



Land-use
FRAMEWORK

Draft Land-use Framework

Public Survey and Public Submissions Report

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TABLE OF CONTENTS

TABLE OF CONTENTS	0
1. OVERVIEW	1
2. PUBLIC SURVEY: ANALYSIS OF FINDINGS	2
2.1. Summary of Findings	2
2.2. Study Background	5
2.3. Methodology	6
2.4. Study Findings	7
Land-use Challenges	7
Regional Priorities	12
Provincial Leadership and Local Decision-Making	16
Cumulative Effects Approach	21
Conservation and Stewardship on Private Lands	30
Integrated Information System	34
Balance of Aboriginal Rights and Interests of all Albertans	38
Addresses Land-use Issues Overall	43
Ease of Understanding the LUF	47
Respondent Profile	51
3. PUBLIC SUBMISSIONS: SUMMARY	53
3.1. General Public	53
3.2. Sectors	64

Table of Contents

APPENDIX A: Survey Instrument

1. OVERVIEW

Alberta's rapid pace of growth has resulted in many new challenges and responsibilities. The Draft Land-use Framework (LUF), an innovative provincial initiative, aims to address these issues by managing growth, not stopping it. In order to sustain Alberta's growing economy, the LUF must achieve pre-defined environmental and social goals.

The content in this report was prepared by Sierra Systems in conjunction with Banister Research and Consulting Inc.

In May 2008, Banister Research & Consulting Inc. was contracted by Sierra Systems to conduct online and hard-copy self-complete surveys regarding the Government of Alberta's LUF. The analysis of these findings is presented in Section 2 of this report.

In addition to the survey responses Albertans provided other written submissions of varying length and content. Sierra Systems conducted an analysis of more than 100 individual written submissions from individuals and organizations, which were received by the Government of Alberta (and Sierra Systems) as part of the public stream of consultation for the LUF document released in May 2008. Responses were received from private citizens as well as from various organizations and associations, which include: municipal associations, cities, towns, counties and municipal districts, the energy industry, environmental groups, members of the legislative assembly, landowners groups, community-planning services, chambers of commerce, wilderness associations and aboriginal communities. A summary of these findings can be found in Section 3 of this report.

Overview

2. PUBLIC SURVEY: ANALYSIS OF FINDINGS

2.1. Summary of Findings

The intent of the public survey was to gather and analyze Albertans' perceptions regarding the LUF. This was achieved by measuring the public's agreement on a number of aspects of the LUF. The key findings from the survey include:

Land-use Challenges:

- When asked to indicate their agreement whether the LUF outlines a plan that will address the overall land-use issues and challenges that face Alberta, more than one-third (37%) of respondents were in high agreement (1, 2 or 3), 45% were neutral (4, 5, 6 or 7) and 16% provided a low agreement rating (8, 9 or 10);
- The top reason for providing a high agreement rating was that the six strategies met the land-use needs, were satisfactory or were felt to be needed (30%);
- Respondents that were neutral most frequently commented that the parks, wildlife or protected areas were not included in the LUF (18%) and that there is a need for proper execution or implementation of the plan (17%); and
- Those respondents that disagreed that the LUF addressed the issues and challenges facing Alberta most frequently commented that the plan was too vague or needed more detail (25%) and that business or profit should not be the priority; development should be prevented (24%).

Regional Priorities:

- Respondents were then asked to rate their agreement that the regional planning approach will integrate provincial policies at the regional level, provide the context for land-use decision-making within the region, and reflect the priorities of each region. The majority (81%) of respondents generally agreed with the statement, 41% providing a high agreement rating and 40% providing a neutral agreement rating. Sixteen percent (16%) of respondents provided a low agreement rating;
- Those that provided a high agreement rating most frequently commented that the approach is a good idea, allows affected parties to have a say or meets regional needs (36%);
- The most frequently made comments for providing a neutral rating included it being important to have a single Alberta policy or guidelines (23%) and being unsure how provincial objectives will be set or applied (17%); and
- Of those that disagreed with the regional planning approach, most frequently commented that the regions are either too big or there are different needs within each region (20%).

Balance Between Provincial Leadership and Local Decision-Making:

- When asked to indicate their agreement whether the LUF strikes the right balance between provincial leadership and decision-making, more than one-quarter (28%) of

respondents provided a high agreement rating, and another 40% provided a neutral agreement rating. Twenty-one percent (21%) of respondents were in low agreement;

- Of respondents that highly agreed that the LUF strikes the right balance, the most frequent comment provided were for provincial leadership, direction, planning or necessary policy (23%);
- Respondents that were neutral most frequently commented that more information or a detailed strategy is needed for implementation (19%); and
- Of those that disagreed, respondents most commonly indicated that they felt there is too much government involvement or that the LUF's structure was too top-down or centralized (19%).

Cumulative Effects Approach:

- Respondents were then asked to indicate their agreement that the cumulative effects approach considers the total impact of development. They were also asked to indicate their agreement that over time, in decision-making, the approach determines the capacity of the land and the environment to support the effects of all activities. Furthermore, cumulative effects identifies thresholds for the air, land, water and biodiversity, and that this approach will help manage the combined impacts of development on air, land, water and biodiversity. The majority of respondents highly agreed (60%) or were neutral (25%) towards the approach, while 14% were in low agreement;
- Of those that provided a high agreement rating, 45% of respondents commented that the cumulative effects approach was a great idea, long overdue, very important or essential;
- Respondents that provided a neutral rating most frequently commented that more information is needed, including measurement practices, the overall structure, how thresholds will be established and how the plan will apply to the different regions (25%); and
- Insufficient information being provided including parameters, measurement criteria, future projects and who will oversee or implement the LUF was the most frequently mentioned comment (21%) by respondents that disagreed with the cumulative effects approach.

Conservation and Stewardship on Public Lands:

- Three-quarters (75%) of respondents highly agreed (31%) or were neutral (44%) that the LUF identifies effective approaches that will encourage conservation and stewardship on public lands. Twenty-one percent (21%) of respondents provided a low agreement rating;
- Respondents that provided a high agreement rating most frequently commented that conservation and stewardship on public lands is needed or is a good start or idea (21%);
- The LUF needs to include protected areas and parks or biodiversity (23%), is too vague (18%) and requires enforcement, monitoring, rules or legislation (15%) were top responses by respondents that were neutral; and

- Of the respondents that disagreed, one-quarter (25%) commented that protected areas, parks and wildlife need to be looked after.

Conservation and Stewardship on Private Lands:

- Comparable to results regarding public lands, 76% of respondents highly agreed (32%) or were neutral (44%) that the LUF identifies effective approaches that will encourage conservation and stewardship on private lands;
- Of the respondents that provided a high agreement rating, 13% commented that the LUF will need to be part of the municipal government act;
- Respondents that were neutral most frequently noted that conservation legislation is needed, to protect areas or that conservation on stewardship on private lands cannot be voluntary (16%); and
- Of respondents that disagreed that the LUF will encourage conservation and stewardship on private lands 19% felt that regulations or legislation with real consequences are needed.

Integrated Information System:

- Respondents were asked to indicate their agreement that an integrated information system is needed to support land-use planning, decision-making and research. The majority of respondents (80%) were in high agreement with this statement, while 12% were neutral and 6% were in low agreement;
- Of those that agreed that an integrated information system is needed, 18% commented that information or research is important for decision-making or land-use plans;
- Respondents that were neutral most frequently commented that an integrated system is a great idea, that information is important (11%); and
- Of respondents that disagreed with the integrated information system and provided a response (n=25), comments included there being too much bureaucracy or top-down management (2 respondents) and that the government has already spent a lot of money or that spending should be stopped (2 respondents).

Balance of Aboriginal Rights and Interests of all Albertans:

- Nearly two-thirds (64%) of respondents highly agreed (39%) or were neutral (25%) that the LUF strikes a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans. Sixteen percent (16%) of respondents provided a low agreement rating while 20% indicated they had no opinion;
- Respondents that agreed that the intent of the LUF is to strike a meaningful balance and provided a response most frequently indicated that the approach is needed or will be beneficial (38%);
- Of the respondents that were neutral and provided a response, 17% believed that Aboriginals should not have more rights than other Albertans, including land rights, and 14% felt that the plan was too vague or were unsure what was meant; and

- One-third of respondents that provided a disagreement rating felt that Aboriginals should not have more rights than anyone else or that non-Aboriginal rights also need to be respected.

Addresses Land-use Issues Overall:

- When asked if the LUF addresses the land-use issues facing Alberta today, nearly one-quarter (22%) of respondents provided a high agreement rating (8 to 10), while 52% were neutral (4 to 7). The remaining one-quarter (25%) of respondents provided a low agreement rating (1 to 3);
- Respondents that provided a high agreement rating most frequently commented that the environment, wildlife, parks or climate needs to be protected and monitored (15%);
- Of those that provided a neutral rating, 24% also commented that the environment, wildlife, parks or climate need to be protected and monitored and
- Respondents that disagreed that the LUF addresses Alberta's land issues indicated that the language of the agreement is too vague, lacks 'teeth' or requires legislation (19%).

Ease of Understanding Draft Land-use Framework:

- Forty percent (40%) of respondents indicated a high ease of understanding the Framework (8 to 10), while 45% indicated a moderate ease of understanding (4 to 7) and 15% indicated a low ease of understanding (1 to 3);
- Respondents that provided a high agreement rating most frequently indicated that the Framework was easy to understand or was very straight forward or concise (37%);
- Of those that moderately agreed, more than one-third of respondents (34%) commented that the LUF was very general, broad, vague or lacked detail; and
- Thirty-eight percent (38%) of respondents that provided a disagreement rating also felt that the LUF was very general, broad, vague or lacked detail.

2.2. Study Background

This report outlines the results for the 2008 LUF Public Survey. It is important to note that respondent opinions may take into consideration not only their own experiences but also their perceptions or what they may have seen, heard or read about in terms of the LUF. The survey measured the following:

- That the six strategies in the LUF outlined a plan to address land-use issues and challenges facing Alberta;
- That the LUF strikes the right balance between provincial leadership and local decision-making;
- That the cumulative effects approach considers the total impact of development, over time, in decision-making;
- That the LUF identifies effective approaches that will encourage conservation and stewardship on public lands;

- That the LUF identifies effective approaches that will encourage conservation and stewardship on private lands;
- That an integrated information system is needed to support land-use planning, decision-making and research;
- That the intent of the LUF is to strike a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans;
- That the LUF addresses the land-use issues facing Alberta today; and
- That the LUF was easy to understand.

2.3. Methodology

A description of each task of the project is outlined in the remainder of the section:

Project Initiation and Questionnaire Design:

The survey instrument was designed by the Government of Alberta. It included a mixture of quantitative and qualitative responses to elicit a more in-depth investigation of the issues and concerns pertinent to the evaluation assignment. A final copy of the questionnaire can be viewed in Appendix A.

Survey Population and Data Collection:

The web survey tool was available online from May 21, 2008 to June 23, 2008. A link to the survey tool was posted on the Government of Alberta website, and a total of 607 online surveys were completed. Respondents were also able to participate in the survey by filling out a self-complete workbook, which was distributed by the Government of Alberta via mail. The mailing list was composed of respondents that had been contacted in a previous consultation process by the Government. Along with the 607 online surveys, a total of 142 hard-copy workbooks were received, for a total of 749 surveys. Results provide a margin of error no greater than $\pm 3.6\%$ at the 95% confidence level or 19 times out of 20.

Data Analysis and Project Documentation:

To ensure consistency of interpretation, the same team of coders was assigned to conduct this analysis from start to finish. The coding supervisor verified at least 10% of each coder's work. Once the responses were fully coded and entered onto the data file, computer programs were written to check the data for quality and consistency.

Data analysis included cross-tabulation, whereby the frequency and percentage distribution of the results for each question were broken down by respondent characteristics (municipality type, overall ease of understanding the LUF, etc). Statistical analysis included a Z-test to determine if there were significant differences in responses

between respondent subgroups. Results were reported as statistically significant at the 95% confidence level.

It is important to note that any discrepancies between charts, graphs or tables are due to rounding of the numbers. A profile of the characteristics of respondents is provided in Section 3.11 of this report. This report provides a detailed description of the findings from the LUF Public Survey.

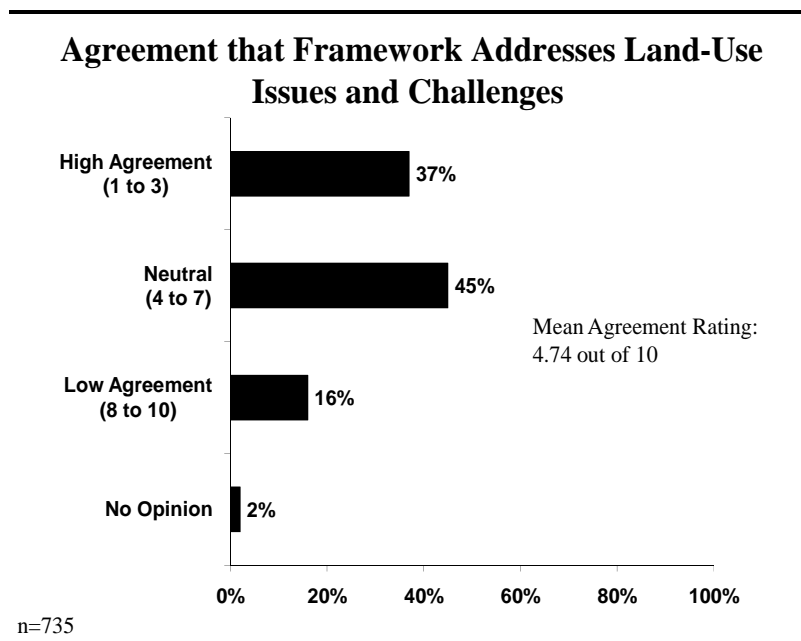
2.4. Study Findings

The study results are presented by topic area as addressed in the questionnaire. Generally, the findings are presented in the order that mirrors the questionnaire. The reader should note when reading the report that the term “significant” refers to statistical significance. Due to rounding, totals in the figures and tables may not total 100%. Due to the self-complete format of the survey, not all respondents answered each question. Variations in ‘n’ have been noted throughout the report.

Land-use Challenges

Respondents were asked to indicate their agreement that overall, the LUF outlines a plan that will address the land-use issues and challenges that face Alberta. As illustrated in Figure 1, below, more than one-third (37%) of respondents were in high agreement (1, 2 or 3) that the LUF addresses the issues and challenges, while an additional 45% of respondents were neutral (4, 5, 6 or 7). Sixteen percent (16%) of respondents provided a low agreement rating (8, 9 or 10), while 2% of respondents had no opinion on the matter. A moderate agreement mean rating of 4.74 out of 10 was provided.

Figure 1



Respondent subgroups significantly more likely to provide a **high agreement rating** (1 to 3) that the LUF outlines a plan that will address the land-use issues and challenges facing Alberta included:

- Respondents that indicated the LUF was easy to understand (58% versus 24% that found it difficult to understand and 25% that were neutral); and
- Respondents that had a university (41%), college (42%) or high school (48%) education (versus 31% of those that had a post-graduate education).

Table 1, below, illustrates the detailed agreement ratings, including the mean agreement rating.

Table 1

Overall, the six strategies in the Draft LUF outline a plan that will address the land-use issues and challenges facing Alberta.											
Percent of Respondents (n=735)											Mean Rating
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)	No Opinion	
6	10	21	11	21	7	7	8	4	5	2	4.74

Respondents that provided **high agreement** ratings (1, 2 or 3) were asked to indicate why they felt that way. Of those that provided a response (n=178), respondents most frequently indicated that the six strategies meet needs, are satisfactory or are needed (30%), that an integrated, comprehensive or balanced strategy is needed (11%), that the

LUF is a good start (11%), and that the plan is needed, overdue and needs to happen soon (11%). See Table 2, below, for mentions provided by more than 2% of respondents.

