practices. In particular, government must much more seriously enforce environmental regulations to ensure that resource waste and pollution are minimized and industry pays for the clean up of sites it has contaminated.”

“Properly staff, pay, and support the departments that are expected to do the necessary work to achieve the outcomes using the present policies and regulations!!!”

Better Protection of Natural Resources

Protect water resources

- Most of these respondents stated that water conservation should be the first priority in all land-use planning. People want Alberta’s Water for Life strategy expanded and embedded within the LUF. Several people stressed that water will soon be Alberta’s scarcest resource.
- Most respondents want severe restrictions imposed on water usage by the oil and gas industry; some want to see a fifty percent reduction in water use by industry.
- A few people called for a ban on industry’s use of potable water.

- Some respondents expressed concerns regarding water contamination by the oil and gas industry as well as agriculture, due to large feedlots. Several people expressed concern about the possibility of oil spills or leakages into rivers in northern Alberta.
- Some people urged the government to stop freely sharing water with and not to sell water to the U.S.
- Respondents urged the government to extend protection to Alberta’s wetlands, rivers and lakes.

Strengthen forest conservation

- Many respondents expressed concerns about the scope and pace of logging in Alberta, calling for an end to clear-cutting and monoculture replanting. Some people expressed doubt that reforestation is effective.
- The government’s inability to stop or contain the spread of pine beetles was mentioned by some individuals who discussed forestry. They urged the GoA to take more aggressive and proactive measures to address the problem. Some despaired about the future of forests in Alberta due to the pine beetle.

Respondents’ views are further captured in the following direct quotes:

“Our first priority should be to protect our water resources and conserve our wildlife/resources. The province is giving away too much water to the U.S. and not helping those areas in our own province that are suffering drought and low water tables. Wildlife is also suffering because of the loss of land to industrial usage, which in turn affects their water/air/natural feed supplies. This has to change to protect the natural biodiversity that makes this province unique.”

“Protect our water by enacting legislation to stop industrial and intensive feedlot operations within 2 km of water bodies (360 degrees, above and below ground) and enforce the Water for Life Strategy.”

“Lower forestry AACs to 130 plus year rotations and 3 passes. The issue of deforestation of both white zone and green zone has to be addressed. Intrinsic to this is the true forest reclamation (not just grassing things down) of industrial sites in the green zone and a significant reduction from the present level of linear disturbances (pipelines, seismic lines and access roads).”

Strike a Better Balance Between Environmental Protection and Economic Growth

A healthy economy requires a healthy environment

- Many respondents commented that environmental degradation is inconsistent with Albertans’ prosperity over the long term.
- Grave concerns were expressed about whether Alberta will be able to produce sufficient food and to access sufficient water to meet the needs of the growing population and labour force, on which future industrial development relies.
- A few respondents noted that many people come to Alberta to enjoy a high quality of life as reflected by air and water quality, the natural landscape and the wilderness, which includes abundant flora and fauna as well as the earnings advantage in this province.
- A few respondents stated that reducing environmental damage now would save money over the long term, that is, true reclamation of water, air, land and wildlife. They further argued that reclamation is more expensive than preservation, that is to say, not destroying it in the first place.

Stop favouring industry at the expense of Albertans and the environment

- Some respondents expressed anger about what is perceived as undue corporate influence over the GoA.
- Respondents wrote about “...oil and gas companies running the show.” They

described the government as “...industry puppets that operate by greed and corruption.” People urged the government to “[s]top giving oil and gas companies a free ride.”

- Many respondents took great issue with what is frequently described as the ‘rampant greed’ of both energy companies and the provincial government.

Value the environment over the economy

- Many respondents urged the GoA to place paramount importance on the environment and to seek alternative avenues to prosperity generated by the energy industry. They expressed great distress about the prospect of leaving a legacy of pollution, water shortages and environmental degradation to their children and grandchildren.
- Some respondents emphasized that the natural environment should be valued as the foundation for Albertans’ health and personal well-being, rather than as an engine of economic growth.
- A few respondents stressed that a pristine environment has intrinsic worth and does not exist solely for the benefit of humans. Concerns about the impacts of environmental degradation on wildlife were frequently raised.
- A few respondents stressed that economic prosperity is not the only value embraced by Albertans.

Respondents’ views are further captured in the following direct quotes:

“The Government of Alberta needs to acknowledge that its wealth and prosperity are gained at a cost to the environment, and that if the environment is degraded, life for all Albertans will be too. You can send us \$400 in the mail, but if my daughter has asthma, my well is depleted, the grizzlies and caribou are extinct, and the rivers are polluted, what good would a token payment do.”

“Ensure that the current obsession with petroleum production and residential expansion does not rape our land to the point where food production is limited.”

“Most importantly, commit to looking at the very destructive and unstable economy we have now, and change it. Choose between the status quo, where the Government of Alberta favours the energy industry despite adverse affects on the environment and many Albertans, and a new more ecologically-sound economy.”

“Place more energy into protecting the environment and less into how to make business happy. The environmental laws Alberta has are not very strict or well enforced, and it seems that more energy is put into encouraging everyday Albertans to change their individual actions on the land rather than on the big companies that take resources from the land in order to make a quick buck.”

Recreational Use of Land

Better policing of recreational areas

- There was a general call for better policing of recreational areas; some singled out campgrounds, public lands used by OHV drivers and environmentally-sensitive areas such as the Eastern Slopes, Waiparous and Indian Graves, as areas needing more supervision.
- Respondents consistently commented that the regulations are of minimal use unless they are enforced, and that more “boots in the bush” are required.

Create more parks and campgrounds

- Some respondents called for more parks and campgrounds (excluding OHV areas) in the province.
- Many of these people commented that more of the existing park areas should be open to all Albertans, rather than being purchased by groups of individuals for their own private use.
- A few people noted that in some areas of the province, such as southeast Alberta, all

the land has been leased or is privately owned, leaving no land for recreational use.

Rethink recreational fees and allocations

- A few commented on camping fees, with some stating that they have become prohibitively expensive for the average family, and others suggesting that fees could be increased.
- Those who would support increased fees suggested that the revenues collected should be directed to better campground maintenance and policing.

Reassess the GoA’s approach to OHV users and OHV designated areas

- The use of OHVs in park and wilderness areas was controversial.
- Some called for severe restrictions or an absolute ban on OHVs, especially in sensitive ecological areas, near water and near campgrounds. Other respondents wanted an absolute prohibition on all vehicles in some or all recreational areas.
- On the other hand, some respondents want to see certain areas or more areas specifically designated for OHV use; a few more do not want restrictions on OHV use at all.
- Some who called for designated OHV areas also support increased user fees, penalties for ‘irresponsible’ drivers and/or education on environmental stewardship for OHV users. Many of the respondents who identified themselves as OHV drivers expressed resentment against those who behave irresponsibly and bring all drivers into disrepute.

Better planning of recreational areas

- A few called for better planning and management of Alberta’s outdoor recreational areas.
- Respondents expressed concern about industrial expansion into wilderness areas that were previously available for camping and hiking.

- Respondents who discussed planning and management also wanted to ensure that a healthy balance between recreational use and environmental protection is attained and maintained. People clearly indicated that they want to be able to enjoy outdoor pursuits; respondents widely recognized that some users' 'destructive behaviour' on needs to be curtailed.

Respondents' views are further captured in the following direct quotes:

“Regulate and police abuse by recreational users. No more mud bogging on public land! Regulate minimum trace camping on random camping areas! Designate route/forestry trunk road system for industrial use.”

“Increase the amount of managed recreation sites to accommodate the large number of RV owners and campers that currently have few and poorly maintained sites to choose from. Go back to government managed recreation sites.”

“Have a user fee for backcountry use. It will keep some riffraff out but more importantly pay for upkeep of this area, i.e., garbage collection, trail maintenance, tree replanting, enforcement. ... [M]ore attention is needed before closing down recreation areas.”

“Create a formal province wide OHV plan that is sustainable with our existing trail system, rather than continuing to close trails in the hopes that the problems will go away and the public that does not use these areas will quit protesting their usage.”

“Protect more areas from industrial development where recreational use can occur (including hunting, fishing, camping, etc.).”

Protection of Wilderness and Sensitive Ecosystems

Protecting wilderness and special places

- Many respondents simply called for a moratorium on development in fragile ecosystems, watersheds, riparian zones, wetlands and environmentally sensitive

areas. A few people recommended that the proportion of the province that should receive a protected designation should range from 12 percent to 50 percent.

- Some people proposed that large swaths of farmland be reserved for agricultural uses only; others stated that high-intensity agriculture should only occur in areas “...where it makes sense from an environmental perspective.”
- A few respondents went further to identify specific areas that should be protected. Areas that were singled out for protection most frequently were: Kananaskis; Castle Mountain; Ghost-Waiparous; and the Eastern Slopes. These were followed, in no particular order, by: the Livingstone Range; Rumsey; the Crowsnest Pass; Willmore; the Bow River watershed; Bighorn; Whitehorse Wildland Park; the Red Cap and Cardinal River areas; the river valley alliance parkway from Devon to Fort Saskatchewan; and the proposed Andy Russell, I'tai-sah-kop area.
- Some respondents indicated they want the Special Places initiative rejuvenated, expanded and obeyed. A few people expressed fury about industrial activity in areas that were previously designated as 'special places'.
- Serious concerns were expressed about fragmentation of wildlife habitat and key wildlife corridors. Also, they emphasized the need to limit damage to the ecosystem, especially, to native grasslands throughout the province.