Table 2

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that the LUF addressed the land-use issues and challenges facing Alberta and provided a response.	Percent of Respondents (n=178)*
The six strategies meet needs/are satisfactory/this is needed	30
Need an integrated/comprehensive/balanced strategy	11
This is a good start/good start but need some changes	11
Is needed but needs to happen soon/need an interim plan/is overdue	11
Depends on how the framework will be implemented	9
Need to have clear guidelines/legislation/timetables	6
Need consequences if planning is not followed/if rules are broken	5
Need to plan for the future/implement long term, cumulative goals	4
Make sure that ecosystems have the first priority	3
Public input is important	3
Need to protect the land/ecosystem/protected areas	3
Other mentions (2% of respondents or less)	42
Don't know	3

* Multiple mentions

Respondents that provided a **neutral agreement** rating (4, 5, 6 or 7) were also asked to indicate why they felt that way. Of those that provided a response (n=259), respondents most frequently indicated that the parks, wildlife or protected areas were not included in the LUF (18%), that there needs to be proper execution or implementation of the plan (17%) and the plan being too vague or needing more details, including the structure and the timelines (15%). See Table 3, below, for mentions provided by more than 2% of respondents.

Table 3

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the LUF addressed the land-use issues and challenges facing Alberta and provided a response.	Percent of Respondents (n=259)*
The parks/wildlife/protected areas are not included in this Framework	18
There needs to be proper execution of the plan/depends on implementation	17
Plan is too vague/needs more details/structure/timelines	15
Need to enforce the plan/needs teeth/strategies need to be legally binding	13
Needs to be implemented sooner/need an interim plan	13
Unsure that the government is committed to the plan	9
Regions are too large/broad/unmanageable	7
Ensure that business/profit does not come before other issues	7
This is a good start but needs some improvements	7
Need to link land-use strategy with other strategies/need integration	5
The six strategies look good/will work/are needed	5
Make sure finding/resources are required	4
Need to be accountable to the public/stakeholders/allow for local organizations to have a voice	4
Conservation and ecological issues are of prime importance	3
Worried that appointed committees will be biased/uniformed	3
Other (2% of respondents or less)	37
Don't know	2

*Multiple mentions

The plan needing more detail, being too vague or there being a need for more planning (25%) was the top reason why respondents **disagreed** (8, 9, or 10) that the LUF addressed the land-use issues and challenges facing Alberta (n=107). Other top reasons included the need to ensure that development is prevented or that business or profit should not be the priority (24%) and uncertainty that government will implement the plan or that government commitment was needed (21%). See Table 4, below, for mentions provided by more than 2% of respondents.

Table 4

Why do you feel that way?	
Base: Respondents that DISAGREED (8,9,10) that the LUF addressed the land-use issues and challenges facing Alberta and provided a response.	Percent of Respondents (n=107)*
Needs more detail/is too vague/more planning needed	25
Ensure that business/profit is not the priority/prevent development	24
Unsure if government will implement the plan/need government commitment	21
Regions are too large/broad/unmanageable/have different needs	15
Plan may constrain ranchers/farmers/need to address rural issues	15
Need to address urban sprawl	13
Land-use Framework needs to address protected areas/conserves/protect wildlife	8
Plan needs enforcement/rules/legislation	8
Allow for public input/be accountable to all Albertans/stakeholders	6
Needs to be implemented sooner/need an interim plan	6
Other (2% of respondents or less)	31
Don't know	5

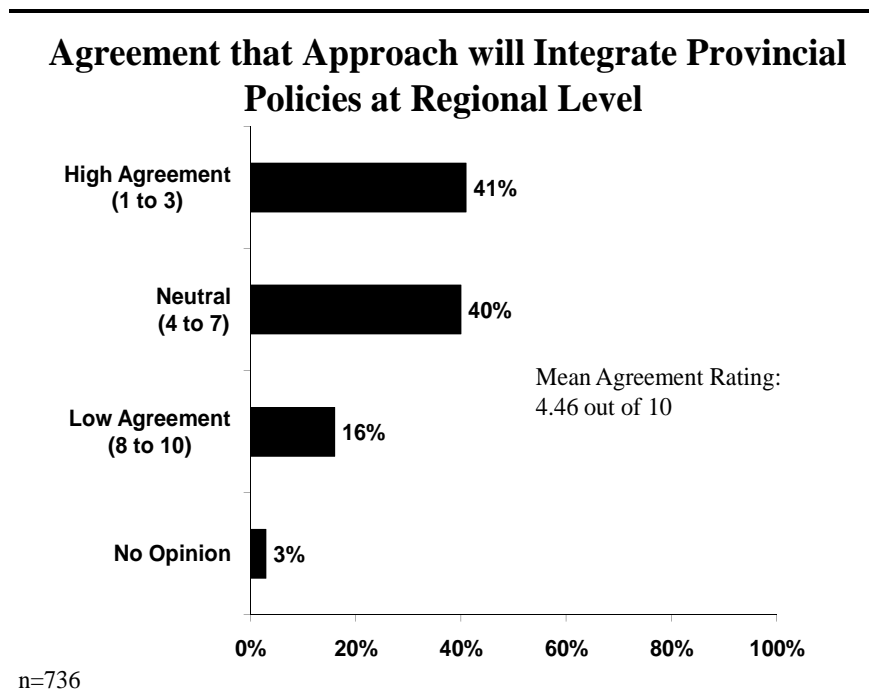
*Multiple mentions

Respondents that were unsure, had no opinion or did not provide a response to the question were asked to explain why. Of those that provided a response (n=13), six (6) respondents indicated that the success of the LUF would depend upon its implementation.

Regional Priorities

Respondents were then asked to rate their agreement that the regional planning approach will integrate provincial policies at the regional level, provide the context for land-use decision-making within the region, and reflect the priorities of each region. The majority (81%) of respondents generally agreed with the statement, 41% providing a high agreement rating and 40% providing a neutral rating. Sixteen percent (16%) of respondents provided a low agreement rating, while 3% of respondents had no opinion on the matter. The mean agreement rating was 4.46 out of 10. See Figure 2, below.

Figure 2



Respondent subgroups significantly more likely to provide a **high agreement rating** (1 to 3) regarding the regional planning approach included (illustrated in Table 5):

- Respondents that indicated the LUF was easy to understand (62% versus 29% that found it difficult to understand and 28% that were neutral); and
- Male respondents (46% versus 38% of female respondents).

Table 5

The regional planning approach will integrate provincial policies at the regional level, provide the context for land-use decision-making within the region and reflect the priorities of each region.											
Percent of Respondents (n=736)											
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)	No Opinion	Mean Rating
9	14	18	16	12	7	5	8	4	5	3	4.46

Respondents that provided **high agreement** ratings (1, 2 or 3) were asked to indicate why they felt that way. Of those that provided a response (n=196), respondents most frequently indicated that the approach was a good idea, allowed regions or those affected to have a say, or met regional needs (36%). See Table 6, below, for mentions provided by more than 2% of respondents.

Table 6

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that the regional planning approach will integrate provincial policies at the regional level, provide the context for land-use decision-making within the region, and reflect the priorities of each region and provided a response.	Percent of Respondents (n=196)*
This is a good idea/allows regions/those affected to have a say/meets regional needs	36
Need a provincial goal/overall plan/guidelines to be followed	10
Regions are too large/very diverse/need sub-regions/should be re-drawn	8
Depends on how the Framework is implemented/if it works	6
Need to include watershed boundaries/management/is a good idea	6
Municipalities have too much control/aren't good stewards/should decrease local planning	6
Need to include input from the public/all users/everyone	5
Make sure parks/wildlife/environment is protected	5
Unsure if government will implement this/need government support	4
Conflict will arise between regions/parties/need a conflict resolution system	4
Unsure of who makes decisions/has a say	3
Need balanced input from municipalities/regions/provinces	3
Unsure how policies will be implemented/integrated/measured	3
Too much development by industry/need to slow development	3
Other mentions (2% of respondents or less)	16
Don't know	4

*Multiple mentions

Respondents that provided a **neutral agreement** rating with regards to the regional planning approach were asked to explain their rating. Of those that provided a response (n=224), 23% indicated that it is important to have a single Alberta policy or that guidelines were needed and 14% noted that managing watersheds is a good idea. Other top responses highlighted concerns or suggestions for the approach, including being unsure how provincial objectives will be set, applied or measured for regions (17%), and that regions are too large or need to include more diverse sub-regions or more watersheds (16%). See Table 7, below, for mentions provided by more than 2% of respondents.

Table 7

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the regional planning approach will integrate provincial policies at the regional level, provide the context for land-use decision-making within the region, and reflect the priorities of each region and provided a response.	Percent of Respondents (n=224)*
It is important to have a single Alberta policy/need guidelines	23
Unsure how provincial objectives will be set/applied/measured for regions	17
Regions are too large/include diverse sub-regions/many watersheds	16
Managing watersheds is a good idea	14
Unsure if other initiatives/agencies are included in the plan (ex. Water For Life)	11
Regional planning is needed/is a good idea	7
Doubt the government will implement the plan/work together/need a government commitment	7
Need to include public feedback/input	6
Important to make sure that committees are unbiased/accountable to the people	5
Unsure how representation will occur	5
Need to ensure that municipalities have a say/are part of the process	5
Need to preserve the environment/wildlife/conservation should be the priority	5
Plan is too vague/need more information	4
There may be conflicts among regions/parties	3
Depends on implementation/if it works	3
Need to enforce policies/include rules	3
Other (2% of respondents or less)	21
Don't know	4

*Multiple mentions

Regions being too large or there being different needs within each region (20%) was the top reason why respondents **disagreed** (8, 9, or 10) with the regional planning approach (n=104). Respondents also believed that a provincial or overall policy was needed (15%) and that the approach is too general or broad to work (13%). See Table 8, below, for mentions provided by more than 2% of respondents.

Table 8

Why do you feel that way?	
Base: Respondents that DISAGREED (8,9,10) that the regional planning approach will integrate provincial policies at the regional level, provide the context for land-use decision-making within the region, and reflect the priorities of each region and provided a response	Percent of Respondents (n=104)*
Regions are too big/have different needs within each region/need sub-regions	20
Provincial policies need to be developed/need an overall policy/should not be regional	15
Government is using a very general/broad plan which will not work	13
Government will not listen to other regions/will not implement this/did not do this in the past	8
Concerned that large urban centres will have too much power/will only side with industry	7
Need to give local/municipal governments more control	6
Regions may choose to develop more industry/care only about profit	5
Need input from the public/all users of the region	5
Too vague/need more detail	5
There will be conflicts within regions/between municipalities	5
Concerned industry will have too much control/government sides with industry	5
There is too much industrial development/land has been abused by development	4
Unsure why this would be better/does not address concerns	3
Watersheds are important/need to be protected	3
Local boards need to be elected/well-appointed/accountable to the people	3
Other (2% of respondents or less)	22
Don't know	5

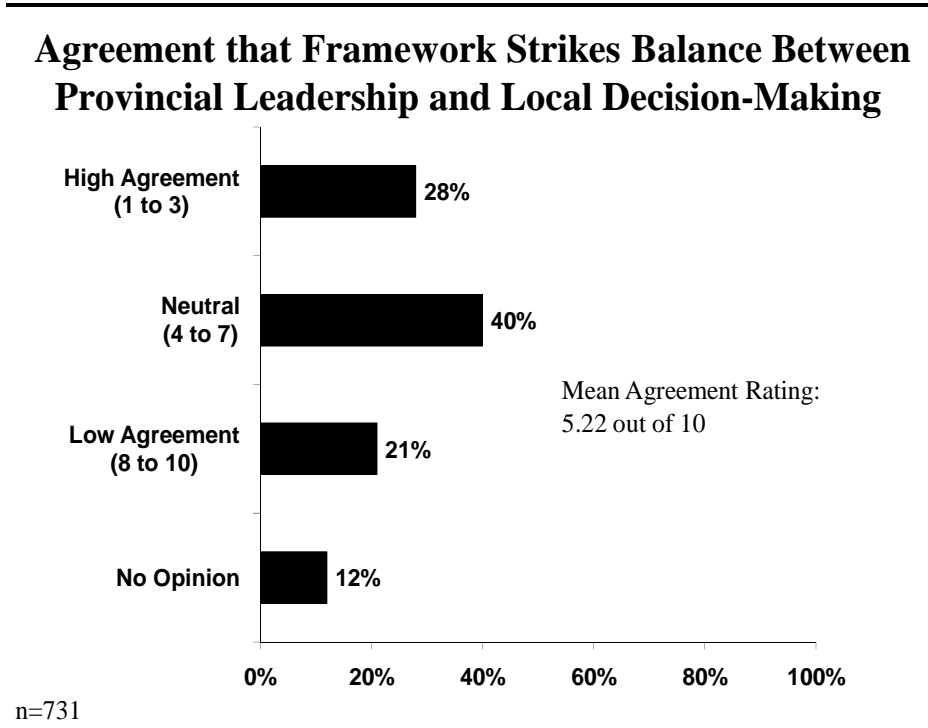
*Multiple mentions

Respondents that were unsure, had no opinion or did not provide a response to the question were asked to explain why. Of those that provided a response (n=12), needing to wait and see and preferring a provincial policy to a regional policy were each mentioned by two (2) respondents.

Provincial Leadership and Local Decision-Making

When asked to indicate their agreement that the LUF strikes the right balance between provincial leadership and decision-making, more than one-quarter (28%) of respondents provided a high agreement rating, and another 40% provided a neutral agreement rating. Twenty-one percent (21%) of respondents were in low agreement, for a mean rating of 5.22 out of 10. It should be noted that 12% of respondents did not have an opinion.

Figure 3



Respondent subgroups significantly more likely to **highly agree** (1 to 3) that the LUF strikes a balance between provincial leadership and local decision-making included:

- Respondents that indicated the LUF was easy to understand (46% versus 18% that found it difficult to understand and 16% that were neutral); and
- Respondents with a college (35%) or high school (39%) education (versus 24% of those with a post-graduate education).

Table 9

The Draft LUF strikes the right balance between provincial leadership and local decision-making											
Percent of Respondents (n=731)											Mean Rating
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)	No Opinion	
6	9	13	10	12	11	7	9	3	8	11	5.22

Respondents that provided a **high agreement** rating (1, 2 or 3) were asked to indicate why. Of those that provided a response (n=121), respondents most frequently indicated that provincial leadership, direction, planning or policies were needed or important (23%), that local decision-making should be maintained (13%) and agreed only if balance is maintained, equal, or locals have the same authority (12%). See Table 10, below, for mentions provided by more than 2% of respondents.

Table 10

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that the LUF strikes the right balance between provincial leadership and local decision-making and provided a response.	Percent of Respondents (n=121)*
Provincial leadership/direction/planning/policy is needed/important	23
Local decision-making should be maintained/is important	13
Only if balance is maintained/equal/locals have the same authority	12
Ensures locals consider broader implications/best interests of province	8
Need to make sure it is transparent/public is consulted/consult MLAs	7
Need Provincial regulation to stop inter-municipal rivalries/to ensure fairness	7
Regional councils are needed to guide the province/regions are unique	7
Focus on sustainability/cumulative impacts/plan for tomorrow	5
Is excellent/okay (unspecified)	4
Accountability is unclear/what will be in place to ensure they comply	3
Is important to have input from all levels	3
Concerned cabinet will be biased/not representative as it is appointed	3
Is too vague/undefined	3
Only time will tell/will only see after it is executed	3
Needs unbiased/unknowledgeable people as decision-makers/secretariat	3
Yet to see if all are willing to work with framework/help environment	3
Increase funding to protection of environmentally significant areas	3
Other mentions (2% of respondents or less)	27
Don't know	2

*Multiple mentions

Respondents that were **neutral** that the LUF strikes the right balance between provincial leadership and local decision-making were asked to explain their rating. Of those that provided a response (n=210), 19% believed that more information was needed, including a more detailed strategy and implementation plan, 15% were unsure that the right balance for decision-making will be created, and 14% stressed the importance of provincial leadership in this regard, including having power over local governments or counties. See Table 11, below, for mentions provided by more than 2% of respondents.

Table 11

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the LUF strikes the right balance between provincial leadership and local decision-making and provided a response.	Percent of Respondents (n=210)*
Needs more information/detailed strategy is developed/implementation	19
Unsure it will be the right balance for decision-making/in the end	15
Provincial leadership is important/province needs the power over local governments/counties	14
Concerned decisions favour lobby groups/city/urban/over small areas	11
Keep public informed/public input/public views are represented	10
Is not local enough/local input is key/depends upon how much local input	9
Decision-making is too centralized/secretariat power is too strong	6
Urban sprawl needs to be managed	6
Regional boards need to have more power/input/be legally binding	6
Needs defined roles/legislation to guide interface between levels	5
Concerned about how members/secretariat are appointed	4
Too much room for deadlocks/ability to resolve conflicts/arbitration	4
Process needs to be transparent	4
Local land decisions are short sighted/have too much power/swayed	4
Other (2% of respondents or less)	54
Don't know	1

* Multiple mentions

Too much government involvement or that the LUF structure is too top-down or centralized (19%) was the top reason why respondents **disagreed** that the LUF strikes the right balance between provincial leadership and local decision-making (n=126). See Table 12, below, for mentions provided by more than 2% of respondents.

Table 12

Why do you feel that way?	
Base: Respondents that DISAGREED (8,9,10) that the LUF strikes the right balance between provincial leadership and local decision-making and provided a response.	Percent of Respondents (n=126)*
Too much government/too top down/centralized/make bad decisions	19
Needs more local input/removes local decision-making as is	15
Concerned province will favour big businesses/financial considerations	14
Need the province to step in and provide leadership/legislation	11
Still needs further explanations/information/fully developed plan	10
Will it be legally binding?/should insist locals adhere/too much leeway	8
Municipal councils retain too much power/are too short-sighted	7
Need more public input/citizen advisory council	6
Do not think balance will be achieved/has not been achieved	6
Concerned councils will be biased/appointments through favours	4
Don't trust the province to make the right decisions	4
Need more information on appeals process/better appeals process	4
Regional Advisory council needs to be more involved/have more input	3
Dislike that regional councils are appointed by the province	3
Is not doing enough to protect the environment	3
Other (2% of respondents or less)	40
Don't know	2

*Multiple mentions

Respondents that were unsure, had no opinion or did not provide a response regarding the LUF striking the right balance between provincial leadership and local decision-making (n=65) were asked to indicate why. As illustrated in Table 13, below, respondents most frequently indicated that it is difficult to assess the balance before knowing the provincial and regional priorities (34%). For mentions by more than 2% of respondents, see Table 13, below.

Table 13

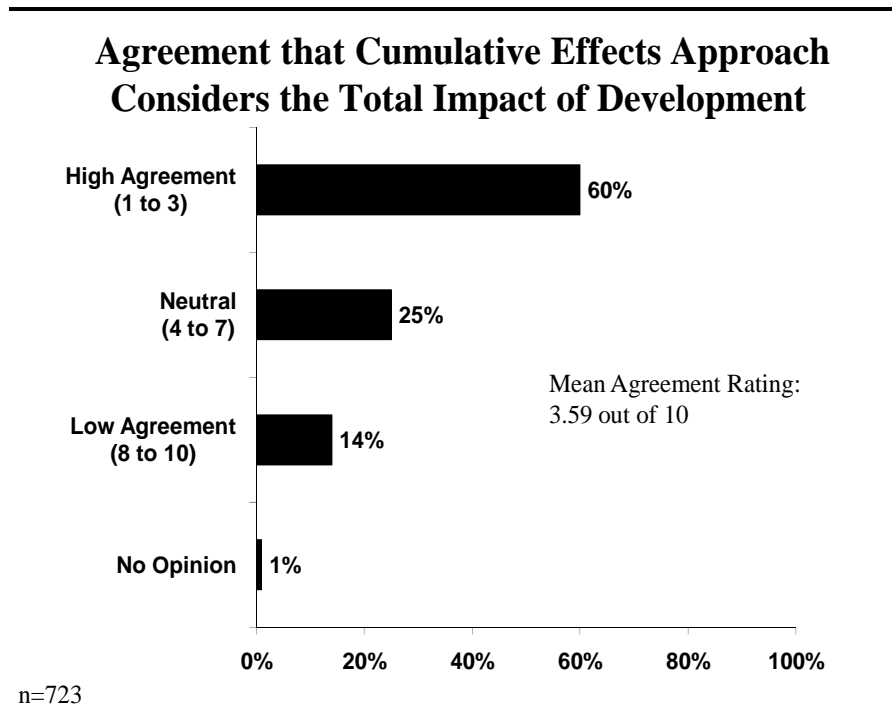
Why do you feel that way?	
Base: Respondents that were unsure/had no opinion/did not provide a response that the LUF strikes the right balance between provincial leadership and local decision-making and provided a response.	Percent of Respondents (n=65)*
Hard to assess balance before knowing provincial and regional priorities	34
Provincial priorities on environment need to take precedence/be binding	26
How will provincial priorities relate/interact with local decisions	26
Unclear what the question refers to/what part of the strategy	22
Which provincial ministers will be represented on the cabinet committee?	19
Not enough information provided in general/not defined enough	15
Time will tell all/can only tell after implementation	11
Province must be in charge and provide clear guidelines	9
Unclear until can see how a balance of decision-making power will work	5
Only the first step towards changes/needs to produce actual change	5
Unclear how balance will be accomplished/what the proper balance is	5
There is no room for compromise/changes for uniqueness of regions	3
Depends on attitude/ability to be impartial of secretariat/councils	3
Lands are facing pressure that only provincial government can control	3
Concerned big business will have too much decision-making power	3
Other mentions (2% of respondents/1 respondent or less)	32
Don't know	3

*Multiple mentions

Cumulative Effects Approach

Respondents were asked to indicate their agreement that the cumulative effects approach considers the total impact of development, over time, in decision-making and that the approach determines the capacity of the land and the environment to support the effects of all activities. As illustrated in Figure 4, below, the majority of respondents highly agreed (60%) or were neutral (25%) towards the approach, while 14% provided a low agreement rating.

Figure 4



Respondent subgroups significantly more likely to provide a **high agreement rating** (1 to 3) that the cumulative effects approach considers the total impact of development included:

- Respondents that indicated the LUF was easy to understand (73% versus 42% that found it difficult to understand and 56% that were neutral); and
- Those with household incomes greater than \$100,000 (68% versus 55% of those with incomes less than \$60,000).

Table 14

The cumulative effects approach considers the total impact of development, over time, in decision-making.											
Percent of Respondents (n=723)											Mean Rating
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)	No Opinion	
30	17	13	9	9	5	3	5	3	6	1	3.59

Respondents that provided **high agreement** ratings (1, 2 or 3) were asked to indicate why they felt that way. Of those that provided a response (n=308), 45% commented that the cumulative effects approach was a great idea, long overdue, very important or essential. Other comments included the need to consider all other factors, such as natural resources, social or hidden impacts, other strategies in place or long-term effects (15%) and the need to use scientific-based or independent research (12%). See Table 15 below.

Table 15

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that the cumulative effects approach considers the total impact of development, over time, in decision-making and provided a response.	Percent of Respondents (n=308)*
Great idea/long overdue/very important/essential/agree with approach	45
Must consider all other factors, including natural resources, cumulative social impacts, hidden impacts, other resource strategies in place, long-term effects	15
Need scientific-based research/good data put into model/independent research	12
Better than current evaluation method/piecemeal approach	11
If implemented correctly – right definitions/thresholds set/if enforced/if attributes don't outweigh each other/if complied to	11
Tracking cumulative effects will be important/will better manage capacity	10
Need more information – how effects will be evaluated/who will evaluate/if existing projects will be included/how far ahead effects will be gauged	7
Skeptical this will happen/have heard this before/has not worked in the past	6
Setting/defining benchmarks/set limits then reduce damaging activities	6
Land-use zoning/other regulatory instruments will be important/are needed	6
Politicians/government needs to commit to this/must guide development/ legislature that has teeth	6
Needs to be timely/minimize bureaucracy / lack of knowledge/research should not stall decisions	5
Depends on impact of industry/lobby groups/outside influence	4
Need public/stakeholder consultation/to ensure adequate environmental study occurs/consider all players	3
Will need to exclude development in sensitive areas/should place limits on land-use	3
Essential to ensure sustainability/continuous improvement/total impact/ long-term health	3
Good for long-term planning/use on a larger scale	3
Agree with this holistic approach	3
Other mentions (2% of respondents or less)	25
Don't know	1

*Multiple mentions

Of respondents that were **neutral** towards the cumulative effects approach and provided a response (n=128), 25% of respondents indicated that more information was needed, including measurement practices, overall structure, thresholds, how the approach will be applied regionally and who will oversee the approach. Seventeen percent (17%) of respondents provided positive comments, including the approach being necessary, positive, and overdue and 15% indicated the approach would work if implemented properly, including not being subject to political decisions, committed to, and monitoring mechanisms being established and followed. See Table 16, below, for responses provided by at least 3% of respondents.

Table 16

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the cumulative effects approach considers the total impact of development, over time, in decision-making and provided a response.	Percent of Respondents (n=128)*
Need more information, including measurement practices, overall structure, establishing thresholds, how it applies to regions, who will oversee	25
Is a necessary/positive concept/step in the right direction/agree with approach/should already be doing this	17
Will work if implemented properly/not subject to political decisions/if committed to/monitoring mechanisms established and followed	15
Should be useful/sounds ideal/good on surface/good in theory/better than past practices	14
Skeptical this will work/process may not be effective/government may not follow	9
Difficult to measure/determine thresholds/implement/monitor/define regionally	7
Capacity/thresholds must be scientifically determined/done in proper context/be set fair and equally/realistically	6
Approach is not retroactive/too late for some areas/should focus on cleaning already damaged areas	6
More research/resources needed/need high level of knowledge of all land-use activities	6
No past examples of successful cumulative effects approaches/other programs trying to implement this/Alberta government has poor track record	4
Unclear if includes all land or just industrial/all types of land should be considered	3
How much influence/leeway will oil and gas industry really have/favours industry	3
Hold public consultation/work with stakeholders/account for local interests and values	3
Will work if limits placed on actual growth, not continued growth with mitigation/need to set moratoriums	3
Other (2% of respondents or less)	31
Don't know	2

*Multiple mentions

Insufficient information being provided, including measurement criteria, plans for future projects, past outcomes and who would oversee or implement the Framework was the top response from respondents that **disagreed** with the cumulative effects approach (n=75). See Table 17, below, for mentions provided by more than 2% of respondents.

Table 17

Why do you feel that way?	
Base: Respondents that DISAGREED (8,9,10) that the cumulative effects approach considers the total impact of development, over time, in decision-making and provided a response.	Percent of Respondents (n=75)*
Insufficient information provided, including parameters/measurement criteria/future projects/past outcomes/who would oversee/implement	21
Skeptical government will follow independent science and research/will continue to support/allow for development/too focused on money and economy	12
Have already exceeded thresholds in other areas/setting thresholds not appropriate/may not be followed/does not work now	11
Need limits on further development/focus on not impacting the environment/preserve environment/focus on environment not economy	11
Government needs a comprehensive environmental plan/for land, air and water/to assess lasting impact/effective legislation	8
Cumulative impact model is inappropriate for sustainable development/does not determine environment's capacity/will show results too late	7
Influence from/favour oil and gas industry	5
Involvement of consultants will add costs and delays/need to act now	5
Need a values-based/social impact management system	4
Need to establish provincial, not regional thresholds/multi-tiered land-use does not work/gives too much power to local authorities	4
Pushing cabinet agenda/propaganda	4
Do not like trading credits/will benefit big corporations/will have negative impacts in isolated areas	4
Focus on jobs/taxes/commercial uses outweighs sustainability in this province	3
Use 'shall'/'can' instead of 'will'	3
Model is not understood well/'cumulative' is not consistently defined	3
Flawed in how strategy can be used to make current decisions	3
Other (2% of respondents or less)	16
Don't know	7

*Multiple mentions

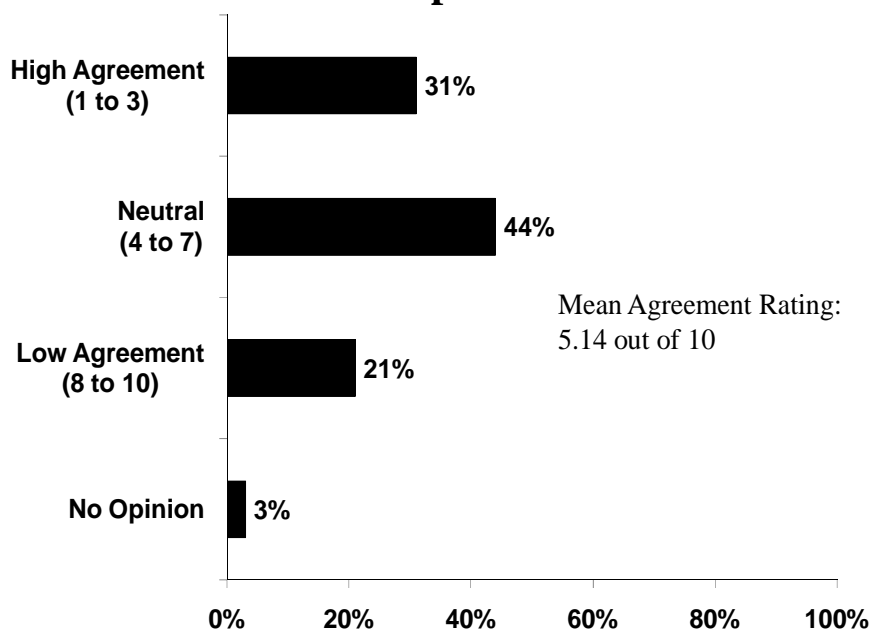
Respondents that were unsure, had no opinion or did not provide a response were asked to indicate why. Of those that provided a response (n=10), reasons included having no experience with a cumulative approach (1 respondent), being unsure what biodiversity means (1 respondent) and there being a need to be more concerned about the environment (1 respondent).

Conservation and Stewardship on Public Lands

Three-quarters (75%) of respondents highly agreed (31%) or were neutral (44%) that the LUF identifies effective approaches that will encourage conservation and stewardship on **public lands**. Twenty-one percent (21%) of respondents provided a low agreement rating, while 3% had no opinion on the matter. The mean agreement rating was 5.14 out of 10. See Figure 5, below.

Figure 5

Agreement that Framework Encourages Conservation and Stewardship on Public Lands



n=722

Respondent subgroups significantly more likely to provide a **high agreement rating** (1 to 3) that the LUF encourages conservation and stewardship on public lands included:

- Respondents that indicated the LUF was easy to understand (49% versus 20% that found it difficult to understand and 19% that were neutral); and
- Those with household incomes of \$100,000 or greater (39% versus 28% to 29% of those with incomes less than \$100,000).

Table 18

The Draft LUF identifies effective approaches that will encourage conservation and stewardship on public lands.											
Percent of Respondents (n=722)											Mean Rating
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)	No Opinion	
9	10	13	11	13	7	13	9	5	7	3	

Respondents that provided **high agreement** ratings (1, 2 or 3) were asked to indicate why they felt that way. Of those that provided a response (n=131), 21% commented that the LUF is needed or is a good start, 12% reiterated it is a good idea but were unsure if it would work or be implemented, and another 12% noted that the environment’s needs should be the priority, and that conservation of areas is needed. See Table 19 below for responses provided by at least 3% of respondents.

Table 19

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that the LUF identifies effective approaches that will encourage conservation and stewardship on public lands and provided a response.	Percent of Respondents (n=131)*
This is needed/a good idea/good start	21
Good idea/intentions but not sure if this will work/be implemented	12
The environment’s needs should be the priority/conservation of areas is needed	12
Need to share knowledge about research/educate public	11
Enforcement/monitoring is needed/unsure how this will be enforced/need rules	10
Proper funding/resources are needed	6
More information/details are needed	6
Needs to be tailored to meet rural needs/may need to subsidize farmers/ranchers	5
The integrated/cumulative method should work well/is important	5
Also need to ensure that public/crown land is protected	5
Like the inclusion of market based initiatives (ex. tax breaks, land trusts)	3
Other mentions (2% of respondents or less)	25
Don't know	2

*Multiple mentions

Respondents that were **neutral** (n=239) most frequently indicated that the LUF needs to include protected areas and parks or biodiversity (23%), that they require more information or that the plan is too vague (18%) and that enforcement, monitoring, rules or legislation is needed (15%). See Table 20, below, for responses provided by at least 3% of respondents.