Respondents' views are further captured in the following direct quotes:

“Create more parks and quit making nearly all parks/protected areas so called multiple use. Take into account the need for other living things to move around (vs. just people) when planning travel and utility corridors.”

“Immediate freeze on residential and industrial development in areas bordering parks and wilderness areas and preserve recreational corridors for future generations.”

“Both expand and properly protect our protected areas system. Roll back the legislation enacted by the Klein government, which allows destructive activities within protected areas. Existing protected areas must be expanded in many cases in order to ensure the biodiversity they represent is sustainable over the long term. New areas are needed to properly represent the full spectrum of Alberta's natural heritage.”

Increasing and Investing Oil and Gas Revenues

Increasing royalties from energy

- Some respondents sought an increase in royalty rates from the oil and gas industry.
- Respondents called for increasing royalty rates in order to: slow growth; fund the development of alternative energy sources; mitigate the environmental damage caused by resource extraction; and build a reserve fund following the models of Norway and Alaska.

Develop alternative sources of energy

- Respondents strongly supported the development of ‘green’ alternative energy sources to sustain the population and the economy when oil and gas are either gone or no longer the fuels of choice.
- The types of alternative energy identified for further research and development included wind and solar power, manure, fuel cells, bio-oils, pyrolysis and geothermal power. A few respondents, however, described wind energy as a ‘fad’.
- Nuclear power was endorsed by a few respondents and condemned by a few others.
- A few people called for alternative methods of agricultural irrigation.

Respondents’ views are further captured in the following direct quotes:

“Stop giving our oil and gas away for peanuts.”

“Focus on bio-economy development, diversifying agriculture products, R&D into new green technologies for energy production (wind, solar, fuel cells, bio-oils, nuclear, pyrolysis), diversifying farming to many products that are sustainable growing reducing need for fertilizers, pesticides or irrigation which contributes to land and resource degradation, set standards for all new buildings erected (green, eco friendly, higher insulation, recycle materials incentives), encourage companies to change their processes from the inside as well (i.e. less toxic chemicals, less energy) instead on focusing on pollution control and emissions only. Be tougher when dealing with the energy sector.”

“Increasing resource royalties would contribute to sustainable prosperity by funding a Heritage Fund (as Norway and Alaska have done). It would slow down the pace of development, but conversely the resources would last longer.”

Building Public Awareness and Knowledge

Increase public education programs for all Albertans

- A few respondents believed that, with a view to reducing environmental degradation, the public should be better educated about land use and environmental stewardship.
- A few suggested that the GoA would also benefit from similar education initiatives.

Respondents’ views are further captured in the following direct quotes:

“Ultimately, development is proceeding the way it is in the province because the citizenry (as represented by the government) thinks that this is the best way to do so, which it clearly is not. If people knew the complete, lasting, and cumulative effects of things like sprawling suburbs and gigantic strip-mining operations, they would likely think twice about turning a blind eye at another mega-project approval, or buying that house in suburbs (or voting against a measure that made it more difficult for developers to create such developments).”

“The government should educate themselves so they are ecologically literate and understand their detrimental effects on the environment, in the hopes to be educated enough to stop their poor and disgusting planning, their poor and disgusting methods that are supposedly 'sustainable' and to start putting healthy environments and ecosystems as the number one priority for all land-use departments.”

Need for the GoA to Exercise a Leadership Role

Dissatisfaction with provincial leadership

- Some respondents took the GoA to task for its approach to land-use management. These respondents expressed extreme dissatisfaction with what is perceived as a “...total abdication of leadership” on the part of government in protecting the environment and the interests of citizens now and for the future.

Respondents' views are further captured in the following direct quotes:

“Be prepared to lead...a government that follows is no government at all. ...[A]and it needs to lead for the benefit of all of its citizens, not just the minority, especially the investors, especially those who don't even call Alberta home and have no interest other than to make their money and take it away.”

“Look at the unplanned and unchecked growth in some major centres and in some industries, and tell me that was the plan all along? When does the Bow River basin run dry? You are constantly bowing before the altar of oil and gas revenues. It's ugly, and going to get uglier. We need leaders with vision who are educated and strong-willed enough to see past the next election.”

General Comments Specific to the LUF Workbook

GRM 4a.

Your comments on Growth and Resource Management issues. Please include any other growth and resource management issues.

- A few respondents commented that the workbook questions were vague, confusing, difficult or slanted; they considered the consultation process flawed.

Respondents' views are further captured in the following direct quotes:

“All of these statements seem intentionally vague yet pointed in a way to manipulate the results so that they could be used to take away the rights of Albertans to buy, use, and develop land anywhere in the province that they choose.”

GRM 6a.

When considering range of used that may occur on the land, I would prefer to see...

- A few individuals indicated that they could not agree with any one of the options provided because each could apply depending on the area or situation.
- A few respondents commented that they did not agree with any of the options.
- A few others remarked that the range of options offered was too limited.
- A few stated that the choices provided were neither reasonable nor clear and were poorly framed.
- A few people complained that the options were too vague, general, and simplistic; further, they were incomprehensible due to insufficient information.

Respondents' views are further captured in the following direct quotes:

“Such a general choice makes no sense. A choice clearly depends on the particular proposed uses and the circumstances of the location.”

“I think this is a stupid question. Some areas lend themselves to multiple uses and others to restricted uses.”

“I don't like any of these. Leave the land alone. No new development.”

CS 12a.

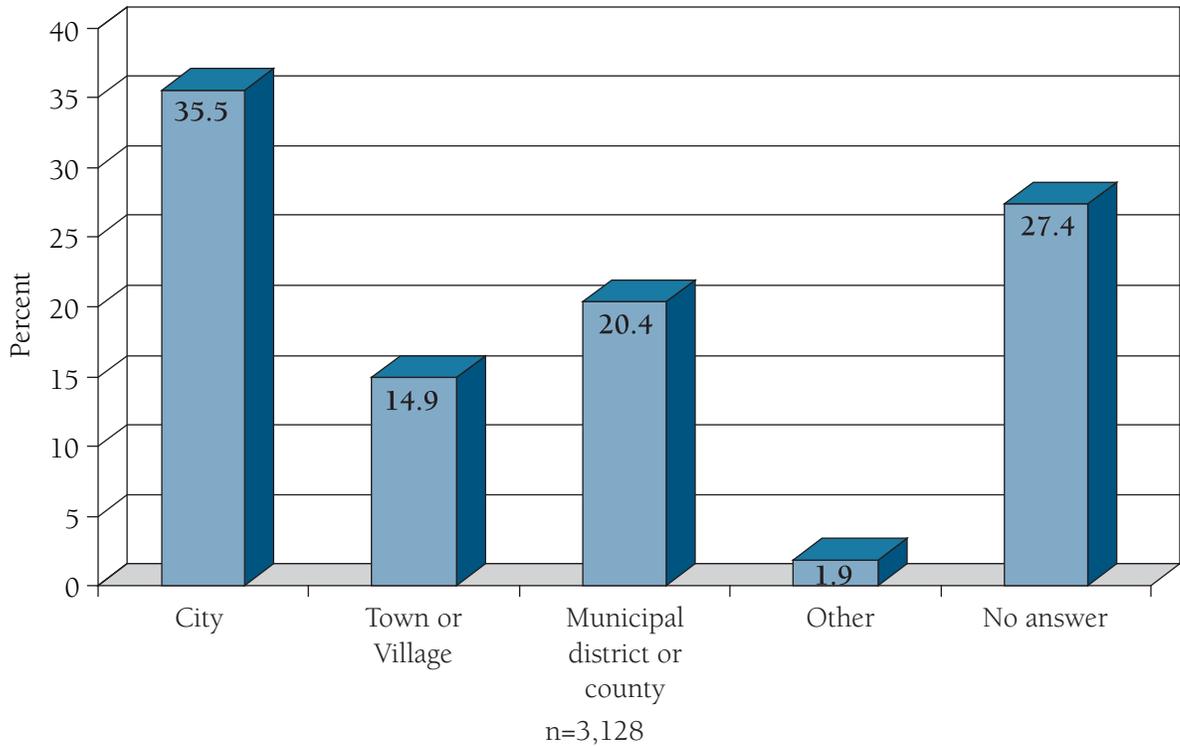
Private land owners should be encouraged to use their land in ways that maintain (e.g. clean water, health soil and habitat for fish and wildlife) by..

- Many respondents stated that the question was biased, it did not have enough options and the background material was ‘scientifically inaccurate’.
- A few said they found it difficult to answer.
- A few other survey participants wondered if the response options referred to urban as well as rural landowners. It is important to note that many comments and examples used referenced rural private landowners.

Part VI: About You

18. Workbook survey participants were asked to indicate where they live. Results are presented in the following graph.

Figure 10: Where do you live?



18a. Participants were given the opportunity to specify where they lived. An overview of these responses follows.