Table 20

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the LUF identifies effective approaches that will encourage conservation and stewardship on public lands and provided a response.	Percent of Respondents (n=239)*
The draft needs to include protected areas and parks/should also include biodiversity	23
Require more information on the plan/plan is too vague	18
Need enforcement/monitoring/rules/legislation	15
Good idea/intentions but not sure if this will work/be implemented	12
Government will nor implement this/has a poor environmental record/will need government support	8
Market-based measures may not work/need to use caution with market-based instruments (MBIs)	8
Need to include more than two options	5
Need to also focus on public land	4
Public education/promotion of issues is needed	3
This is a good idea/is needed/is a good start	3
Need to allow for public input/framework should allow for affected parties' input	3
Other (2% of respondents or less)	26
Don't know	3

*Multiple mentions

Of respondents that **disagreed** that the LUF will encourage conservation and stewardship on public lands and provided a response (n=129), one-quarter (25%) commented that protected areas, parks and wildlife needed to be looked after, 16% indicated that strict rules or guidelines needed to be enforced, and a further 16% felt that the government had a poor track record for conservation or would not implement the LUF. See Table 21, below, for mentions provided by more than 2% of respondents.

Table 21

Why do you feel that way?	
Base: Respondents that DISAGREED (8,9,10) that the LUF identifies effective approaches that will encourage conservation and stewardship on public lands and provided a response.	Percent of Respondents (n=129)*
Need to make sure protected areas/parks/wildlife are looked after	25
Need strict rules/guidelines/enforcement	16
The government has a poor track record for conservation/will not implement this	16
Need a better plan to fight big business/should not side with industry	12
Plan is too vague/need more information	8
Should get the opinions of academics/experts and implement them/should research other opinions	5
Need to promote this/educate the public on solutions	5
A sustainable/long-term plan is needed	3
Land trades/land trusts are not an effective plan	3
Other (2% of respondents or less)	32
Don't know	5

*Multiple mentions

Top mentions by respondents that were unsure, had no opinion or did not provide a response (n=16) included:

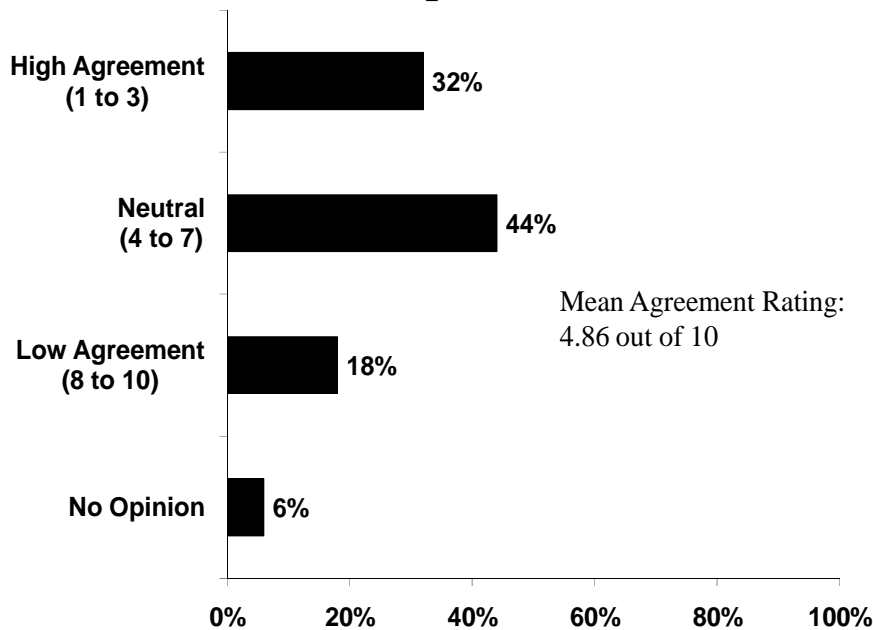
- LUF is too vague/is not specific/needs more detail (4 respondents);
- Time will tell/will have to wait and see (3 respondents); and
- Not familiar with this area (2 respondents).

Conservation and Stewardship on Private Lands

Comparable to results regarding public lands, 76% of respondents highly agreed (32%) or were neutral (44%) that the LUF identifies effective approaches that will encourage conservation and stewardship on **private lands**. Eighteen percent (18%) of respondents provided a low agreement rating, while 6% had no opinion on the matter, for a mean agreement rating of 4.86 out of 10. See Figure 6, below.

Figure 6

Agreement that Framework Encourages Conservation and Stewardship on Private Lands



n=707

Respondents that resided in a municipal district or county were significantly more likely to provide a **high agreement rating** (1 to 3) that the LUF encourages conservation and stewardship on private lands (40% versus 29% of those that lived in a city and 29% of those that lived in a town or village).

Table 22

The Draft LUF identifies effective approaches that will encourage conservation and stewardship on private lands.											
Percent of Respondents (n=707)											Mean Rating
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)	No Opinion	
8	8	16	18	12	8	6	6	4	7	6	4.86

Of respondents that **agreed** that the LUF encourages conservation and stewardship on private lands and provided a response (n=144), 13% commented that the LUF will need to be part of the municipal government act, 11% believed that leadership by the province or legislation is needed or that it should not just be individuals leading the process, and another 11% commented that they like the strategy, and hope it will work. Table 23, below, lists responses provided by at least 3% of respondents.

Table 23

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that the LUF identifies effective approaches that will encourage conservation and stewardship on private lands and provided a response.	Percent of Respondents (n=144)*
Needs to be part of municipal government act	13
Leadership by province is needed/legislation/not just individuals	11
Likes strategy/is a novel approach/hopes it will work	11
Need to plan for the future/conservation needs to be front and centre	10
Needs to be registered through Alberta Land Titles	10
Likes that there is a variety of incentives/needs to be a variety	8
Needs appropriate funding/resources	8
Likes transferable development/land credits	6
Concerned it won't be enforced on private lands/needs to be enforced	6
Partnership with groups/academics/land trusts is important	6
Education is key to making this work	6
Recognize that farmers/local areas need help/funds for conservation	5
It recognizes stewardship of farmers/ranchers/conservancy agencies	4
Like market based tools	4
Create tax breaks/lengthen period for those who set aside land	3
Need to make compensation attractive enough to encourage people	3
Good ideas but already exist in current conservation/enhance current	3
Ensure that all/public have say on the management of our environment	3
Other mentions (2% of respondents or less)	39
Don't know	3

*Multiple mentions

Respondents that provided a **neutral agreement** rating were asked to explain why. Of those that provided a response (n=213) respondents most frequently noted that conservation legislation is needed to protect areas or that conservation and stewardship on private lands cannot be voluntary (16%). The plan needing more detail or clarification, stewardship being needed immediately or to be based on science, and liking that market-based tools or a variety of incentives would be used were each mentioned by 13% of respondents. See Table 24, below, for responses provided by at least 3% of respondents.

Table 24

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the LUF identifies effective approaches that will encourage conservation and stewardship on private lands and provided a response.	Percent of Respondents (n=213)*
Conservation legislation is needed/to protect areas/can't be voluntary	16
Needs more detail/clarification	13
Stewardship on private lands is needed/immediately/based on science	13
Like market-based tools/a variety of incentives being developed	13
Government needs to show leadership/develop policies	11
Need to give incentives/financial/funding to landowners	9
Need to partner with/support environmental organizations/experts	9
Are some good ideas in the draft/hope it will work	7
Time will tell if it will be effective/unsure if it will be effective	6
Cannot allow rezoning/use zoning to stop development	6
Like transfer of development credits	6
Need to spend time on education/informing people/more promotion	5
Concerned with imposing on private lands/taking away landowner rights	5
Strategy needs proper funding to support it/who will provide funding	4
Concerned will be swayed by oil companies/above community priorities	4
Concerned that economics will win in short-term at expense of future	4
Will not be accepted in some regions/some may be completely against	3
Other (2% of respondents or less)	48
Don't know	3

*Multiple mentions

Of respondents that **disagreed** that the LUF will encourage conservation and stewardship on private lands and provided a response (n=101), 19% felt that regulations or legislation with real consequences are needed, 17% commented that the LUF does not provide enough information or specific details (17%) and 12% were concerned that the LUF imposed on private lands or take away landowner rights. See Table 25, below, for mentions provided by more than 2% of respondents.

Table 25

Why do you feel that way?	
Base: Respondents that DISAGREED (8,9,10) that the LUF identifies effective approaches that will encourage conservation and stewardship on private lands and provided a response.	Percent of Respondents (n=101)*
Need regulations/legislation with real consequences	19
Doesn't provide enough information/specifics	17
Concerned with imposing on private lands/taking away landowner rights	12
Concerned that economics will win in short-term at expense of future	9
Environment needs to become a priority/celebrated	7
Do not trust politicians/government to do the right thing	6
Against this strategy/is too limited	5
Emphasis should be on education/awareness	5
Shouldn't allow credits to be sold/it will be misused	4
Will impose not encourage/needs to be a choice not a requirement	4
Industries need to be held accountable for their harm	3
Need more public input/will become too late to change things	3
Lacks use of current conservation groups/experts	3
Need to have financial incentives	3
Other (2% of respondents or less)	46
Don't know	1

*Multiple mentions

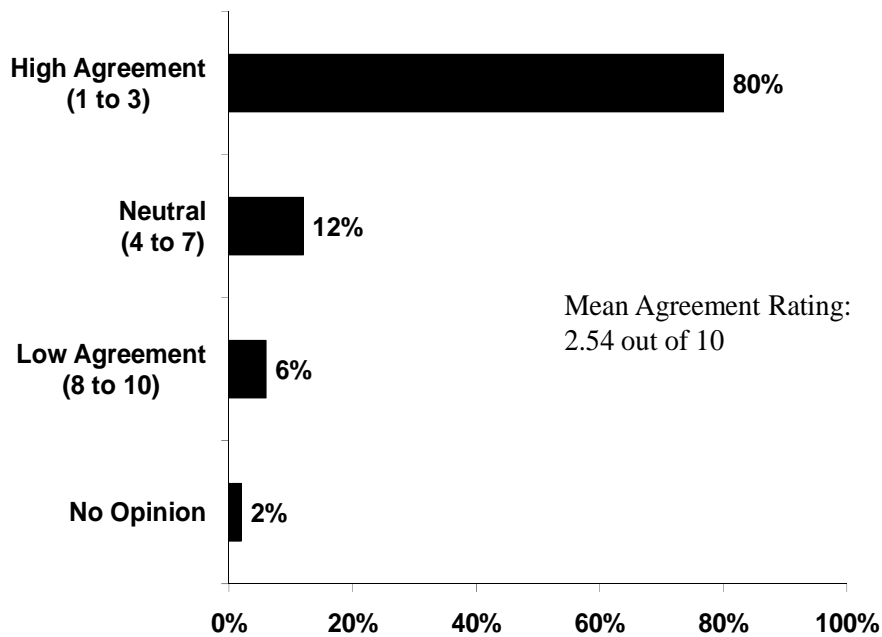
Respondents that were unsure, had no opinion or did not provide a response (n=32) provided a variety of comments as to why.

Integrated Information System

Respondents were then asked to indicate their agreement that an integrated information system is needed to support land-use planning, decision-making and research. As illustrated in Figure 7, below, the majority of respondents (80%) were in high agreement with this statement, while 12% were neutral and 6% were in low agreement. The mean agreement rating was 2.54 out of 10.

Figure 7

Agreement that an Integrated Information System is Needed



Respondent subgroups significantly more likely to provide a **high agreement rating** (1 to 3) that an integrated information system is needed included:

- Respondents that indicated the LUF was easy to understand (86% versus 77% that found it difficult to understand and 77% that were neutral);
- Respondents that highly agreed that the LUF addresses the land-use issues currently facing Alberta (93% versus 73% that disagreed and 80% that were neutral); and
- Those with a college (82%), university (84%) or post-graduate (82%) education (versus 66% of those with a high school education or less).

Table 26

An integrated information system is needed to support land-use planning, decision-making and research.											Mean Rating
Percent of Respondents (n=716)										Mean Rating	
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)		
40	29	12	4	4	3	2	2	1	3	1	2.54

Respondents that **agreed** that an integrated information system is needed to support land-use planning, decision-making and research and provided a response (n=388) most frequently indicated that information or research is important for decision-making or land-use plans (18%). Respondents also felt that government or industry data should be accessible to the public (13%) and thought that the plan was a good idea or was needed (10%). Table 27, below, lists responses provided by at least 2% of respondents.

Table 27

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that an integrated information system is needed to support land-use planning, decision-making and research and provided a response.	Percent of Respondents (n=388)*
Information/research is important for decision-making/land-use plans	18
Data (government or industry) should be accessible to the public	13
Good idea/like plan/is needed	10
Important to bring information to one place/interagency cooperation	8
Need a measuring/monitoring mechanism/in order to make changes	8
Information/integrated system is important/needed	7
This is important for cumulative effects management	7
Environment is a priority/build stewardship/plan for the future	6
Information needs to be accessible/in a timely fashion/low cost	6
Information has to be accurate/reviewed/scrutinized/comprehensive	6
Combine all government departments into one environment department	5
Needs to be transparent	5
Ensure everyone who is impacted is heard/all parties must be heard	4
Need a mechanism to encourage and bring together private data	4
Information takes time/money/personnel to collect/monitor/a huge job	4
Will take a long time for biodiversity program to identify trends	3
Needs to be funded/resourced properly by the government	3

Information for geographic information systems needs to be available	3
Need an accessible up to date database	3
This is the key to the success of the Land-use Framework	3
Is obvious that a tool like this is needed	3
Poor record on following through with programs/is hard to believe	3
Other mentions (2% of respondents or less)	41
Don't know	3

*Multiple mentions

When asked why they provided a **neutral agreement** rating (n=53), respondents commented that the integrated information system is a great idea or that information is important (11%) and that local or public input would need to be included or listened to (9%). See Table 28, below, for responses provided by more than 2% of respondents.

Table 28

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that an integrated information system is needed to support land-use planning, decision-making and research and provided a response	Percent of Respondents (n=53)*
Is a great idea/information is important	11
Need to involve/listen to local/public input	9
Need more sources/more research first/consultation with groups/experts	8
Need to know what is going on/transparent/have information accessible	8
Need to make sure research is not biased	8
Don't rely on self-monitoring/depends on who is monitoring/enforcing	8
Information is already available just needs to be centralized/used	6
Only if information is kept up to date/current/accurate	6
Municipalities/counties need more funding to provide the information	6
Distrust the province/politicians	6
Proposal needs clarification/more detail	6
Information should be tailored towards decision-making	6
There needs to be communication to public on what Framework is about	4
Need funding for this strategy	4
Do not have good past performances with these types of programs	4
How long will it take before plan is effective	4

Other (2% of respondents or less)	48
Don't know	4

*Multiple mentions

Respondents that **disagreed** with the integrated information system and provided a response (n=25) most frequently commented:

- Too much bureaucracy or top down management (2 respondents);
- Government has already spent a lot of money on this/stop spending (2 respondents);
- Utilize organizations that have the information that would help (2 respondents);
- Lack of details (2 respondents); and
- Stop all the research and implement the program (2 respondents).

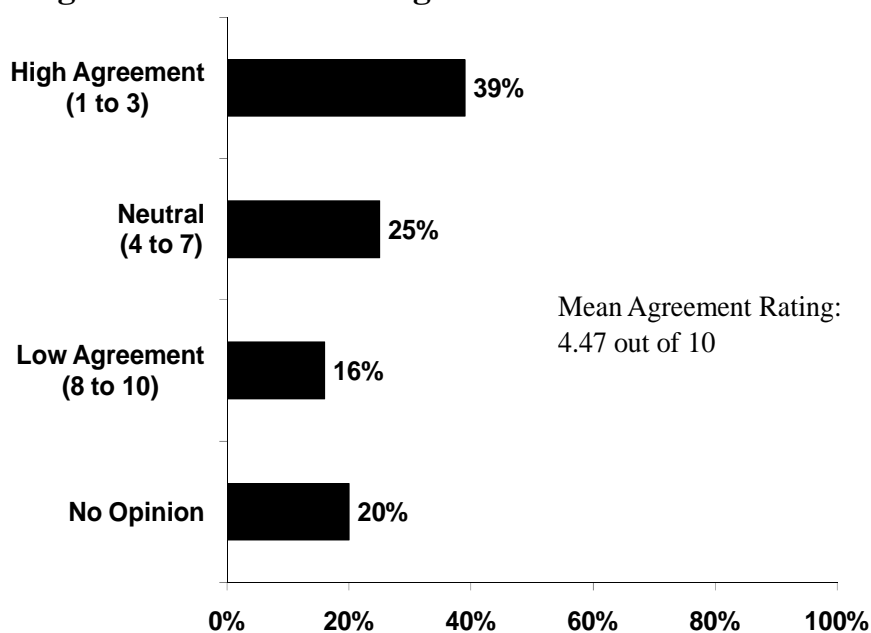
Respondents that were unsure, did not have an opinion or did not provide a response (n=6) indicated that they were unsure what an information system is or had no experience with it (2 respondents).