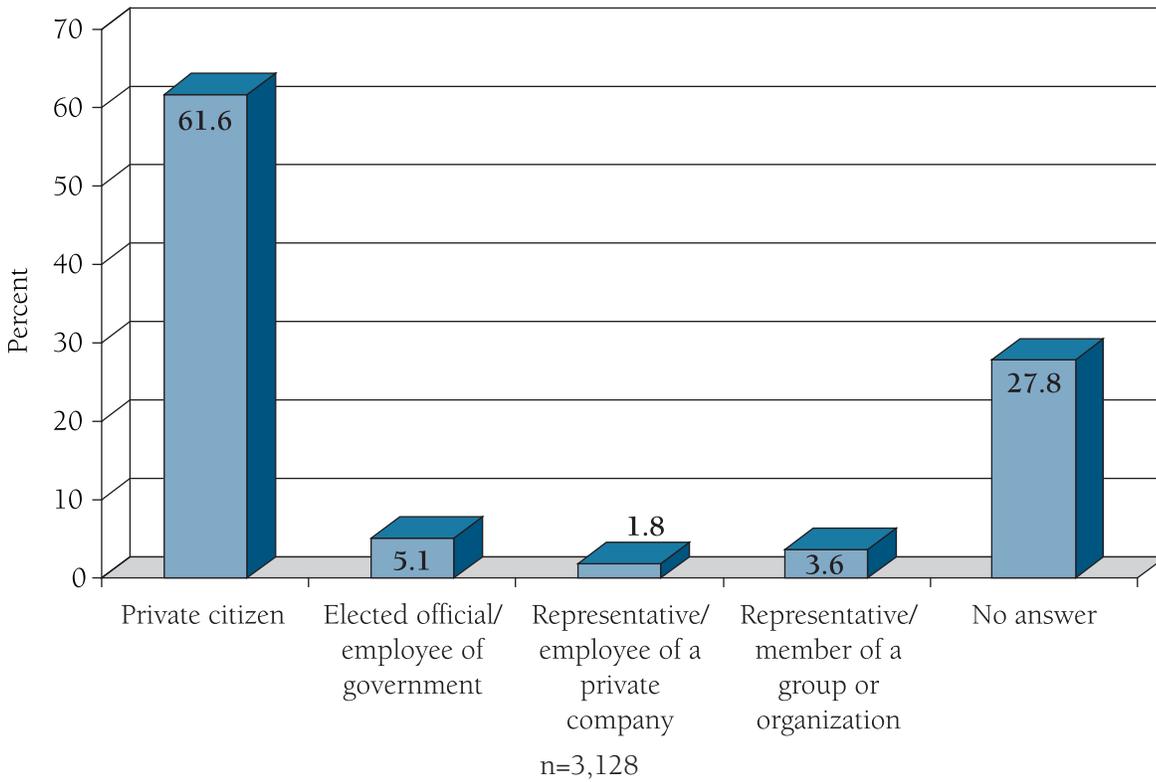
Table 7: Where do you live? Other (please specify)

Category	Frequency of Mention per Category
City	17
Rural	14
Town	12
Aboriginal community	7
Both urban and rural	7
County or Municipal District (specified)	7
Village	6
Acreage	6
Summer village	5
Special Area	5
Hamlet	1

* Some participants mentioned multiple categories in a single response.
(n=78)

20. The following graph shows participants' responses when asked in which capacity they were completing the workbook survey.

Figure 11: Are you answering this questionnaire as a:



20a. Workbook survey participants were asked to specify the type of group or organization they represented. A summary of responses follows.

Table 8: Representative or member of a group or organization (please specify the type of group)

Category	Frequency of Mention per Category
Recreational	39
Off-highway vehicle	31
Environmental	20
Professional	19
Community service	14
Other	13

* Some participants mentioned multiple categories in a single response.
(n=110)

20b. Participants were given the option to provide additional information describing the capacity in which they were responding to the workbook survey. This is summarized below.

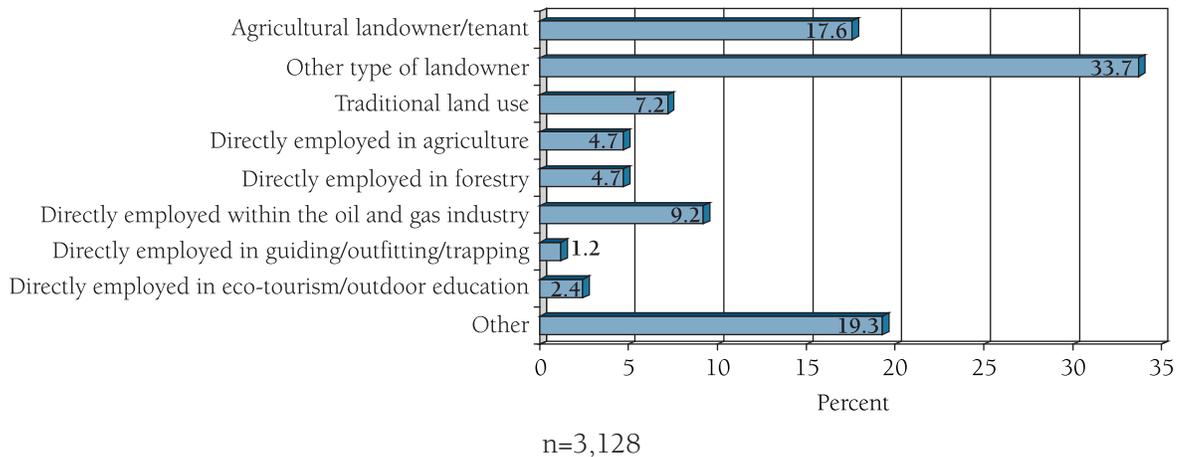
Table 9: You are answering this questionnaire as a: other (please specify)

Categories	Frequency of Mention per Category
Profession specified -----	12
Outdoor recreationalist -----	10
Farmer/ranches -----	9
Concerned citizen -----	7
Landowner -----	3
Educator -----	3
Student -----	2
Other -----	2

* Some participants mentioned multiple categories in a single response.
(n=42)

21. Respondents were asked to provide information about their primary land use(s). The following graph details their responses.

Figure 12: Describe your primary land-use activities.



21a. Workbook survey participants choosing the category ‘other type of landowner’ were asked to indicate the landowner type. A summary of responses follows.

Table 10: Other type of landowner (please specify)

Category	Number of Mentions per Category
Residential	904
Acreage	70
Commercial	58
Recreational	49

* Some participants mentioned multiple categories in a single response.
(n=1,016)

21b. Traditional land users were asked to specify their land use.

Table 11: Traditional land use (please specify)

Category	Frequency of Mention per Category
Hunting	73
Fishing	69
General recreation (unspecified)	51
Camping	48
Agricultural (e.g. farming, ranching, grazing)	35
Hiking	28
Off-road motorized vehicle recreation	27
Trapping	20
Wildlife observation	13
Berry picking	11
Photography	7
Mushroom picking	6
Mountain biking	6
Horseback riding	3
Spiritual	3
Boating	1
Traditional urban use (e.g. streets, trails, parks)	1

* Some participants mentioned multiple categories in a single response.
(n=225)

21c. Participants were invited to name other primary land uses not included in the response options.

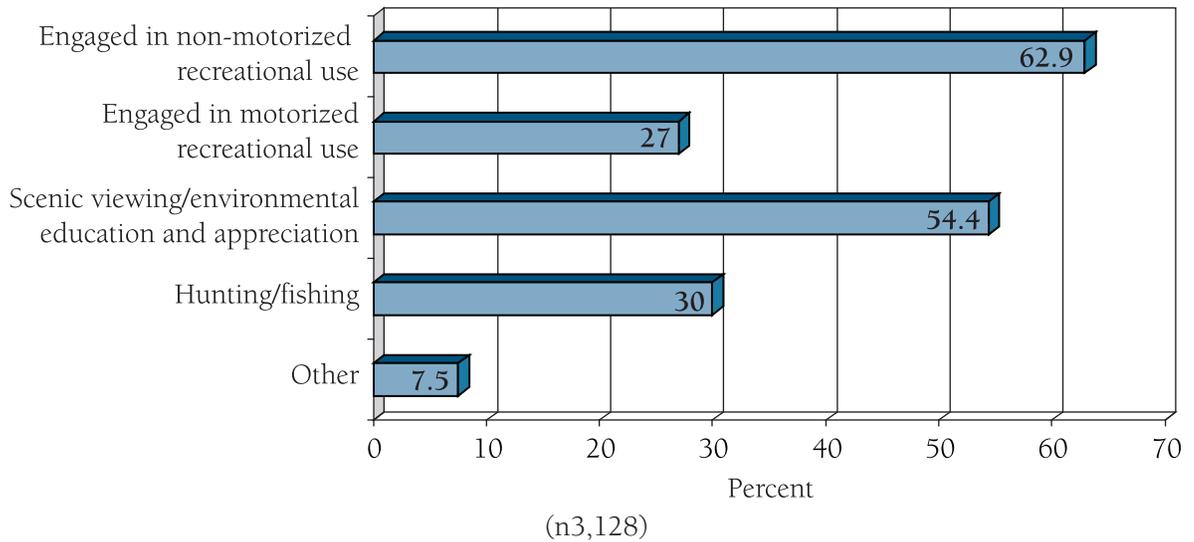
Table 12: If there are other main uses of the land, please indicate what they are under 'other'.