Balance of Aboriginal Rights and Interests of all Albertans

Nearly two-thirds (64%) of respondents highly agreed (39%) or moderately agreed (25%) that the LUF strikes a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans. Sixteen percent (16%) of respondents provided a low agreement rating while 20% indicated they had no opinion. The mean agreement rating was 4.47 out of 10. See Figure 8, below.

Figure 8

Agreement that Framework Strikes Balance Between Aboriginal Constitutional Rights and Interests of all Albertans



n=714

Respondent subgroups significantly more likely to provide a **high agreement rating** (1 to 3) that the LUF strikes a balance between Aboriginal constitutional rights and the interests of all Albertans included:

- Respondents that indicated the LUF was easy to understand (54% versus 39% that found it difficult to understand and 26% that were neutral); and
- Respondents that highly agreed that the LUF addresses the land-use issues currently facing Alberta (62% versus 35% that disagreed and 32% that were neutral).

Table 29

The intent of the Draft LUF is to strike a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans.											
Percent of Respondents (n=714)										Mean Rating	
Completely Agree (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Completely Disagree (10)		No Opinion
13	12	14	6	10	5	4	5	4	7	19	4.47

Respondents that **agreed** that the intent of the LUF is to strike a meaningful balance and provided a response (n=156) most frequently indicated that the approach is needed or will be beneficial (38%) and that Aboriginal rights have been neglected in the past or that their rights need to be protected (19%). Table 30, below, lists responses provided by at least 2% of respondents.

Table 30

Why do you feel that way?	
Base: Respondents that AGREED (1,2,3) that the intent of the LUF is to strike a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans and provided a response	Percent of Respondents (n=156)*
This is needed/will be beneficial	38
Aboriginal rights have been neglected in the past/need to protect their rights	19
Agree this is needed but unsure what is meant by this strategy/depends on how	8
All Albertans/stakeholders must be included in the process	6
Good idea but will be hard to achieve as the Aboriginals may not agree	5
Need to monitor the traditional rights of Aboriginals	4
Unsure that the government will implement this	3
Unsure of that Aboriginals will receive under the plan/plan is too vague	3
Other mentions (2% of respondents or less)	18
Don't know	6

*Multiple mentions

Of respondents that were **neutral** and provided a response (n=122), 17% believed that Aboriginals should not have more rights than other Albertans, including land rights, 14% felt that the plan was too vague or were unsure what was meant, while 12% commented that the plan is a good idea or is needed. See Table 31, below, for responses provided by at least 2% of respondents.

Table 31

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the intent of the LUF is to strike a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans and provided a response	Percent of Respondents (n=122)*
Aboriginals should not have more rights/rights to land than others	17
Plan is vague/unsure what is meant/more information and planning is needed	14
Good idea/is needed	12
Aboriginal rights have been neglected in the past/need to protect their rights	10
More could still be done/need to settle existing claims	5
Agreements with Aboriginals could take a very long time/unsure if parties can agree	5
Economic interests usually are more important than others/need to protect the land from industry	4
Not sure that this plan will be implemented	4
Depends on how this is implemented	3
This plan may interfere with Federal policies/this is a Federal matter	3
Unsure if Aboriginals will remain unbiased	3
Other (2% of respondents or less)	25
Don't know	6

*Multiple mentions

Respondents that **disagreed** that the intent of the LUF is to strike a meaningful balance that respects Aboriginal rights and the interests of all Albertans were asked why they disagreed. Of those that provided a response (n=95), one-third (33%) indicated that Aboriginals should not have more rights than anyone else or that non-Aboriginal rights also needed to be respected. On a similar vein, 12% felt that no special interest groups should have more input into the plan than any other groups or that all Albertans' input should be equal. Eleven percent (11%) of respondents commented that Aboriginal rights needed to be protected, primarily because the government has not done so in the past. See Table 32, below, for mentions provided by more than 2% of respondents.

Table 32

Why do you feel that way?	
Base: Respondents that DISAGREED (8,9,10) that the intent of the LUF is to strike a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans and provided a response	Percent of Respondents (n=95)*
Aboriginals should not have more rights than any others/need to respect non-Aboriginals too	33
No special interest group should have more input in the plan than any other/all Albertans' input should be equal	12
Need to protect Aboriginal rights/government has not done so in the past	11
Aboriginals are not any better with land stewardship/are more interested in money than conservation	5
More needs to be done for Aboriginals/need to play a bigger role	4
Concerned with the health impacts on Aboriginals due to industry (cancer, etc.)	3
Unsure what 'balance' means/plan is vague	3
The environment should be the main focus	3
Aboriginal lands have been polluted	3
Need to make sure landowner rights are protected	3
Other (2% of respondents or less)	23
Don't know	10

*Multiple mentions

Respondents that were unsure, had no opinion or did not provide a response were asked to indicate why. Of those that provided a response (n=81), respondents most often indicated that protecting Aboriginal rights is important, but felt they lack insight in this area to provide a comment. Seventeen percent (17%) of respondents indicated that they needed more information or that the plan was vague or were unsure of what is meant by 'balance', and 11% felt that the government needs to protect or address native rights because this has not been done. See Table 33, below, for responses made by at least 3% of respondents.

Table 33

Why do you feel that way?	
Base: Respondents that were unsure, had no opinion or did not provide a response that the intent of the LUF is to strike a meaningful balance that respects the constitutionally protected rights of Aboriginal communities and the interests of all Albertans and provided a response	Percent of Respondents (n=81)*
Protecting Aboriginal rights is important but lack insight in this area	30
Need more information/plan is vague/unsure of what is meant by 'balance'	17
Need the government to protect/address native rights/has not been done	11
Unsure if this plan can be achieved/will have to wait and see	6
Need to stop segregation/special rights	5
This falls under the Federal government's jurisdiction	4
All Albertans should be treated equally	4
Too many mixed agendas	3
The focus should just be on the environment	3
Should work with Aboriginal groups but may need to re-assess their rights	3
Other (2% of respondents or less)	7
Don't know	11

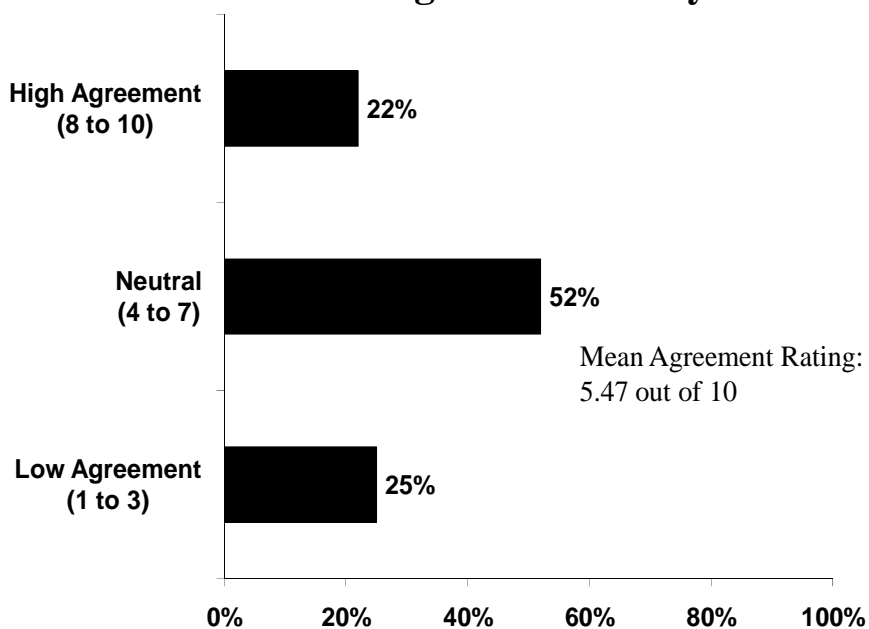
*Multiple mentions

Addresses Land-use Issues Overall

Respondents were asked to indicate their overall agreement that the LUF addresses the land-use issues facing Alberta today. Nearly one-quarter (22%) of respondents provided a high agreement rating (8 to 10) that the Framework addresses the issues, while 52% provided a neutral agreement rating (4 to 7). The remaining one-quarter (25%) of respondents provided a low agreement rating (1 to 3) that the LUF addresses the issues facing Alberta today. The mean agreement rating was 5.47 out of 10. Please note that the agreement rating scale was reversed in this question. See Figure 9, below.

Figure 9

Agreement that Framework Addresses Land-Use Issues Facing Alberta Today



n=708

Respondent subgroups significantly more likely to indicate that the LUF **addresses all issues** facing Alberta today (8 to 10) included:

- Respondents that indicated the LUF was easy to understand (43% versus 4% that found it difficult to understand and 11% that were neutral);
- Those that resided in a municipal district or county (27% versus 20% of those living in a city); and
- Respondents with a college education (34% versus 21% of those with a university education and 17% of those with a post-graduate education).

Table 34

Overall, do you feel the Draft LUF addresses the land-use issues facing Alberta today?										
Percent of Respondents (n=708)										Mean Rating
Did not address the issues (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Addressed all the issues (10)	
10	7	9	6	15	10	21	13	7	3	5.47

Respondents that **agreed** that the LUF addresses the land-use issues facing Alberta today were asked why they provided that rating. Of those that provided a response (n=103), 15% of respondents indicated that the environment, wildlife, parks or climate needs to be protected and monitored, 13% commented that language of the agreement is too vague, lacks teeth or needs legislation, and 10% indicated they had no issues or were happy with the LUF the way it is. Table 35 lists responses provided by at least 3% of respondents.

Table 35

Why do you feel that way?	
Base: Respondents that AGREED (8,9,10) that the LUF addresses the land-use issues facing Alberta today and provided a response.	Percent of Respondents (n=103)*
Need to make sure that the environment/wildlife/parks/climate is protected and monitored	15
The language of the agreement is too vague/lacks teeth/needs legislation	13
No issues/happy with the way it is/good start	10
Plan needs to be implemented sooner/need an interim plan/concerned about development before plan starts	7
Need detailed plans/clear objectives/timelines	7
Unsure if the government will implement this/government will cave to industry/has a poor history of land management	6
Unsure of how targets/objectives are developed/implemented	4
Need to address food management in land-use/protect ranchers/farmers/farmland	3
Make sure all Albertans have an equal say/have a democratic system	3
Need to allow for changes to occur as they arise	3
Need to look at public transit initiatives	3
Look at how this plan will affect cities planning/economies/urban sprawl	3
Find a way to develop sustainable communities based on IRM (unspecified)	3
Other mentions (2% of respondents or less)	37
Don't know	7

*Multiple mentions

Respondents that were **neutral** and provided a response (n=282) most frequently commented that the environment, wildlife, parks, or climate needed to be protected and monitored (24%) and that the language of the agreement is too vague, lacks ‘teeth’ and that legislation is needed (23%). Seventeen percent (17%) of respondents indicated that the plan needs to be implemented sooner, that an interim plan is needed, or that they were concerned about the development before the plan starts. See Table 36, below, for responses provided by at least 3% of respondents.

Table 36

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the LUF addresses the land-use issues facing Alberta today and provided a response	Percent of Respondents (n=282)*
Need to make sure that the environment/wildlife/parks/climate is protected and monitored	24
The language of the agreement is too vague/lacks teeth/needs legislation	23
Plan needs to be implemented sooner/need an interim plan/concerned about development before plan starts	17
Unsure if the government will implement this/government will cave to industry/has a poor history of land management	12
Need detailed plans/clear objectives/timelines	10
Unsure of how this system will work/won't know until put into practice	6
Look at how this plan will affect cities planning/economies/urban sprawl	6
Need to look at the big picture/towards the future/will affect all Canadians	5
Unsure of how to get all parties to agree/how regions will integrate	5
Unsure of the appeals process	4
Make sure all Albertans have an equal say/have a democratic system	4
Need to re-examine the industrial development	4
Need to have a system that keeps growth/development in check	4
Unsure of how targets/objectives are developed/implemented	3
Need to address food management in land-use/protect ranchers/farmers/farmland	3
Need to look at the different needs of the various regions/cities/sub-regions	3
Rural areas need more attention/look at rural social and economic issues	3
Concerned with the impact of abusive recreation/ATVs/snowmobiles	3
Unsure if there is enough funding/resources made available to make this work	3
Other (2% of respondents or less)	38
Don't know	4

*Multiple mentions

Respondents that **disagreed** that the LUF addresses the land-use issues facing Alberta were asked to indicate why. Of those that provided a response (n=138), 19% felt that the language of the agreement is too vague, lacks ‘teeth’ or that legislation is needed and 14% noted the need to make sure the environment, wildlife, parks or climate is protected and monitored. See Table 37, below, for mentions provided by more than 2% of respondents.

Table 37

Why do you feel that way?	
Base: Respondents that DISAGREED (1,2,3) that the LUF addresses the land-use issues facing Alberta today and provided a response	Percent of Respondents (n=138)*
The language of the agreement is too vague/lacks teeth/needs legislation	19
Need to make sure that the environment/wildlife/parks/climate is protected and monitored	14
Unsure if government will implement this/government will cave to industry/has a poor history of land management	9
Need to look at the big picture/towards the future/will affect all Canadians	7
Plans need to be implemented sooner/need an interim plan/concerned about development before plan starts	6
Not enough emphasis on water/drainage issues/groundwater	5
Need to look at the different needs of the various regions/cities/sub-regions	4
Unsure of how this system will work/won't know until it is put into practice	4
Make sure all Albertan's have an equal say/have a democratic system	4
Need detailed plans/clear objectives/timelines	4
Need to address food management in land-use/protect ranchers/farmers/farmland	4
Oil sands should be the top planning priority	4
Need to have a system that keeps growth/development in check	4
Look at how this plan will affect cities/planning/economies/urban sprawl	4
Need to keep land-use planning at the local level	4
No issues/happy with the way it is/good start	3
Need to re-examine the industrial development	3
Need an oversight to the sale of public land/need to have a plan for selling crown land	3
Other (2% of respondents or less)	37
Don't know	5

*Multiple mentions

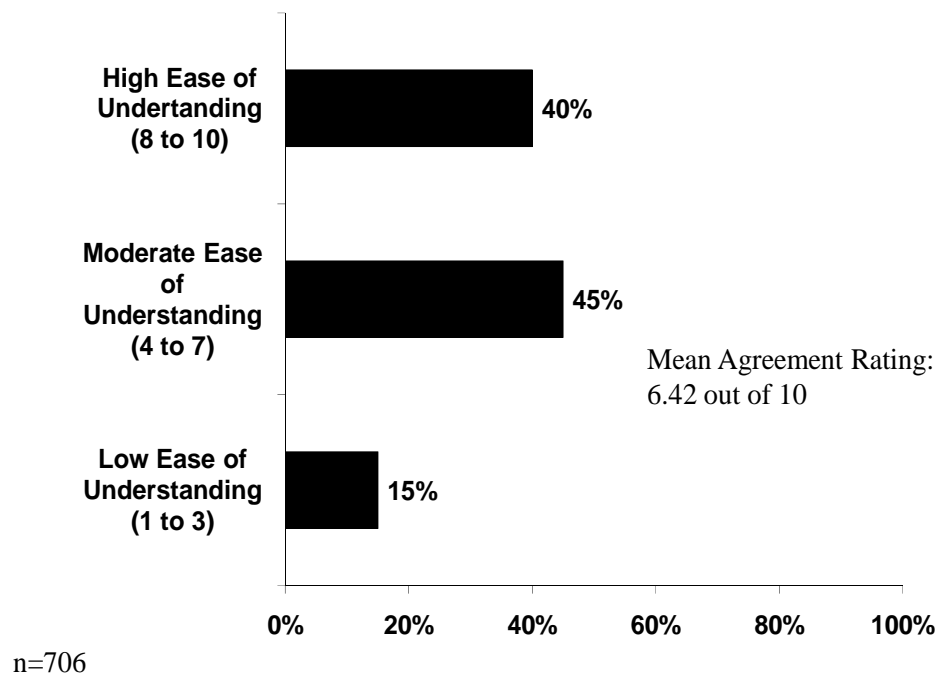
Respondents that were unsure, had no opinion or did not provide a response (n=8) commented that there was not enough emphasis on water, drainage or groundwater issues (3 respondents).