Category	Frequency of Mention per Category
Recreational user	362
Through employment	261
'Living' (e.g. necessary for air, water, food)	32
Retired	31
Environmentalist	25
Other	11

* Some participants mentioned multiple categories in a single response.
(n=722)

22. Workbook survey respondents were asked to indicate which leisure activities they had engaged in within the previous 12 months. Participants' responses appear in the figure below.

Figure 13: Identify your leisure activities within the last six months.



22a. Respondents identified a variety of other leisure activities, which are summarized below.

Table 13: Leisure activities have you engaged in within the last 12 months...other (please specify)

Category	Frequency of Mention per Category
Camping	44
Boating	41
Nature appreciation	39
Travel/touring	20
Golfing	18
Hiking	17
Photography	14
Gardening	12
Swimming	11
Snow skiing	9
Motorized vehicle recreation	8
Walking/jogging	7
Trapping	7
Biking	4
Orienteering	4
Climbing/mountaineering	4
Geocaching	3
City-centric activities	3
Horseback riding	2
Hang gliding	2
Other	38

* Some participants mentioned multiple categories in a single response.
(n=246)

23. Workbook survey participants were asked to indicate their age range and their gender. The following graphs present these results.

Figure 14: Respondent by age

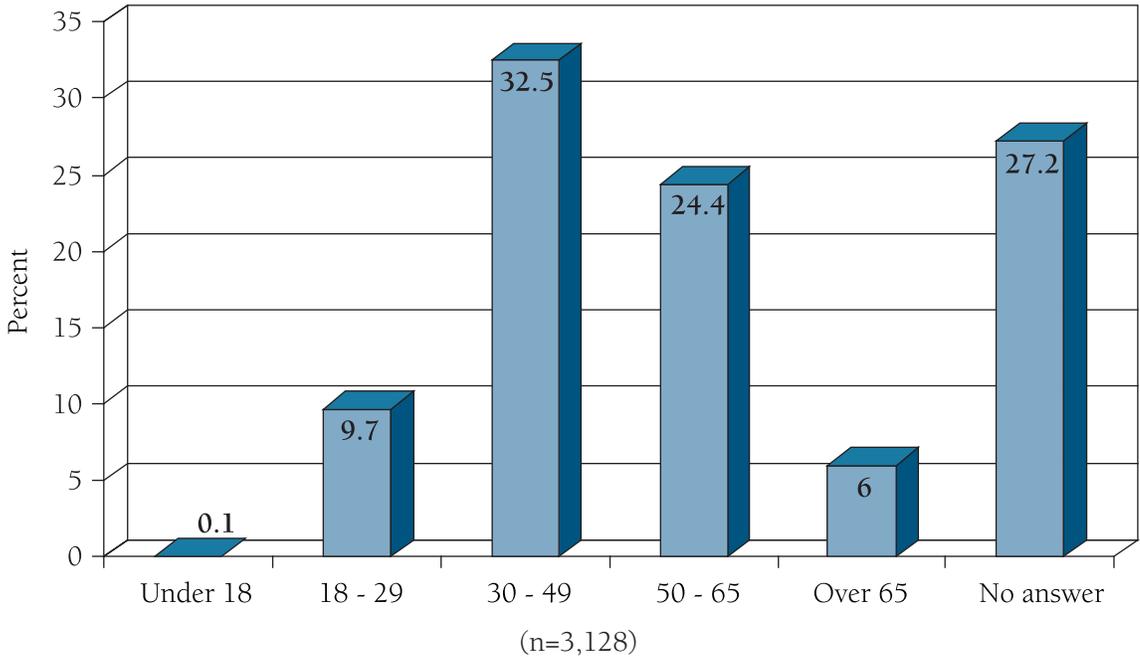
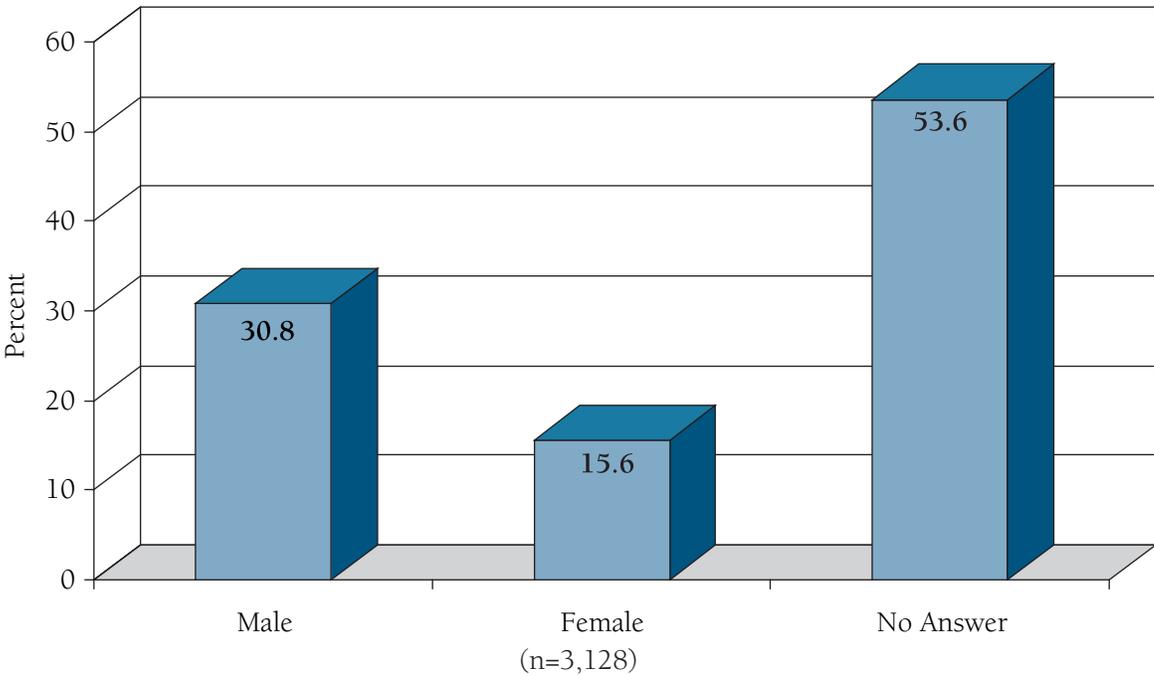
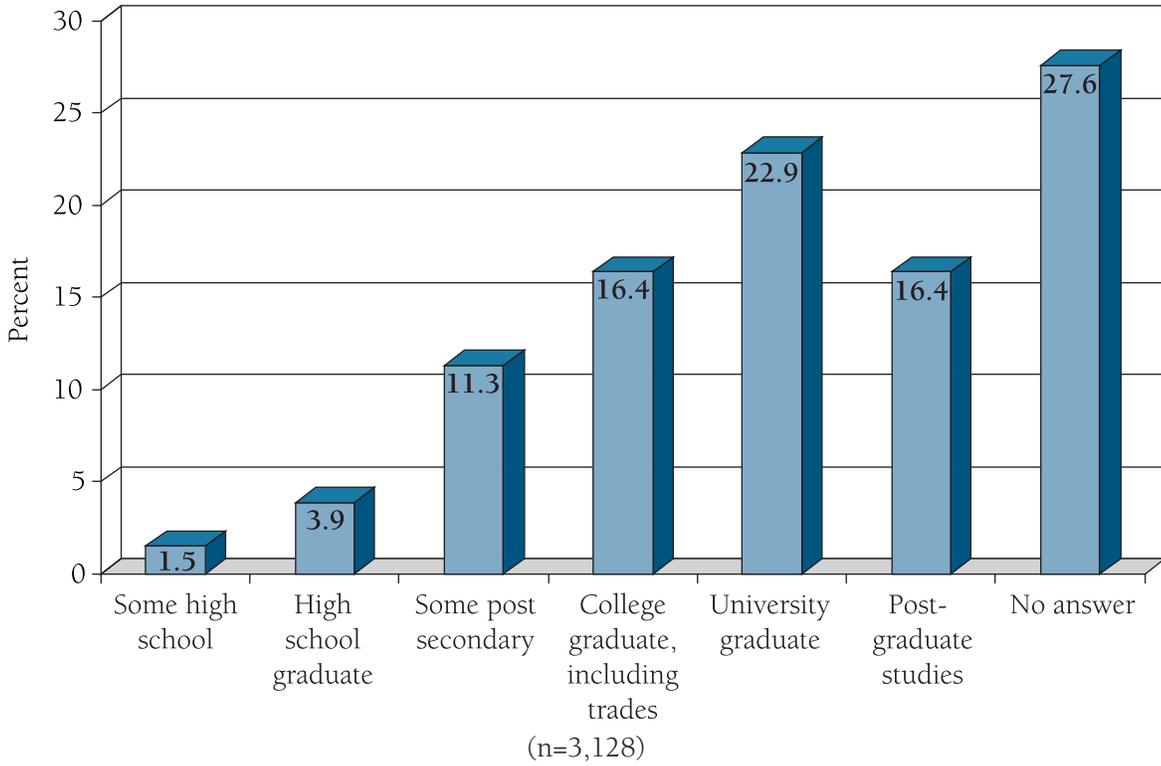


Figure 15: Respondent by gender



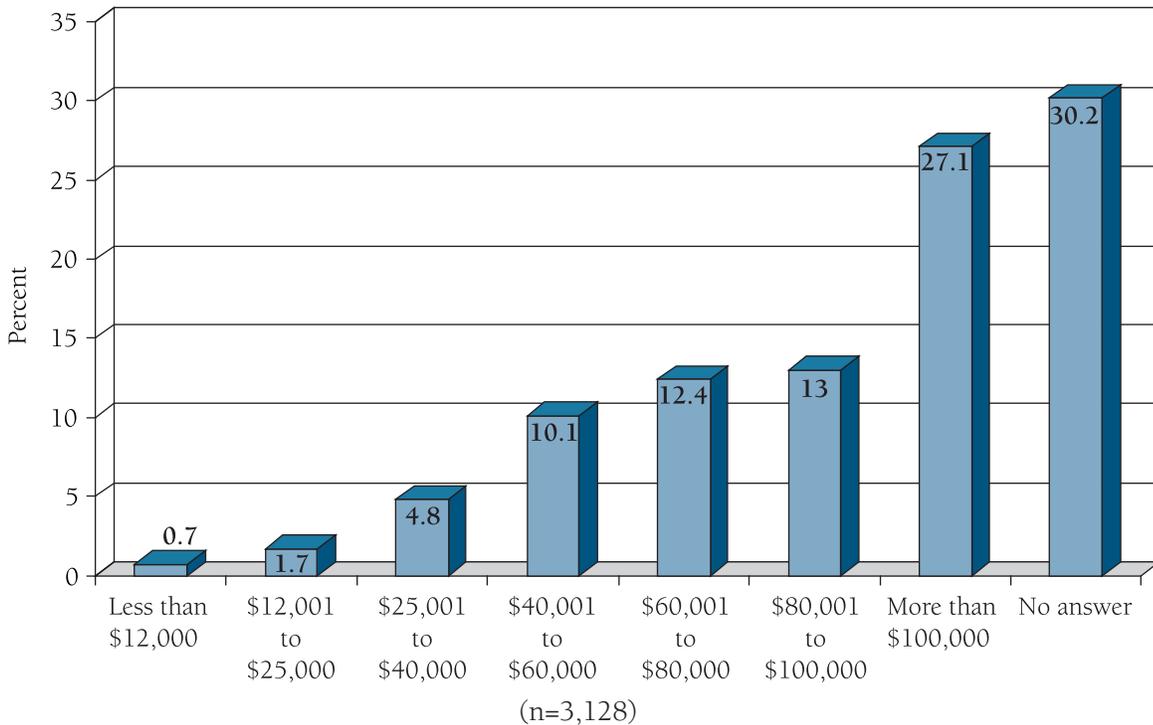
24. Workbook survey respondents were asked to identify their highest level of education.

Figure 16: Respondent by level of education



25. Respondents were asked to provide input regarding total household income for 2006.

Figure 17: Respondent by household income



Appendix I: Frequency Response Tables

The following tables provide the breakdown of responses and non-responses for each quantitative question in the workbook.

Figure 1: This vision statement reflects my view of a desirable future for Alberta.

Levels of agreement	Frequency
Strongly disagree -----	393
Disagree somewhat -----	463
Agree somewhat -----	1147
Strongly agree -----	1006
Total response -----	3009
Do not know -----	39
No answer -----	80
Total non-response -----	119
Total surveys -----	3128

Figure 2: For each issue indicate if you are ‘not at all concerned’, ‘somewhat concerned’ or ‘very concerned’.

	Not at all concerned	Somewhat concerned	Very concerned	Total respondents	Do not know	No answer	Total non-response	Total surveys
Loss of biodiversity and wildlife habitat	134	731	1867	2732	9	387	396	3128
Failure to consider the impacts on the water supply during land-use planning	119	616	1992	2727	27	374	401	3128
Loss of important natural spaces	180	740	1806	2726	10	392	402	3128
Rapid outward expansion of residential and commercial developments	254	816	1652	2722	13	393	406	3128
Not enough places for recreation activities	678	1109	932	2719	30	379	409	3128
Loss of agricultural land	515	1061	1137	2713	25	390	415	3128
Failure to consider the combined (i.e. cumulative) effects of land-use activities	117	683	1911	2711	32	385	417	3128
Loss of scenic landscapes	258	1056	1396	2710	15	403	418	3128
Poorer water quality due to increased development and land use	183	682	1840	2705	27	396	423	3128
Poorer air quality due to increased development and land use	397	991	1298	2686	40	402	442	3128
Loss of areas of cultural importance	517	1398	768	2683	46	399	445	3128
More conflicts between land users	232	1155	1295	2682	54	392	446	3128
Failure to reclaim land in a timely manner	157	850	1629	2636	107	385	492	3128
Difficulty for industrial and other resource users to access land	1462	841	291	2594	127	407	534	3128
Not enough designated corridors for transportation/utility routes	1074	1060	440	2574	125	429	554	3128
Lack of integration for land, water, air and subsurface resources	166	957	1412	2535	183	410	593	3128

Figure 3: Please rate your level of agreement with the following statements regarding Growth and Resource Management.

	Strongly disagree	Disagree somewhat	Agree somewhat	Strongly agree	Total respondents	Do not know	No answer	Total non-response	Total surveys
Assign priorities for land use to different areas of the province	267	351	1193	631	2442	174	512	686	3128
Balance intensive development in one area by limiting development and use in another area	446	588	982	520	2536	88	504	592	3128
Consider cumulative (combined) effects on the environment when reviewing new development applications	51	81	459	2013	2604	21	503	524	3128
Decide where major transportation and utility corridors are going to be and then plan new development along these routes	90	207	1183	1042	2522	90	516	606	3128
Designate certain areas for the primary purpose of economic development	292	465	1209	533	2499	97	532	629	3128
Establish new approaches to make better use of the land when planning for new residential and commercial development	42	82	821	1592	2537	73	518	591	3128
Set limits for growth and resource development	188	308	643	1457	2596	32	500	532	3128
Stage the timing and location of community growth to allow resource extraction to be completed before residential or other development occurs	245	412	1145	605	2407	195	526	721	3128
I would be willing to restrict some activities on the land in order to meet a land-use objective	213	241	875	1216	2545	73	510	583	3128

Figure 4: At present, the balance between developing and using our land versus conservation of our land is...

Response option	Frequency
too focused on conservation and environmental protection -----	283
is about right and should be maintained -----	387
is too focused on economic development and growth -----	1932
Total responses -----	2602
No answer -----	526
Total surveys -----	3128

Figure 5: When considering the range of uses that may occur on the land, I would prefer to see...

Response option	Frequency
many land uses in one are with no preference for any -----	528
preference for one use in different geographic areas -----	1558
preference to a use in areas and no other uses can occur -----	411
Total responses -----	2497
No answer -----	631
Total surveys -----	3128

Table 2: Willingness to accept limits to activities (Note: Table 1 shows the ‘n’ values for ranking data. It can be found on Page 9)

Willing to accept limits to...	To provide for more (‘n’ values for yes)							
	Agriculture	Forestry	Energy	Protected areas	Watershed protection	Habitat protection	Residential commercial	Other
Recreational use		882	676	2099	2205	2194		240
Residential and commercial development	1836		868	2215	2305	2218		165
Energy development	1718			2195	2288	2235	1003	
Agricultural development			2018	2193	2071	154		28
Forestry	1090		652	2126	2245	2052		838

Table 3: Priority for placing limits (for areas where limits are acceptable)

Willing to accept limits to...	Ranking ('n' values for first choice)							
	Agriculture	Forestry	Energy	Protected areas	Watershed protection	Habitat protection	Residential commercial	Other
Recreational use		51	40	502	786	463		66
Residential and commercial development	277		39	0	688	428		40
Energy development	206			444	711	422	33	47
Agricultural development			440	796	415	46	31	28
Forestry	111		23	455	721	384	49	41

Figure 6: Level of agreement with the statements on Planning and Decision-making in Alberta

	Strongly disagree	Disagree somewhat	Agree somewhat	Strongly agree	Total respondents	Do not know	No answer	Total non-response	Total surveys
Different levels of government should work together to ensure effective land-use planning	41	43	355	1980	2419	14	695	709	3128
The provincial government should take a more direct role in working with regional and local governments and stakeholders to achieve province-wide objectives	88	129	689	1475	2381	38	709	747	3128
Local governments should have sole responsibility for making planning decisions within their boundaries and scope of responsibilities, to meet local needs	882	776	532	205	2395	28	705	733	3128
The provincial government should create mechanisms for resolving land-use conflicts at the provincial, regional and local levels	56	60	765	1503	2384	38	706	744	3128

Figure 7: Level of agreement with the statements on Conservation and Stewardship in Alberta

	Strongly disagree	Disagree somewhat	Agree somewhat	Strongly agree	Total respondents	Do not know	No answer	Total non-response	Total surveys
The provincial government should promote greater awareness of responsible land stewardship practices	32	46	484	1818	2380	10	738	748	3128
The provincial government should take on a greater role in encouraging and supporting land conservation and stewardship on private land	90	184	613	1491	2378	16	734	750	3128
The provincial government should expand its efforts to conserve natural spaces on public land	124	214	515	1511	2364	19	745	764	3128
More tools (e.g. approaches, incentives, policies, legislation) for the conservation of land should be available	92	145	584	1511	2332	41	755	796	3128
I personally have a responsibility for land stewardship in Alberta	30	21	285	1981	2317	61	750	811	3128