Ease of Understanding the LUF

Respondents were asked to rate the overall ease of understanding the LUF. As illustrated in Figure 10, below, 40% of respondents indicated a high ease of understanding the Framework (8 to 10), while 45% indicated a moderate ease of understanding (4 to 7) and 15% indicated a low ease of understanding (1 to 3). The mean agreement for the ease of understanding the LUF was 6.42 out of 10.

Figure 10

Overall Ease of Understanding Draft Framework



Respondent subgroups significantly more likely to indicate that the LUF is **easy to understand** (8 to 10) included:

- Respondents that highly agreed that the LUF addresses the land-use issues currently facing Alberta (75% versus 31% that disagreed and 28% that were neutral);
- Those residing in a municipal district or county (48% versus 39% of those living in a city and 33% of those living in a town or village); and
- Respondents with household incomes of \$100,000 or greater (47% versus 33% of those with incomes less than \$60,000).

Table 38

Overall, how easy or difficult did you find the Draft LUF to understand?										
Percent of Respondents (n=706)										Mean Rating
Very difficult to understand (1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	Very easy to understand (10)	
3	3	8	8	12	11	14	18	11	10	6.42

Respondents that **agreed** that the LUF was easy to understand and provided a response (n=149) most frequently commented that the LUF was very easy to understand or was straightforward or concise (37%). Some respondents commented that while the LUF was easy to understand, they felt it was vague or lacked detail or information (20%) or they had questions about the implementation plans or the end results (12%). See Table 39, below, for comments provided by at least 3% of respondents.

Table 39

Why do you feel that way?	
Base: Respondents that AGREED (8,9,10) that the LUF was easy to understand.	Percent of Respondents (n=149)*
Was very easy to understand/very straightforward/concise	37
Easy to understand but is vague/lacks detail/need more information	20
Easy to understand but have questions about implementation/end result/lacks a plan	12
Is a logical plan	4
Was repetitive but easy to understand	3
May be difficult to understand if not in that field/not well informed of issues	3
Other mentions (2% of respondents or less)	9
Don't know	19

*Multiple mentions

Respondents that were **neutral** that the LUF was easy to understand were asked why they provided that rating. Of those that provided a response (n=189) 34% indicated that the LUF was general, broad, vague or did not include enough detail, 19% felt that they didn't understand how the plan would be implemented or put into practice, and conversely 18% commented that the plan was easy to read or understand, particularly in comparison to old policies. See Table 40, below, for responses provided by at more than 2% of respondents.

Table 40

Why do you feel that way?	
Base: Respondents that were NEUTRAL (4,5,6,7) that the Land-use Framework was easy to understand.	Percent of Respondents (n=189)*
Was very general/broad/vague/not enough detail	34
Don't understand how the plan will be implemented/put into practice/unsure of the result	19
Easy to read/easier to read compared to old policies/had no issues	18
Plan is still in the early stages, will become clear later	11
Was too political/too politically correct/asked questions they wanted answers to	8
Was very difficult to understand/difficult terms/concepts	6
Can be interpreted a number of ways	5
Was difficult to understand if not in that field/well-informed of issues	4
Needed more facts/examples	4
Other (2% of respondents or less)	8
Don't know	10

*Multiple mentions

Respondents that **disagreed** that the LUF was easy to understand and provided a response (n=80) most frequently indicated that the LUF was too general, broad, vague or lacked detail (38%), that they did not understand how the plan would be implemented (26%) and that the LUF was difficult to understand or had difficult terms or concepts (18%).

Table 41

Why do you feel that way?	
Base: Respondents that DISAGREED (1,2,3) that the Land-Use Framework was easy to understand	Percent of Respondents (n=80)*
Was very general/broad/vague/not enough detail	38
Don't understand how the plan will be implemented/put into practice	26
Was very difficult to understand/difficult terms/concepts	18
Was easy to understand	13
Was too long/too many words	6
Was difficult to understand if not in that field	6
Was too political	5
Should have included who the lobby groups are/see who is involved	4
Did not include any examples	3
Should include graphs/tables/figures/maps	3
Other (2% of respondents or less)	2
Don't know	4

*Multiple mentions



Respondent Profile

Table 42

**Public Survey: Analysis
of Findings**

Demographic Profile of Survey Respondents	
Base: Respondents that provided a response	Percent of Respondents
Gender (n=749)	
Male	54
Female	37
Not stated	8
Age (n=699)	
18 to 24 years	4
25 to 34 years	14
35 to 44 years	15
45 to 54 years	25
55 to 64 years	26
65 years and over	16
Household Composition (n=681)	
Children under the age of 15	22
No children under the age of 15	77
Community Type (n=701)	
Urban	46
Suburban	13
Rural	40
Municipality Type (n=706)	
City	49
Municipal district or county	29
Town or village	20
Other	2
Level of Education (n=691)	
Some or completed elementary	<1
Some high school	3
Completed high school	4
Some college, vocational or trade school	7
Completed college, vocational or trade school	14
Some university	9
Completed university (Bachelor's Degree)	32
Post graduate/professional school (Master's Degree or PhD)	30

Table 42 Con't

Demographic Profile of Survey Respondents	
Base: Respondents that provided a response	Percent of Respondents
Number of Years Residing in Alberta (n=686)	
Less than 20	20
More than 20	78
Mean number of years	36.4 years
Household Income (n=645)	
Under \$10,000	2
\$10,000 to less than \$20,000	4
\$20,000 to less than \$30,000	5
\$30,000 to less than \$40,000	6
\$40,000 to less than \$60,000	17
\$60,000 to less than \$80,000	14
\$80,000 to less than \$100,000	16
\$100,000 and over	34
Primary Land-use Activity (n=749)	
Residential landowner	40
Agricultural landowner/tenant	26
Recreational land-user, including hunting/fishing/hiking/camping	16
Directly employed with oil and gas industry	9
Directly employed with agriculture	8
Directly employed in guiding/outfitting/trapping	7
Natural land/conservation area/environmental consultant/biologist	5
Directly employed in forestry	4
Directly employed with eco-tourism/outdoor education	2
Commercial landowner	2
Recreational landowner, including hunting/fishing/hiking/camping	2
Municipal land/municipal government	2
Educational/student/research/consulting	2

3. PUBLIC SUBMISSIONS: SUMMARY

The following section provides summary highlights of the written submissions. This summary is organized by sector categories.

3.1. General Public

1) Private Citizen

- Modifying communities, which is the goal of the LUF, requires cooperation between provincial and municipal governments as well as a specified budget to ensure effective implementation of new plans.
- The Secretariat, proposed in the LUF, will be very influential position outside the legislature. Bureaucrats and advisors in other provincial departments may not be willing to soften their position on issues covered in the LUF.
- The LUF has no mention of land reclamation which will result in an incomplete cumulative effects management approach.

2) Private Citizen

- The LUF suggests that the Cabinet Committee will have the most decision-making influence in the regional plans. This implies that land-use planning will be ultimately driven by political agendas rather than clear rules.
- The main responsibility for developing regional plans rests with a Secretariat reporting to Cabinet Committee, with no mention of any legislation that would put this body at arms length from the political process.
- The current approach to the governance structure suggests that land-use decisions should remain tightly under centralized, political control. This is counter to the idea of having clear land-use rules that would give local landowners assurance of their livelihood in the future.
- The order of the desired outcomes needs to be reversed (pg13 of the LUF). The current order suggests that Albertans will be happy if they are employed and making good money which may lead to a re-election of the current political party. This attitude does not reflect the reality of life in the twenty first century.
- The statement ‘reasonable and timely access to these resources will be ensured’ (pg 13 of the LUF) is a business-as-usual statement, and indicates that the fundamental attitude toward land-use will be no different than what has occurred in the past decade.
- The suggested outcome of liveable communities makes no connection between the quality and health of the land and a community’s culture. This essentially implies that a culture of stewardship within rural communities is not critical to protecting the environment or the benefits it provides.
- Statements regarding purpose of public lands are inconsistent.

- There is no indication that regulatory regimes will be changed to accommodate meaningful consideration of environment or society, beyond the usual goal of maximizing royalties.
- Desired outcomes for the environment are large and laudable enough, but vague and unsupported; the desired outcomes for communities are minimal.
- In the LUF, there is an assumption that unlimited oil and gas development optimizes value for the broadest number of Albertans. Such a valuation is very limited in scope: It erodes our environment, adversely affecting water, land and air, and exacerbates climate change; it adversely affects other economies and makes society the servant of the energy economy.
- The notion of business as usual and a ‘tipping point’ managed only by better practices, technology, and a public relations campaign in praise of the oil sands, is not enough.
- The overheated energy economy in Alberta makes diversification less likely, due to factors including inflation, shortage of labour, and high input costs that make it difficult for people to stay in agriculture, or begin other businesses.
- It will not be possible to maintain or enhance the ‘life supporting capacity of air, water, land and biodiversity’ if the economic outcomes are the goals of the land-use planning exercise.
- Nowhere in the LUF is there any policy or real proposal to actually manage land for its intrinsic value.
- Soil fertility is unlikely to occur unless we change how we manage our economy and champion local high-quality organic farming, not under threat to industrial encroachment.
- The quality and quantity of ground and surface water will be protected only if we protect water by recognizing the effect of the energy industry.
- Alberta’s greenhouse gas emission strategy is ineffective and will change only with significant change in political, economic and religious ideology.
- Nothing in the LUF is designed specifically to minimize waste or ensure biodiversity and abundance of native species and their natural habitat is maintained.
- One of the essential social outcomes should be being able to plan our own landscapes, in partnership with various levels of government, based on a valid and logical hierarchy of principles ensuring that the economy is a subset of our society.

3) Private Citizen

- The LUF is misleading as the thrust of the proposed framework is predicated on the assumption that the future will resemble the past and that economic activity that sustained economic prosperity in the past will sustain into the future.
- The LUF does not express any concern about a carbon-constrained future.

- The proposed framework is incomplete as there is nothing about the city-region's needs in terms of health and welfare.
- The Province's objective is to promote liveable communities for all Albertans; yet current-year funding for Calgary's plan to end homelessness will probably fall behind.
- The proposed framework does not address global warming or the possibility that we've seen the end of cheap energy and only pays lip service to the need to reduce greenhouse gas emissions and air pollution. The LUF needs to incorporate solutions to these problems.
- The cumulative effects management strategy proposes that various limits would be established within which industry would be free to innovate. There is no mention of how limits will be established on cumulative effects in areas where there is both industrial development and outdoor recreation.
- Analysis of cumulative effects is an integral step in preparation of an Environmental Impact Statement; however there is no mention if the proposed cumulative effects management strategy will replace ERCB's IL 98-9 protocol. This protocol outlines a number of requirements, including an environment assessment that provides a description and analysis of the significance of environmental, economic and cultural impacts including regional, temporal and cumulative effects.
- The province should protect certain areas as wildland provincial parks. Immediate action to protect/conservate Alberta's national treasures must occur even if the proposed framework is not adopted.
- The Province does not have a 'formal budget' for building non-motorized trails, however, the proposed framework says the Province is going to 'enable a variety of recreational opportunities'. More details are required on how this can be possible.

4) Private Citizen

- The LUF should clearly address areas of ambiguity including the changes in legislation, government programs and municipal planning that will be expected.
- The strategies to protect water quantity are ambiguous and need to be clearly detailed. As well, the statements regarding municipal roles are confusing; there needs to be a clear relation between role of municipalities and roles of regional plans.
- There are several details, such as who will be responsible for monitoring and reporting, as well as clear meaning of 'life supporting capacity' and 'land-use efficiency' that need to be addressed in the LUF.

5) Private Citizen

- The LUF does not address the need to preserve agricultural land in the Capital Region. As well, the LUF needs to mention what the Government of Alberta's actions will be in protecting the province's prime agricultural land in Alberta.

6) Private Citizen

- Preservation of prime agricultural land needs to be a part of LUF and the Government of Alberta should identify areas for permanent agricultural zoning.
- Preoccupation with “fossil fuel” production, resulting in tremendous pressure to change zoning of agricultural land into industrial or residential land, has shifted our mentality away from the importance of “human fuel” production.

7) Private Citizen

- Protect the historical aboriginal places of worship as this is a duty of not only Aboriginal people but also the citizens of Alberta. Strike a balance between saving trees and saving the landscape.
- Preserve the scenic value of the Eastern Slopes of the Rockies as part of new cultural policy and land-use policy framework.
- Consult with the Minister of Energy regarding upcoming decisions of the EUB/ERCB on the application of Shell Canada to drill a well site a few yards from an Aboriginal place of worship.

8) Private Citizen

- The LUF should have a mechanism in place to ensure that:
 - Approved density transfer programs will have true conservation value.
 - Development will occur in areas deemed to be appropriate, by an independent party, with existing infrastructure and secure water supplies.
 - The general public will have the opportunity to participate in both the planning and implementation of the programs.
- Transfer of Development Credits (TDC) - the following guidelines must be part of any TDC program:
 - The ‘sending area’ must have a higher environmental value in meeting the goals of the TDC system and an existing lower density of development than the ‘receiving area’. The ‘sending area’ includes areas worthy of protection such as large unfragmented agricultural land, native grasslands, wildlife habitat, wetlands, scenic vistas, and ecologically significant sites. Conservation easements held by a conservation land trust must be placed on the ‘sending area’.
 - ‘Receiving area’ and associated increased density should be located adjacent to or within existing or planned towns or cities. The location for the development must integrate with regional planning criteria. Adequate infrastructure, including a defined, secure water supply, is critical to defining the ‘receiving area’.
 - The TDC program must be developed by the local government in a comprehensive manner that is understood and supported by the community.
 - The TDC program should be structured to allow participation by numerous landowners in the area and it should involve a conservation land trust organization.

- The TDC plan should be structured as an incentive system. If viewed as confiscatory it would invite court challenges and not gain the support of rural landowners.

9) Private Citizen

- Protect Castle Mountain, Milk River Ridge, Native Reserve Habitat, and Suffield Habitat.

10) Private Citizen

- Ensure resource strengths are intact and viable for years to come in order to produce diverse food products that are locally accessible and sustainable (to maintain our economic independence).
- Preserve clean water, through the ecological management of watersheds of the Eastern Slopes and the source waters of all Alberta waterways.
- The LUF should recognize the landscapes that support the production of Alberta beef and ensure that ranching maintains a sustainable and productive economy.
- The LUF needs to address the conflict between multi-use stakeholders in Alberta's rural lands.
- The LUF should be able to reduce the need for the NRCB and the ERCB to have to make land-use decisions.

11) Private Citizen

- Responsibility for joint regional management does not seem to have the support in existing legislation. Co-ordination of these responsibilities under legislation will be required. Jurisdictional authority for issues that affect land, water and air use still appear to be "siloed" in several ministries.
- The authority of the Regional Advisory Council (RAC) is unclear. The LUF does not indicate how the WPACs' work on developing watershed management plans will co-ordinate with the work of the RAC.
- It is unclear how the Clean Air Strategy and the Cumulative Effects Regulatory Framework fit with the LUF. As well, there is no clarity on how the LUF will address all the integrated management that is currently going on and how this will affect initiatives like SREM.
- To monitor the triple bottom line of social, environmental and economic well being, there needs to be a better definition of the metrics to be used to determine the success of LUF such as the Genuine Progress Indicator (GPI).
- There has to be absolute transparency on decisions and actions and a mechanism to allow regions to set their development priorities, even if this means restrictions on other types of development.
- There needs to be a better mechanism developed to handle conflict between surface and subsurface users.

12) Private Citizen

- The language used suggests that business and non-renewable resource development operations will continue to have the provincial government's

bleasing to conduct business as usual with little regard for protecting the natural environment.

- No corporations should be allowed to operate within protected areas or lands with high conservation value.
- The notion of ‘tradable disturbance rights’ is incorrect. Acquisition or protection of a similar resource in another area is not an effective way to manage our resources in a sustainable manner. Rather, if a resource is deemed valuable and worthy of conservation, legislation should continue protecting it from development of any type.
- ERCB consistently approves corporate proposals at the expense of environmental protection and the health and well-being of local citizens. There is a need to specify the impact that the LUF will have on the decision-making authority of the ERCB.
- There is a lack of provincial leadership and regulation regarding the responsible use of off-road recreational vehicles. The devastating impact that such vehicle-use has on the land, wildlife and water quality can be seen in areas like McLean Creek. The LUF needs to address the legislative impact the LUF will have on preventing further environmental degradation from the use of off-road recreational vehicles.

13) Private Citizen

- The six RACs set some good outcomes but it will fail in the end because the locally elected officials will still have too much decision-making power. The LUF does not address developing compliance requirements.
- The LUF suggests that development takes precedence over land-use and the environment. Prime farmland is being eaten up by residential, industrial and commercial development while water resources are being mismanaged and degraded. The proposed framework will not change anything.
- Nothing is being conserved for future generations, as self-centeredness and greed rule supreme in this province.

14) Private Citizen

- Priority actions listed in the LUF include Calgary, Edmonton, southern Alberta and northeast Alberta. However, Yellowhead County does not fall within these areas where there is a real push for development in the Athabasca River Valley which will go ahead before the “Land-use Framework” is implemented in this region.
- With the development of tourist nodes, such as Brule, Entrance and Overlander, trails will no longer exist. Flora and fauna will also be negatively impacted to an unacceptable level.
- The LUF mentions ‘a land stewardship ethic mindful of consequences for future generations’, which is not the case in the proposals for the three tourist nodes, namely Brule, Entrance and Overlander.
- The general public was unaware of the proposed lack of public access to Kinky and Wildhorse Lakes. There must be more ‘collaborative and

transparent' sharing among all interested parties, including the general public.

- There is a need to protect against 'urban sprawl' and the nodes and surrounding areas must be protected for the use and enjoyment of future generations by some sort of 'park' or 'protected' status.
- The LUF states that 'Albertans, land owners, land-users and governments will work together. Decision-making processes will be open and inclusive'. This has not happened with these nodes.

15) Private Citizen

- The timeframe given to provide input in the LUF is far too short.
- There has been very little consultation with private landowners such as farmers. Alberta's farmers have been responsible for the land for more than a century and have proven to be the best stewards, Therefore, no other group should tell farmers how to use the land they care for and love other than their peers.
- The LUF will become a huge bureaucratic body that will cost tremendous amounts of tax dollars and not accomplish the desired result.
- There is a need to encourage more hunting, not less, because of over population of deer and elk and there should not be a charge for hunting as proposed in the framework.

16) Private Citizen

- The proposed land-use framework will take approximately four years to implement. According to Calgary Regional Partnership planning, the proposal of making the Green Belt area will lead to problems for the developers whose land falls in the Green Belt area. In such a context the concerns are:
 - How will the developers deal with the circumstances arising where a mortgage or loan on a property has been given by the lender on the basis of future developable land, as per the area structure plan?
 - How are we going to deal with the accumulation of loan payments and ongoing debt accumulation?
 - Is there a compensation package in place to relieve the potential foreclosures?

17) Private Citizen

- The LUF will be overseen by a Cabinet Committee, but there is no talk of legislation which would create a concrete groundwork for this committee to work from but only a policy that can be changed, ignored or revised over time.
- There is a reference to appeals in the LUF, but it leaves out the most important group, Albertans that do not approve of what is going to happen. There needs to be a provision that takes a survey of adjacent landowners to proposed major developments or an avenue to appeal developments when they occur.

- The proposed framework mentions provincial policy gaps, however the language is vague, there is no time framework, and there is no legislation to back it up.
- The framework mentions ‘responsibilities of land-use’, but nowhere is there a mention of a department that will protect the rights of recreational developments, such as cottages or cabins.
- There is talk about ‘respect for private property rights’ in the LUF, however, adjacent public land is being disturbed when companies propose work on a lake. There needs to be legislation against the use of natural water bodies as tailing ponds and dumping grounds.
- Policies need to be linked together and given the backing of legislation. There needs to be a clear outline of how local communities and concerned citizens can have input into setting and developing Alberta’s land-use and environmental objectives.

18) Private Citizen

- The LUF has taken a positive step in stating that Aboriginal people will be consulted and included in planning and implementing the strategies. Furthermore, the LUF has addressed the whole tar sands area which will receive special attention in terms of maintaining a viable industry while addressing the concerns about infrastructure and social support systems.
- The proposed framework is impressive and is a progressive, inclusive and clearly laid-out plan to ensure the sustainability of Alberta’s resources.

19) Private Citizen

- The Land-use Planning Act should be implemented soon.
- The Act should contain provisions for legislation that integrates current proposed strategies including Water for Life, Clean Air, the Comprehensive Energy, and the Biodiversity Strategy.
- Policies that oversee every government department, including Alberta Energy, should be addressed.
- Policy that contains measures for how planning decisions will be made and that clearly spells out objectives and intended land-use goals should be addressed.
- Policy that allows for public input and transparency should be included.
- The act should contain provisions for establishment of a Cabinet Committee, land-use authority and publicly-appointed RACs.
- Policy that includes legislation of a strict compliance and enforcement mandate that includes consistent environmental monitoring and analysis should be implemented.
- Interim provisions and moratoriums between now and the LUF implementation by 2010 should be made.
- The Act must contain provisions for policy that includes a legal-appeals process to a publicly appointed committee.

20) Private Citizen

- Oppose the continuation of a land management regime that believes that we can have all forms of activity/development on the landscape and not seriously compromise critical resources such as clean water, soil, native vegetation and wildlife.
- Strongly support the new LUF and its emphasis on regional planning based on cumulative effects. However, without the strong support of MLAs and cabinet as well as proper funding, the implementation of the framework may slip.

21) Private Citizen

- The province forces municipalities to develop cluster-type subdivision they can annex. This would fit seamlessly into the rural area that they annexed. In a free market society why should one be forced to choose between high density urban and high density rural?
- Land is set up as an agricultural easement and developers pay through development credits to keep it that way. Why should developers in an area have to shoulder the costs, why not the general public if it is their interest?
- Will support a land-use plan that benefits all Albertans and not just few interest groups.

22) Private Citizen

- Support the establishment of land-use regions based on watersheds and the development of regional land-use plans with which municipalities and provincial departments would be required to comply.
- There is concern for the way in which the compliance of municipalities and provincial departments will be achieved: the unspecified appeal process will be of great importance.
- The development of a RAC is of concern. A purely appointed Council is unlikely to have the popular support and influence to overcome objections by elected councils of the constituent municipalities, whereas a Council dominated by representatives of the municipalities may have difficulty focusing on the bigger picture. Elected representatives would have the merit of immediately creating a higher profile for Councils that have major challenges ahead of them.

23) Private Citizen

- The LUF should consider designating a 7th region that would encompass, and integrate the management of all the watersheds along the Eastern Slopes. This would have the advantage of concentrating the necessary expertise to coordinate the management of use, access and wildlife of this vital region.
- There is a need for provisions to identify and create legislation for newly protected areas and parks. Currently, provincially-designated natural areas still do not have any legislation, regulations or proper management plans to protect them.

- Better land, water and wildlife protection measures should be started immediately in oil sands regions.

24) Private Citizen

- Concerned and angered that the public has been kept in the dark about how much of public land, including tax recovery lands, has been given away without any discussion with Albertans about the value of leaving at least the most ecologically valuable ones as a public trust for the benefit of future generations of Albertans.
- Global warming predictions say that our area will suffer severe droughts and water shortages in the near future yet the provincial government has done nothing to protect the areas of our province which store carbon and water.
- Demand for full public disclosure and public review on the sale of all Government of Alberta administered lands, as well as for the development of a provincial prairie and parkland conservation strategy that includes:
 - Identification of all ecologically significant lands administered by Government of Alberta and examination of the need for prairie conservation and endangered species protection.
 - An open process so that all Albertans are able to participate.
 - Formal legislated protection of lands that the people of Alberta want preserved in perpetuity.
- Definition of sustainability in LUF is vague and all proposals in the LUF are sitting on a shaky foundation.
- The LUF makes no mention of ever enshrining the LUF in law. The ‘formal governance structure’ mentioned in the LUF must have the strength of law in order to avoid ‘turf wars’.
- The Government of Alberta’s climate change plan does not promise any real reduction in greenhouse gases and other pollutants until long after the planet will have passed several major tipping points predicted by the intergovernmental panel on climate change.
- There is concern that policy changes will not occur fast enough to prevent serious loss of ecosystem function which will impair Albertans’ abilities to adapt to climate change.
- The LUF does not provide for interim measures to stop the land grab that is sure to happen the moment the LUF’s effects on various interest groups become apparent.
- The meaning of ‘smart growth’ is unclear.
- The new LUF must do more than ‘complement’ Water for Life, Clean Air Strategy and the Climate Change Strategy; the framework must encompass and absorb them into a functioning unit.
- No clarity on composition, necessity and effectiveness of forming a Cabinet Committee, Land-use Secretariat and RAC.
- The LUF must consider inflation and the dollar costs of restoration in the future.

- Unhappy with the appeal mechanisms.
- The land-use governance system seems to be lot more bureaucratic, unwieldy and inefficient than what would be necessary.
- TDC and land conservation offsets have value and the benefits will depend on how this is done.

25) Private Citizen

- The decision-making flowchart is unclear and difficult to follow. Does the Cabinet Committee, with support from Secretariat, send policy priorities down to RAC?

26) Private Citizen

- There are concerns regarding the level of seriousness with which municipalities are required to incorporate the LUF in their municipal development planning.

27) Private Citizen

- The timeline for Aboriginal consultations is very aggressive.

28) Private Citizen

- Ponoka, Lacombe and Red Deer should be included in the South Central region rather than the South, as it would balance the populations of the two most highly populated areas (the South already has Calgary, Lethbridge and Medicine Hat).

29) Private Citizen

- There is concern over the amount of good, arable land being buried by small acreages, roads etc.
- Propose a land freeze on all arable land in a similar manner that is classified as environment sensitive.
- Very concerned about the amount of good food needed to feed future generations that is being turned into biofuel.

30) Private Citizen

- Do not allow prime farm land to be used for the petrocan upgrades, urban sprawl or any individual use.
- Need to halt misuse of productive farms.

31) Private Citizen

- Concerned that the Government of Alberta is putting short-sighted economic gains before long-term quality of life.
- The government's efforts and money should be channelled towards sustainable renewable energy sources and viable mass transit options.

32) Private Citizen

- There is a need to do something about the loss of prime agricultural land in Alberta.

- Calgary's Brad Stelfox, an expert in ecological modeling, believes that in 2015 the land between Edmonton and Calgary will be one continuous ribbon of industrial and residential land as a result of the provincial government's lack of vision and sense of stewardship.
- Alberta has been doing everything, everywhere with no overarching plan.
- What Alberta does land wise affects the entire country because three quarters of Canada's dependable agricultural land is concentrated in Alberta, Saskatchewan and Ontario.
- There is a feeling of a 'lack of government leadership'. There is a need to move from being a money-centred society to one that invests in things that sustain life.

33) Private Citizen

- It is a positive step that Alberta is moving towards developing a province-wide recycling program for packaging and printed materials, including disposable plastics.
- The Government of Alberta should move towards encouraging the packaging industry in Alberta to adopt biodegradable materials wherever possible.
- Glad to see that the Government of Alberta is taking steps to ensure that off-highway vehicle use occurs in a responsible manner.
- Albertans should start thinking about how to help with pollution reduction by reducing the use of irresponsible 'recreational' machines in use.

34) Private Citizen

- Do not support the establishment of a provincial park in the Twin Butte area.
- There is a need for wise management of public lands. The main concern is the possible elimination of cattle grazing in the mountain canyons. It is important to allow cattle to graze in public lands to help with grass management, reduction of forest fire risk and consistent monitoring of the sensitive area.

35) General Comments from the Public:

- The LUF is a well organized package of information and easy to read.
- A number of brief positive and congratulatory messages on the LUF from individuals and various organizational sectors.
- A number of correspondents indicated that they look forward to working with the framework as it will help us look to the future with more confidence.

3.2. Sectors

Rural Municipal:

1) County

- There is agreement that strong provincial leadership is critical to the success of the province's land-use planning and resource management.

- Consistency, particularly with respect to regulation of development and uses within the headwaters of the watersheds, is important.
- A 7th region should be created that would contain the Eastern slopes area extending from Yellowhead County south to the municipal district of Pincher Creek. This would provide a consistent approach and application of land-use principles standard to most watersheds in the Province.
- Given the number of stakeholders that will be involved within the regions, there is a concern that the perspective of municipal elected official will be lost or significantly diminished. The municipal-elected officials must be intimately involved in the preparation of the regional plan while maintaining current decision-making authority.
- No regional plan should be approved without broad support from municipalities within its boundaries.
- There is no real accounting of the anticipated costs of the new processes and increased budget commitments required from the various levels of government. Other planning options need to be evaluated from a cost-accounting perspective.
- The planning document screams bureaucracy and process.
- The critical planning need has been represented very well, however the provincial/municipal economic need has been given a very short shift.
- There is a need for considerable consultation and dialogue as the details around the planning and regulatory components of the Framework are developed.

2) Association

- Request that Sustainable Resource Development and Alberta Environment enact legislation that would obligate the owner of an abandoned pipeline to remove and reclaim the pipeline as a part of the abandonment process, thus removing the potential of environmental contamination of land owned by municipalities and individual owners.
- Establish a stakeholder committee to identify guidelines regarding abandoned pipelines to maximize surface land-use opportunities for future generations.
- Requests that the provincial and federal government take full responsibility and immediate action to mitigate damage, and speed recovery, from devastation caused by the Mountain Pine Beetle on all affected areas, whether in the Green Zone or White Zone, while doing so in a manner consistent with respectful, sustainable forest values.
- Request that Alberta Environment include all oil and gas drilling and all seismic operations in the development of standard procedures and reporting requirements for baseline testing of well water.
- Details surrounding implementation of the six strategies in LUF is very limited.
- Concerned that the RAC may not include adequate municipal representation.

- Concern over lack of dispute resolution mechanisms.
- The LUF should include a mechanism in legislation to provide regional representatives the right to re-address the plan outside of the formal review timelines.
- Training and communication plans need to be clear regarding implementation of the proposed cumulative effects management system.
- Strategies for conservation and stewardship must include input from affected stakeholders, including municipalities.
- The integrated information system should collect only relevant information upon which decisions will be made.

3) Municipal District

- The size of the regional area proposed for Southern Alberta and the magnitude of issues that result are a cause for concern. Thought should be given to the size of the proposed regional areas.
- Concerned that the RAC will be made up of appointed members that make recommendations to the Land-use Secretariat which will become public policy. This would result in elected municipal officials being bound to the LUF policies, a deviation from current democratic practice.
- Concerned that with the adoption of the LUF, municipalities will no longer be able to make land-use decisions or establish land-use policy without consideration of regional plans.
- An orderly system of trading needs to be established that connects the land steward directly with those requiring use of such instruments.
- Cumulative effects management in the LUF is in reference to environmental issues. There exists concern on whether the measurement of cumulative effects will be limited to environmental issues or if consequences will be measured for cross boundary impacts that may impact other municipalities fiscally as well.
- In regards to cumulative effects, it is unclear who will be delegated the responsibility in establishing the effects of past, current and future development and what input the municipality or public will have in evaluating the results before they are adopted as public policy.
- It is unclear how initiatives undertaken by the provincial government including Water Life Renewal, Climate Change Strategy, Biodiversity Strategy, Open Spaces, Surface rights and recent amendments to the energy and resource conservation board, will be considered in the development of regional land-use plans and cumulative effects evaluation.

4) County

- Consider creating sub-areas within each region to better address the province's vision and to reflect the nature of the areas within each region, since putting a plan together for a large area may lead to either impractical or meaningless results.

- More clarity is required on the appeal body and whether Calgary is part of the Southern Region or a separate region.
- The LUF does not describe the mechanism by which regional plans are approved other than they are approved by the Cabinet. As well, the process of approval and the public component to the process is not mentioned.
- It is unclear why private sector tools would be needed and applied on public lands to meet public policy goals.
- Inclusion of Aboriginal people in land-use planning is a laudable goal though it is not clear on how it will have an impact from a land-use perspective.
- Council is very concerned that the LUF will remove the authority and responsibility of locally-elected councils to make the land-use decisions that are appropriate to local communities.

5) Municipal District

- The Cabinet Committee overseeing the implementation of the LUF appears to have an inordinate amount of authority. The RAC and their knowledge of the area must be respected as well.
- Municipal development plans are required to align with regional guidelines that could vary considerably throughout the province. This may be perceived as an inequality, particularly for private landowners.
- It is unclear whether there will be an additional, and perhaps redundant or conflicting process for Aboriginal input.
- A major challenge will be finding common ground for the six regions, which are large and diverse.