Table 4: Ranking of methods to use private land in ways that maintain the public good

Private landowners should be encouraged to use their land in ways that maintain the public good (e.g. clean water, healthy soil and habitat for fish and wildlife) by:			
	use of regulations and enforcement	taking voluntary actions that benefit their land	use of incentives, rewards, or other mechanisms
Rank 1	599	730	953
Rank 2	560	610	819
Rank 3	909	718	343
Total responses	2068	2058	2115
No answer	1060	1070	1013
Total surveys	3128	3128	3128

Table 5: Ranking of methods to use public land in ways that maintain the public good

Users of public land (e.g. recreational users, industrial users) should be encouraged to use the land in ways that maintain the public good (e.g. clean water, healthy soil and habitat for fish and wildlife) by:			
	use of regulations and enforcement	taking voluntary actions that benefit their land	use of incentives, rewards, or other mechanisms
Rank 1	1343	532	404
Rank 2	423	594	945
Rank 3	437	861	634
Total responses	2203	1987	1983
No answer	925	1141	1145
Total surveys	3128	3128	3128

Figure 8: Level of agreement with the questions on Monitoring and Evaluation

	Yes	No	Do not know	Total responses	No answer	Total surveys
Do you feel there is enough information available for decision makers (e.g. provincial government, municipalities, industry, landowners) to make effective land-use decisions?	745	1164	433	2342	786	3128
Are you satisfied that you have enough information to understand how land-use decisions are made?	787	1173	385	2345	783	3128
Are you satisfied that you have sufficient opportunity to provide input into land-use decisions?	584	1423	322	2329	799	3128
Is there a need to monitor and publicly report on progress in achieving land-use goals and outcomes?	2160	70	115	2345	783	3128
Should an integrated land-use information system, for use by decision makers and Albertans, be developed?	2019	83	234	2336	792	3128

Table 6: Ranking of the three Outcomes

	Well-planned places to live and play	Sustainable prosperity supported by our land and natural resources	Healthy environment and ecosystems
Rank 1	385	385	1498
Rank 2	916	793	499
Rank 3	920	1035	231
Total responses	2221	2213	2228
No answer	907	915	900
Total surveys	3128	3128	3128

Figure 9: Rating of how well Alberta is currently doing

	Well-planned places to live and play	Sustainable prosperity supported by our land and natural resources	Healthy environment and ecosystems
Poor	827	912	964
Average	965	698	833
Good	396	481	365
Excellent	52	124	75
Total response	2240	2215	2237
Do not know	26	38	20
No answer	862	875	871
Total non-response	888	913	891
Total surveys	3128	3128	3128

Appendix II: Summary of Written Submissions

As part of the public consultation process for the LUF, written submissions were accepted from individuals and organizations. All written submissions and supporting documentation were forwarded to the GoA, in full, for its review and consideration.

The following section provides summary highlights of the written submissions. The summary is organized by the sector categories used for the Red Deer Cross-sector Forum.

Private Citizen

- A general land-use framework should be based on a set of related principles, which describe a process for determining the suitability of an initiative intended to exploit land and resources.
- Any initiative should be situated in the context of all other ongoing and planned initiatives located on the same landscape and should undergo a CIA that is based on sound science, including social science as well as biogeoscience.
- Social science information would help to assure the fair treatment of human populations.
- Economic considerations must use the tools of full cost accounting, including environmental accounting.
- All necessary research should be completed before any initiative is allowed to proceed; research results should be widely accessible.
- In the absence of scientific consensus that an initiative will not cause severe or irreversible harm to the environment, the precautionary principle must prevail.
- Once an initiative is approved there must be strict monitoring and enforcement of all conditions attached to the approval.

Private Citizen

- The questions in the LUF Workbook can be taken out of context.
- There must be a balance between environmental protection and social and economic considerations.
- Banning types of land use is too severe; balance is essential
- A properly funded trail system for OHVs in the Eastern Slopes is required; funding could be generated through a combination of government funding, trail passes and day-use passes as well as OHV vehicle registration funds.
- In sensitive areas, trails could be moved and bridges built to cross streams.

Private Citizen

- Leave the traditional use of the parks provision unchanged in Willmore and Kakwa parks.

Private Citizen

- Although advertisements indicate that additional ideas and opinions can be submitted on the LUF website, the website does not provide a mechanism for submission.
- Stop MDs from subdividing arable land for acreages and/or residential development.
- Stop lumber companies from clear-cutting.
- Prevent loggers from cutting viable trees in areas where pine beetle infested trees are being harvested.
- Listen to the issues related to carbon sinks; do not allow any more than 50 percent of Alberta's forests from being harvested.
- Make loggers replant within one year of harvest.

Private Citizen

- The Alberta Municipalities Act separates property and civil rights from provincial jurisdiction; this would appear to be the only lawful legislation in the province.
- Will legislation resulting from the LUF be within the law or will they continue to violate property laws?

Capital Health

- The natural, social and built environments have significant influence on human health and well being.
- Research evidence shows there is a compelling association between built environments and levels of physical activity, obesity, respiratory conditions, disease prevalence, injury levels and mental health.
- Issues related to land-use patterns, transportation systems and urban design are a public health concern; there is a need to reconnect the planners and decision-makers responsible for public health and built environments.
- The LUF should seriously consider the health consequences of land-use planning.
- Public health professionals should be included in land-use planning and decision-making processes, playing a key role in ensuring that the ways in which land is used and managed can result in a healthy quality of life for all.

Private Citizen

- The Ministries of SRD, Energy and Finance all have a stake in, and are not exempt from, the implications of continuing the current policies of unfettered development at any cost.
- Crown lands in Alberta are presumed to be an unlimited supply of cheap resource capital to be exploited as fast as possible.
- The current policies of land use on Crown land are not sustainable because the resource capital, that is the land on which these uses are dependent, continues to be

unduly exploited resulting in the erosion of the net resource capital.

- Successive governments have failed to uphold the essential contract between the Crown and the constituency for stewardship.
- The GoA must commit to stewardship, that is, effectively striving for the optimal decision-making at any point in time.

Private Citizen

- Email correspondence to the Prime Minister of Canada expressing dismay that the aircraft used by a member of the Snowbirds Aerobatic Squadron is a 1964 model with over 40,000 hours on the airframe. Response from the federal government included in submission.

Private Citizen

- LUF workbook does not address: financial goals; loss/denial of landowner; loss of landowner income; and the impacts of zoning on landowners.
- Water should be the highest priority.
- Compensation for activity on private land has not changed for several years.
- Landowners are unable to hire land agents to represent them.

Private Citizen

- A portion of the four million dollars recently allocated to the tourism industry should be put towards: an EIA of tourist areas; reclamation of land damaged by tourism activity; infrastructure (e.g. hiking trails) in tourist areas to minimize environmental impacts; the creation of new parks for tourists; and funding for environmental non-profit organizations.

Private Citizen

- The LUF should promote ecotourism at all levels.
- The principles and practices of sustainable ecotourism should be incorporated into guidelines for new businesses.

Private Citizen

- The LUF should promote investment in ecotourism.
- Ecotourism is ecological tourism and directly relates to land use.
- All future tourism developments should be required to meet ecotourism standards.

Private Citizen

- The loss of protected status of natural areas, particularly: north and east of Fort Saskatchewan; Edmonton area in general; Heartland Development Area, including Bruderheim and north of Bruderheim; and Astitin Natural Area is of significant concern.
- Submission includes newspaper article, Off-road Users Out of Control (Red Deer Advocate; May 30, 2007).

Private Citizen

- There are common issues in both the LUF and the Wetlands Policy being undertaken by Alberta Environment (AEP) .
- AEP's interpretation of wetlands is too wide and their approach to cataloguing wetlands and the validity of the findings are questionable.
- There are complications resulting from an over interpretation of wetland, specifically, preserving sloughs that will likely be dry when average moisture levels return to normal runs at cross purposes to efforts to limit urban sprawl.
- In addition, the proposed compensation program for wetlands could be problematic because land titles typically do not identify ownership of wetlands, and legal disputes could arise over land that could potentially be developed.

Private Citizen

- Following the abolishment of the Oldman River Regional Planning Committee, counties in the region were given autonomy in the land-use decision-making process.

- This has not been successful because councillors' decisions are not collective and lack a holistic view of land-use issues.
- Councillors lack training in land-use issues and those with land-use knowledge make decisions that are not holistic.
- There is a lack of continuity in decision-making because councillors have term positions.
- An independent, well-trained body that makes final decisions regarding land-use planning and management is required.

Private Citizens

- Current land-use planning processes in Alberta do not require the assessment of whether aggregate resource supplies will be negatively affected by land-use/conservation decisions.
- Under the LUF process, aggregate resources may not receive the attention they deserve because most Albertans, including public servants, are largely unaware of the importance of aggregate resources to their modern lifestyles.
- An improved planning process would reduce unnecessary environmental and economic costs associated with hauling aggregate resources from distant sources.
- The LUF process lacks a public involvement process specific to Alberta's youth; Alberta's youth should be engaged through the educational system or youth groups.
- Albertans lack sufficient awareness of the relationship of First Nations peoples to the land and the concept of sustainable development.
- Albertans should be informed about the Supreme Court's ruling requiring consultation with First Nations regarding resource development and land management decisions.

Private Citizen

- Alberta's most valuable asset is its natural environment, including air, water and land.
- Albertans are failing in their responsibility to protect and preserve the environment for future generations.
- Restrictions must be implemented to ensure that developments, such as resource, intensive livestock and acreages, do not harm the environment.
- The conclusions of environmental impact reports seem flawed; neutral reviewers are required to ensure that the values of all Albertans are considered and that findings and conclusions are valid.
- The benefits of every development must be balanced against the costs, in both monetary and non-monetary terms, and losses to all Albertans.
- The rights of landowners whose holdings or quality of life are or will be affected by developments must be increased.

Private Citizen

- Education is necessary to stop the "hooligans" from destroying recreational areas.
- Because off-road sports in Alberta are growing exponentially, areas for off-road vehicles require better management.
- Not all off-road vehicle users are irresponsible; many respect the areas where they ride and many volunteer to clean up recreational areas and educate others.
- The off-road community needs help from the GoA to implement strategies so that abusers can be removed from recreational areas.

Private Citizen

- Grande Cache is at a cross road; the community, surrounding area and tourists must decide if Grande Mountain is to become a coal mine or a resort.

- Grande Cache and industry have had a unique co-existence, with industry located a safe and convenient distance from the town.
- Proper non-invasive planning and development could protect and preserve tourism as a viable resource in the community.
- Town council is being asked to represent citizens' wishes for a clean and sustainable industry that will contribute positively to the social and physical health of Grande Cache.

Private Citizen

- The LUF is long overdue and, because of problems that have arisen, it will take a concerted effort to restore the quality of life that Albertans often take for granted.
- Resource management is out of control and we have lost the key to our land-use planning, the concept of regional planning.
- Regional planning has worked very well in the Capital Region and is necessary to avoid the intermunicipal conflicts that have been evident during the past decade.
- A provincial plan is necessary to outline broad economic, development and urbanization goals for the province.
- Land-use policy needs to be reviewed on a regular basis and updated to ensure that the policy is flexible, in keeping with changing times and not unduly restrictive.
- The LUF must: address the conflicting agendas of the various resource industries; marry land-use planning and resource development functions; and restore the concept of preservation of agricultural land.

Private Citizen

- Agricultural land should be preserved for food production.
- The productivity of the land is not taken into consideration before developments are allowed to proceed (e.g. subdivisions, acreages, industrial, transportation infrastructure).

- Development should occur on less productive land.
- Urban citizens view rural land as a place to use off-highway vehicles.
- Public grazing lands should not be leased to everyone.
- The future of the province is in jeopardy by uncontrolled development.
- The GoA needs to better manage Alberta's precious land resources.

Private Citizen

- The questions in the LUF workbook should be more specific.

Private Citizen

- A standardized system for subdividing agricultural land is required and should involve sign-off from adjacent and adjoining landowners.
- An aggressive approach to protect farmers and ranchers from interference from non-agricultural land use is required.
- Landowners need a process to appeal subdivision of adjoining and adjacent land.

Private Citizen

- Municipalities are not giving proper consideration to the 'liveability' of private property and municipally controlled development.

Private Citizen

- Limits to growth need not be either, or; we can cooperate.
- Conduct of coal and rail industries near Alberta Lake have been superior to the local authority in Stratcona County.
- When the parties cooperate, as with industry and cottage owners, different land uses can co-exist.

Environment/conservation group

- Signed off on Special Places 2000 with the conditional agreement that historical activities (e.g. trapping, hunting, outfitting) would be allowed to continue in the region if the stakeholders and public were agreeable. In all situations the public wanted those opportunities to remain; however, historical activities were excluded.

Environment/conservation group

- The development of a landscape-scale land-use planning framework is urgently required to address the problem of cumulative effects associated with increasing land-use in Alberta.
- The LUF must have cumulative effects as its central problem to be solved; it should establish landscape-scale objectives and should allow for the creation of limits on activities and impacts in order to achieve those objectives.
- The LUF must apply to all significant land uses in the province, including the development of oil and gas resources.
- The LUF must be enforceable; making the LUF legally binding would ensure enforceability.
- It must be supported by a strong political commitment at the highest levels of the government.
- Trade-offs are required to address cumulative effects in a meaningful way.
- The setting of priorities and limits must be based on sound science and must allow for meaningful stakeholder engagement.
- To date, there is no evidence that the province has established these scientific foundations and the stakeholder engagement process has done little to inspire confidence.

Water management/watershed stewardship group

- Land-use and watershed management planning linkages need to be integrated.
- Both quality and quantity issues must be included when considering the impacts of land use on water.
- Groundwater must not be forgotten; both surface water and groundwater considerations need to be incorporated.
- Future land-use decisions will benefit from enhanced baseline knowledge of provincial groundwater and surface water.
- The guiding principles and the entire workbook can leave the impression that land-use decisions may be made based on the belief that the land alone could support the use in question.
- 'Multi-use' does not mean that you can do everything everywhere all the time; areas will have to be set aside for specific uses and located properly to minimize negative impacts from other land uses.
- Comprehensive cumulative impact studies must be considered in land-use management.
- The definition and consideration of impacts on water should be a mandatory part of land-use decision processes.

Water management/watershed stewardship group

- The Water for Life strategy should be incorporated into the LUF emphasizing the importance of water resources and the intrinsic links between land use and resulting impacts on surface and ground water.
- Potential impacts on watersheds should be used as basic criteria for evaluating potential land uses including mixed uses.
- Regional planning delineations should consider watersheds as opposed to political or other artificial boundaries ensuring consistency of management decisions within a water basin.

Agriculture – producer association

- The goal of the government should be to inventory Alberta's peatlands and to identify each of them for their best use (e.g. conservation or development)
- The LUF should include a recommendation that the selection of peatland be based on guidelines outlined in the book "The Wise Use of Mines and Peatlands – Background and Principles including a Framework for Decision-making" (Joosten and Clarke).
- Regulations must also include clear guidelines for wise after-use of peatlands such as restoration, reclamation or some other beneficial after-use.
- Through research, the industry has developed techniques for restoring harvested peatlands back to functioning wetlands.
- Results for the climate change working group are expected in 2008 and will be made available to the GoA.

Agriculture – landowner group

- The LUF deals with many areas that could add significantly to the regulatory burden of the agri-business community, so it is important to understand the impact current regulations have on this sector.
- Environmental issues have a significant impact on the agricultural sector; recent examples of regulatory measures addressing agricultural impacts on the environment have increased the regulatory burden.
- In Alberta, concerns over environmental regulations are a high priority issue and proposed measures being considered under the LUF could add to the concern.
- Most farmers do not oppose the objective of protecting the environment; rather, it is the legislative approach that is used by governments that is troubling.
- Heavy-handed legislation and regulation hinders the productivity and innovation of the agricultural sector.

- Government laws and regulations promoting environmental policies prove not to be the biggest form of incentive for farmers to adopt environmentally sound practices. A recent survey found that personal views, by far, are the greatest motivating factor for agri-businesses to make changes regarding environmental issues.
- There is a strong desire within the agriculture community for an incentive based, non-regulatory approach to implementing environmental policies.
- From the perspective of conflicts that could cause loss or devaluation of their land or business, members indicated that issues of most concern are: third party damage (such as that caused by oil and gas development); endangered species and habitat protections; and other environmental regulations (e.g. loss of water rights).
- The absence of discussion on compensation in the LUF online consultation document was troubling. The Broad Directions section offers no discussion of the types of costs associated with limits, in particular, the need to compensate the individuals and businesses that are harmed by restrictions on their property.
- Members overwhelmingly agree that property owners should be fully compensated for losses when their property is taken or devalued through government laws or regulation.
- A Guiding Principle that calls for compensation to private landowners who face loss or devaluation of their property because of land-use restrictions is required.
- Any devaluation that results from limits being placed on land use by government must be compensated.

Agriculture – landowner group

- Because municipal governments best understand the needs and concerns in their jurisdictions, every effort must be made to decentralize the authority over land-use policies to the local level.
- Those on the land have an historical reference to the properties' vulnerabilities to the outside world; not to recognize this knowledge would be egregious to the well-being of the land, economy, environment and society.
- Not compensating for infringements on proprietary interests and activities would do a grave injustice to the immediate landowner and society as a whole.
- A means to recognize the potential of real property needs to be implemented at the local level.
- A development credit system would have the means to quantify all potentials.
- Development credits would generate assets that are conveyable and therefore, valuable for leverage purposes.
- By using their leverage ability and development potential, local citizenry has effectual input into the development of their communities.

Energy/mining

- There is a need for Cabinet to take a strong leadership role in developing and implementing policy; this should be driven from the 20-year Strategic Plan of government and from the Sustainable Development Policy (these key policy documents seem to have been forgotten).
- The LUF, Water for Life and all departmental policies and actions in general should be guided the 20-year Strategic Plan and the Sustainable Development Policy. This will allow government to make balanced decisions that can therefore contemplate value tradeoffs in the best of Albertans.

- A mechanism to measure the success of these policies is required. Reinstating and expanding the State of the Environment Report into the State of Sustainability Report is recommended.
- The LUF should build on the existing platform of planning tools but should also that existing and new plans are integrated and fall within a nested, hierarchical planning structure with the senior plans having longer time horizons.

Energy/mining

- The government process for interdepartmental coordination of surface and subsurface planning should be reviewed to improve the efficiency between the development and/or conservation of surface interests on both public and private land.
- There is merit in reviewing recommendation #5 of the “Findings and Recommendation of the Provincial Advisory Committee on Public Safety and Sour Gas” (final report dated March 2007).
- The approach of prioritizing certain areas as to ‘highest and best’ use for the land and allowing lower priority land use where it is not in conflict with the highest priority overlooks the efficiencies and broader benefit that multiple land uses generate for the province as a whole.
- In many instances, with appropriate and adequate planning and cooperation, multiple uses can co-exist and be complementary (e.g. where oil and gas development use infrastructure and right-of-ways created by forestry operations).
- The priority land use proposal may be exploited to become a more politically correct version of ‘not in my backyard’, whereby proponents of a given priority can legitimize the exclusion of other land uses in a given area.
- The LUF should recognize and acknowledge, upfront, that land-use planning will change over time. Because land-use planning is recognition and

assessment of the value of a use from a human perspective, as human values change over time so too will relative assessment and value for every potential use.

- Consideration should be given to reintroducing the procedure used in the IRP program whereby sub-regional plans defined with spatially specific portions of a given landscape could be allocated for what type of uses, with further allowances for time based restriction.
- Consideration should be given to the establishment of a form of conservation management accreditation, for example, similar to ISO standard.
- To ensure appropriate stewardship a certain level of environmental management expertise should be demonstrated and applied before a company could work or develop land in certain socio-environmentally sensitive areas.
- This type of pre-qualification could entail the need for approval of regularly updated environmental management plans together with project specific development plans.

Forestry

- The intensification of industrial, recreational and residential pressures on the forest land base threatens the environmental, economic and social values of vital importance to Alberta’s future prosperity.
- Land-use planning in Alberta must become more comprehensive and better integrated.
- Alberta’s sustainability would be better served through the adoption of a more intensive forest management approach in areas where forestry has been deemed the priority land use.
- The forest industry is ideally placed to administer land-use planning on Alberta’s forested land base.
- Existing forest management practices would be enhanced by a more comprehensive approach that anticipates the impacts of long-term natural and societal trends (e.g.

- climate change, urban sprawl) and extends from the traditional 'silo' approach to consider the cumulative impact of multiple activities taking place at the same time on the same land base.
- With more intensive forest management, Alberta could potentially quadruple the growth rates of commercial forests.
 - Given their importance to the health and prosperity of future generations of Albertans, renewable resources must be given high priority in the GoA's land-use decisions.
 - There should be no further loss of trails and multi-use trails, and traditional uses should be recognized as part of our heritage and future.
 - The GoA should immediately cease the sale of public lands to private interests.
 - Where public lands are leased to private interests, a review to ensure that the commercial value of land rights are at market value is required.
 - Questions in the LUF workbook, particularly the questions about limits to growth, cause concern.

Development/transportation

- Food created in Alberta is the most important item identified in the LUF Workbook.
- Second most important item is to provide for reasonably timed development for growth, especially in areas with high growth demands (e.g. Fort McMurray).
- Advance planning for growth, particularly in smaller centres, would be wise.

Recreation/tourism

- An integrated land-use approach should provide all terrain vehicle (ATV) riders and off-road motorcyclists with access to public lands.
- All parties should be equally and fairly consulted; recent land management plans and processes (e.g. GAMP) have been distorted.
- There are significant public lands in the White area and no designation of riding areas and trails on these public lands.
- Providing places to ride responsibly would reduce problems when residents of area communities have no options but trespassing, creating issues for leaseholders and SRD.
- Ensuring that Albertans have traditional recreational access to their public lands is important.

Recreation/tourism

- Conflicts from competing land uses have broadened as the population has grown.
- The condition of land after industrial use (e.g. forestry, oil and gas development) has an impact on recreational users.
- If trails could be considered a resource, then perhaps during the planning stage of development, trails could be preserved and developments could be sensitive to other needs.
- Seven years after the Special Places 2000 designation of Rock Lake Solomon Creek Wildland Provincial, management of the area has not been settled.
- Education is the first step in making multiple-use the dominant regime on the land.
- No individual owns public land; a wide variety of land use should be encouraged.
- Education is an important tool to ensure that users understand what is acceptable activity in the backcountry; education may improve multiple-use experiences.
- Enforcement is a valuable tool; there needs to be an increase in the number of people enforcing the law.
- Trail maintenance and issues of liability need to be addressed to encourage responsible use and protection of the environment.

- New measures (e.g. designated campgrounds for motorized recreation, garbage receptacles and sanitary facilities in random camping areas) to address the problems associated with random camping are required.
- Support from the GoA (e.g. financial, human resources, leadership) is required if the LUF is to be successful.

Municipal

- The land-use vision and framework for Alberta can address the challenging land-use interfaces that presently exist and identify ways of preventing new co-existence challenges from emerging.
- An important goal of the LUF should be to provide provincial direction so necessary land uses are accommodated in a way that promotes a high quality of life and limits land-use conflicts.
- The coordinated effort of provincial and municipal governments, and provincial leadership are required.
- Identification of long-term urban growth areas, either through regional framework or intermunicipal agreements, are required so oil and gas operators can make more informed decisions about the location of their activities.
- Decisions on the sale of mineral rights and licensing of facilities should consider both existing land use and municipal plans for future land use.
- Urban municipalities should have standing to trigger a hearing in some situations, such as when a facility is proposed within an urban boundary.
- Reciprocal notification and consultation should be required between urban land developers and oil and gas operators.
- Consideration should be given to the merit of different requirements for urban and rural areas to address issues such as: abandonment of suspended wells after it has been inactive for a defined period of time or where urban development has occurred or is imminent; required setbacks for abandoned wells in urban areas; and measures or incentives to expedite recovery in urban areas.

Municipal

- The primary issue for many urban municipalities is ensuring that proper planning is undertaken to allow future residential, commercial and industrial serviced development to proceed.
- It is imperative that each municipality that is planning undertakes to work in conjunction with any neighbouring municipality to ensure that all potential impacts are taken into consideration.
- Key outcomes to be achieved include ensuring: planning results in sustainable communities; ensuring duplication in the provision of services is minimized; fairness and equity that results in a balanced tax base and full payment of costs for servicing; management of urban-style growth in non-urban municipalities; urban-style development undertaken in a rural jurisdiction is not close to the boundaries of a neighbouring municipality; and a decrease in urban and rural sprawl.
- There needs to be clear definitions provided in the LUF including: sustainable, equitable and urban- and rural-style development. Also, explicit related standards and expectations are required.
- Provincial legislation and policies must ensure that urban development can take place and the opportunity for conflict with rural neighbours is minimized.
- The LUF must clearly state that if urban standard development is undertaken, whether in an urban or rural jurisdiction, urban standards must be used and the jurisdiction that undertakes the development must ensure these standards are funded in the same manner.

Municipal

- It will be important to ensure that the parameters set out for land use in the LUF are complementary to those established by stakeholders in the development of growth management plans for the regions.
- An adequate supply of clean air and water is essential for the health and safety of Alberta's people, flora and fauna; maintaining the integrity of air and water supplies should be paramount.
- It is important to assess the cumulative effects of land-use activities when considering new land-use applications and reviewing existing applications. This may require that land-use applications be reviewed by more than one government department or agency.
- Provincial government commitment to a regional planning framework is required to ensure that adjacent municipalities in high growth areas plan together.
- There is a need to balance municipal planning initiatives with resource development initiatives; key principles need to be established to assist in resolving growing conflicts between private landowners and the resource sector.
- An MOU signed on 19 March 2007 (again without public consultation), gives Alberta Tourism, Parks, Recreation and Culture (TRPC) the right to control and manage park access by hunters, outfitters and trappers, and creates two standards: one for trappers who work in an Alberta Park; and one for trappers who work outside of Alberta Parks.
- Civil service appears to be servicing an internationally focused 'green' agenda, taking away the traditional rights (e.g. hunting, trapping) of Albertans.
- Organization agrees with principles to protect the environment but with a caveat that includes the ability to practice the rights of forefathers (e.g. trap, hunt, outfit).
- The GoA does not gain public input; it does not honour the recommendations that Albertans make, for example, Special Places 2000 upholding the hunting agreement for Gates Staging Area.
- The Willmore Wilderness Act is a critical piece of legislation that must remain intact.

Other

- The LUF workbook appears to be soliciting response in favour of protectionism, luring the respondent to buy-into the environmentalist agenda.
- The lack of public consultation with respect to the Willmore/Kakwa Inter-provincial Memorandum of Understanding (MOU), and one partner's stated objective for applying park for World Heritage Site status is concerning.
- New provincial parks created by Orders in Council on 22 November 2006 (without public consultation) excluding the traditional activity of hunting are disappointing.