6) Municipal District

- The Southern region outlined in the LUF is one of the largest regions proposed for the Province and contains four of Alberta's largest urban municipalities. There is a feeling that the Southern region's size, population, and diversity may cause difficulties for the provincial government in its effort to make the LUF an effective document and policy for Albertans.
- The concept of a RAC is not clear. The RAC should be a formulative body that sets priorities and makes recommendations. The RAC should not make recommendations to the Cabinet Committee, a bureaucratic body.
- There is a feeling that a mechanism must be set up to monitor cumulative effects.
- Compensation for conservation and stewardship, which benefit all Albertans and not just localized ratepayers, should come from the province not the local tax base.
- There is a need to continually build information data and have an effective on-going monitoring system.
- Any recording/reporting/monitoring/evaluation functions should be done by provincial departments or the Land-use Secretariat.

- The LUF should include a section for full provincial commitment to much needed human resources on public lands.

7) County

- There is concern that municipalities have not been consulted and were not present at the table in drafting the LUF.
- The number of regions should be increased to make planning more manageable.
- The RAC's could be complemented with provincial appointments but should not be over-weighted with these appointments as this defeats the democratic process.
- The LUF needs to identify more direct and specific outcomes.
- The process and timeframe must not be rushed. The target of 2010 appears to be a very aggressive timeline. With the magnitude and impact of issues at hand, the solutions must be completely thought out. Furthermore, municipalities should be consulted to ensure that this system is successful.
- The LUF must guarantee that the public has input at strategic points so that the final results are open, transparent and well-accepted.

8) Municipal District

- Looking forward to aligning their MD's 50-year strategy with both the LUF and the CRP Regional Land-use Plan.
- Look forward to working with the Government of Alberta and regional partners to strengthen strategic alliances that will foster responsible growth and ensure future prosperity of communities across Alberta.

9) County

- LUF has introduced a number of interesting initiatives but implementation remains unclear. There is no discussion of limits to growth. The County's own MDP addresses sustainable growth.
- Regions are very large and diverse. County is concerned about developing policy that is appropriate to sub-regions within the larger region.
- Look forward to working with the Government of Alberta and regional partners to strengthen strategic alliances that will foster responsible growth and ensure future prosperity of communities across Alberta.
- Will be looking for more policy development in order to more fully understand implications.
- Conservation and stewardship ideas do not fall within the MGA so it is difficult to understand if municipalities will have the necessary tools.
- Have questions about: appeal processes and non-compliant proposals; sprawl; economic and social aspects in regard to rural Alberta.

Urban Municipal:

Public Submissions: Summary

10) City

- The LUF should establish planning sub-regions into the very large Southern Region currently proposed in the framework.
- Clarification is required on how the public can provide input into the regional plans before they are approved.
- Clarification is required on how planning processes, already underway, will be impacted and how these will link with the proposed framework. The LUF would be strengthened if the interface between the departments of Municipal Affairs and Sustainable Resource Development were further clarified.
- Before municipal councils adopt or amend statutory plans or land-use bylaws, they must conduct a mandatory public hearing process.
- The LUF should consider a process such as advertising and holding public hearings on each regional plan before it is adopted.
- Clarity is required around the related roles and processes between the province's ministries and municipalities.

11) Association

- A formal provincial-municipal agreement should be established that includes a permanent transfer arrangement and a partnership/engagement arrangement that follows the economy of the province. This would provide municipalities with a source of predictable, sustainable revenues and would enable more effective long-term planning.
- Would like to be informed of any legislative changes that may occur.
- Requests that the Government of Alberta expand the Alberta Municipal Water/Wastewater Partnership with more funding to improve the septage receiving capability at new and existing facilities. Safe drinking water is critical to the sustainability of communities.
- Would like to encourage the Government of Alberta to develop and use alternatively-sourced electric generation through tax credits or other incentives to make power generated from renewable sources competitive with power generated from traditional sources.
- The Government of Alberta must take immediate action on climate change by providing financial support to municipalities that have developed local action plans to address climate change.
- The Government of Alberta must develop a policy and regulatory framework which factors cumulative economic, social, environmental and health impacts of multiple developments in the approval process.

12) City

- Specific provincial policy directions, with regard to urban and rural development expectations, remain unclear.

- Expects the Calgary Regional Land-use Plan to integrate seamlessly with the provincial policy directions, which will be set for the southern region by the RAC.
- Several terms, measures and proposed policies in the LUF are vaguely written and open to several interpretations.
- The proposed RACs should not be temporary, where they suggest planning policy for the region and then dissolve, but should continue to address the policy issues that will evolve over time throughout the Southern region.
- The city expects a regional servicing system to be a necessary pre-condition in the creation of the regional land-use plan.
- They request representation on the RAC.
- Land-use planning and development in Alberta may become cumbersome and increasingly bureaucratic. To avoid such a situation, the RACs will need to ensure that they only address broad land-use policy questions and allow smaller regional land planning bodies to address localized policies and issues.
- Ultimate 'end state goals' or 'capacity limits' need to be established as a basis for protecting natural capital and evaluating cumulative effects.
- The framework provides no explanation for the mechanism by which the Government of Alberta will develop thresholds, objectives, indicators, targets at the regional level and there is no confirmation that the City will be a partner in the process.
- Strongly urges the provincial government to ensure that Alberta's Aboriginal and Métis populations are fully and properly consulted and their concerns are addressed.
- The LUF should address the issue of transportation in greater detail. The relationships between transportation planning and land-use planning are not given the importance they need.

13) Town

- There would be greater overall stakeholder credibility and confidence if the planning group was initiated by Municipal Affairs, Urban Affairs or Community Development rather than Sustainable Resource Development since there appears to be a perceived or actual conflict of interest.
- The regions appear too big to be meaningfully able to give direction on the real issues.

14) Town

- The LUF aligns nicely with the Town's Strategic Sustainability Plan.
- Town is of the view that municipalities are more than 'stakeholders' in land management stewardship and that local governments need to be treated as a partner with the province.
- The LUF is vague and does not provide depth of detail to appropriately evaluate the document.

- The South Central Region is substantial in land mass and population, and would be better suited to sub-regions based on major river basins.
- Council has concern that the rural and small municipalities may not be heard, as would larger cities, in particular the Metropolitan Plan for the city of Calgary.
- The LUF does not put any emphasis or priority on farmland protection.
- With the RAC having the ability to advise on ‘Trade-off decisions’, the Town is uncomfortable and uncertain with this and feels that a more detailed definition is required.

15) Town

- The Town feels planning around major river basins would allow for more meaningful focus on issues for municipalities in our region through a smaller and more representative panel.

16) Town

- The timeline for review and comment on the LUF is insufficient.
- The Southern region is the largest proposed regional area and is so economically, environmentally and socially diverse that the development of regional plans and establishment of regional outcomes is almost impossible.

17) Planning Service

- A key concern is the large size of the proposed South and South Central regional areas. It is recommended that smaller regions or sub-regions, possibly based on sub-watershed or major river basins, would allow for more meaningful focus on relevant issues for municipalities in the area.

18) City

- It is imperative that more effective policy direction for urban development in the province be provided in the LUF.
- The term ‘sustainability’ should be used in place of ‘smart growth’, given the definition of sustainability in the LUF’s glossary. Smart growth principles would provide a more effective policy framework for municipalities to use in developing appropriate local strategies.
- Livability needs to be clearly defined beyond provincial-limited issues as to what elements of the urban environment are important for all Alberta’s towns and cities. Local policy will then be able to reflect that.
- A clearly articulated set of principles would provide a more effective framework for municipalities. High density infill development could be one of many tools a local municipality may choose to use.
- The potential timeframes for processing applications is a concern.

Urban and Rural Municipal:

19) Regional Partnership

- The Calgary Metropolitan Regional Plan that is being undertaken by the CRP and is addressed as one of the LUF's key priorities. This needs to be clearly differentiated in the SARP's terms of reference, as the Land-use Secretariat needs to recognize the importance of the Metropolitan regional plan to the overall region.
- Need to acknowledge that the metro region intends to work very closely with the larger SARP to integrate the LUF's principles and key directions.

20) Municipal User Group

- For an effective LUF, the Group feels that smaller, more representative boards from specific River Basins would have a better understanding and be more beneficial to all areas of the province.

Energy:

21) Energy Company

- Supports the purpose and goal of the LUF.
- Feels that the Government of Alberta should provide a clearer scope of the proposed LUF to increase certainty associated with industrial resource planning.
- More clarification is required on how cumulative effects management at the regional level will integrate into the oil sands regulatory approval process.
- Clarification is required on how the Government of Alberta plans to integrate the Cumulative Environmental Management Association's (CEMA) recommendation (the Triad conservation approach should be implemented as a key regional management strategy by dividing the RMWB into three zones- Intensive, Extensive, and Protected).
- Clarification is required on the impact of the proposed framework on existing mineral rights.
- The governance structure of the LUF needs to be transparent and the roles, responsibilities, expectations and authority of the Cabinet Committee, Secretariat and RACs need to be well-defined and understood.
- Clarification is required on how the current conservation offset systems on private lands offered in Alberta will integrate into the proposed LUF.
- Would like clarification on the effects the proposed LUF may have on the Alberta Biodiversity Monitoring Program (ABMI) and how the Government of Alberta will ensure the sustainability of ABMI.
- Commends the Government of Alberta for continuing to support traditional land-use studies and for incorporating traditional, environmental knowledge into the proposed LUF.

22) Energy Company

- The RACs must have representation from all sectors to promote balanced decision-making. It is not clear where the hard decisions are being made to balance social, environment, and economic factors and who ultimately has the responsibility for this.
- Cumulative effects do not perform any social engagement or economic analysis nor does Alberta Environment have that as its mandate. This needs to be addressed at the Cabinet Committee or Secretariat level.
- The RACs' mandate is not balanced as it only looks at providing advice on addressing trade-off decisions regarding land-uses and on setting thresholds to address cumulative effects. For this group to offer balance, it must include the economic impact.
- Clear specification on who has the ultimate responsibility and authority for deciding on trade-offs should be included.
- Supports the purpose of the LUF to manage growth, and sustain our growing economy while balancing this with Albertans' social and environmental goals.
- They look to the Government of Alberta for leadership and accountability in successful development and implementation of LUF.
- There needs to be strong inter-governmental coordination and dedicated staff to successfully develop and implement the LUF at provincial and regional levels.
- Conflict resolution is not addressed in the LUF.
- They agree with the meaningful engagement with Aboriginal peoples.
- There must be an integration process for the multiple policies and planning initiatives currently being developed within Alberta.
- There is no mention of involvement by the Ministry of Finance.
- It is unclear where the Alberta Treasury Oil Sands Sustainable Development Secretariat fit in the planning process. As well, there is no clarity on how CEMA and Terrestrial Ecosystems Management Framework will be integrated into the development of the Northeast regional plan.
- The Cabinet Committee and the Land-use Secretariat must ensure that the three desired Provincial outcomes (sustainable prosperity, healthy ecosystems and liveable communities) are met.
- In terms of stewardship ethics, Albertans have to be mindful of consequences for future generations while balancing the needs of today.
- The Provincial Energy Strategy must be clearly linked to the LUF.
- The provincial government must create policies that ensure that regional plans incorporate the current methods as well as future technical possibilities rather than rely on past resource types and development methods.
- All planning initiatives must be consistently aligned to achieve the overarching sustainable vision.

- Regional planning should consider all aspects of sustainability – social, economic and environmental.
- The provincial government should ensure that sufficient resources and sustainable funding is provided to establish and maintain an effective and publicly accessible information management system which monitors land-uses in the province.
- Would like to be directly provided an opportunity to have representatives involved in each RAC, specifically in regions of significant presence.

23) Energy Company

- Support the priority planning areas identified.
- Would like to see a dedicated Cabinet Committee and Secretariat that demonstrates an understanding of what is needed, in terms of governance, and will overcome the failures of previous attempts at regional land planning.
- The LUF would benefit from an elaboration on the process by which local scale planning processes will be integrated with the regional processes.
- Suitable direction from the Cabinet Committee and Secretariat to the RAC will be necessary to avoid situations where multiple objectives and stakeholder expectations cannot simultaneously be met on the same piece of land.
- The LUF needs to clarify the process by which other existing regional planning processes for air, land and water will be integrated.
- The LUF should open doors to the establishment of a provincial level advisory committee, which would be a means of viewing a region within the provincial context.
- The LUF should recognize the need for a broader consultation and engagement process to collect input prior to landing on specific thresholds.
- The use of policy instruments to efficiently accomplish land-use objectives would benefit from further dedicated engagement and consultation.
- An overhaul to existing information, monitoring and knowledge systems is necessary.
- Dedicated line agency staff in the various departments will be needed to support the development of regional plans.
- Fully in support of protected areas as a top management option to be considered. This should involve the full range of stakeholders and consider balance between environmental, social and economic values.
- Cautions against initiating work on the Northeast regional plan without the RAC in place to influence plan development.

24) Utility Company

- Requests membership on both the South-Central and Southern RACs due to current and future business interests in these areas. They will provide meaningful input and valuable insight as a key stakeholder in these regions.

25) Energy Company

- Pleased to see the Government of Alberta's approach to managing growth by integrating the environmental, economic and social needs of Albertans.
- Supports and recognizes the need for strong Aboriginal participation to successfully develop land-use frameworks.
- The development and subsequent implementation of the LUF will require significant effort during a period when government, industry and other stakeholders are facing significant challenges in providing the resources necessary to effectively participate in numerous processes.
- Cumulative effects management must be fully aligned with other regional policies and regulations.
- Industry and other stakeholders must be effectively engaged during the development of regional plans.
- Review and approval of the oil and gas industry should proceed within the existing regulatory framework.
- Due to the diverse nature of both the biophysical conditions and the types of developments, the company recommends that focus be placed on sub-regional units in the Southern region.

26) Energy Company

- The discussion paper, '*Towards Environmental Sustainability*', would complicate development and implementation of the LUF by replicating many of the fundamental concepts and approaches under review albeit with a narrower focus on environmental objectives and cumulative effects management.
- There exists strong public support for creating a policy and decision-making model that truly reflects the concept of sustainable development.
- The discussion paper '*Towards Environmental Sustainability*' overlaps in scope and subject matter with the LUF. The major difference in the LUF is the extensive input from public and stakeholder consultations.
- Strongly supports the continued development and implementation of the land-use planning system.
- Any guidance developed through the process of the LUF should be adaptable and subject to periodic review.

27) Energy Group

- Would like to offer support in the development of the Northeast regional plan.
- Would like to participate on the RACs by having two representatives: one representing the Southern producers and one representing the Northern producers.

Forestry:

28) Forestry Company

- The LUF provides a straightforward and clear process to develop guidelines as to how Alberta's landscape, development and infrastructure will be shaped to meet the needs of all Albertans.
- Strongly supports the Integrated Land Management System and have made significant strides in reducing the industrial footprint in a number of areas. This system will fit well with LUF.

29) Forest Services Company

- Would like to help get the LUF to the implementation phase.

Agriculture:

30) Producers Group

- The LUF is quite thorough and clear in its vision, desired outcomes, guiding principles and strategic focus.
- It is unclear how the Secretariat and RAC will interact and coordinate with respect to their roles and responsibilities. The LUF should provide greater transparency in the ways these two bodies will work together.
- The agriculture industry, in particular the crop and livestock sectors, need to be represented at both the RAC and Land-use Secretariat levels to be a part of the discussion and decision-making process.

31) Stockman's Association

- Disagrees with the proposed establishment of the Andy Russell Park and would prefer to continue with Sustainable Resource Development's management and administration of the Castle Allotment. Measures need to be taken to protect the area by using the tools that are currently in place and those that will be developed in the future.
- Would like to see the existing Access Management plan used and enforced.

Business:

32) City Chamber of Commerce

- Clarity is needed on the ability of a land-use plan, driven mainly by geography, to accommodate practical, sometimes "unnatural" activities as well as the developments of man and industry.
- Recommends a pledge within the framework to honour the spirit of human endeavour, in keeping with environmental stewardship.
- Recommends redesigning the regions to follow provincial economic-trade patterns.
- Watersheds, and any natural requirements deemed significant by the government, should be a factor and not a driver in the decision-making process.

- The government needs to show that the framework will enable environmental stewardship and economic opportunity. These two considerations should not be at the expense of the other. The provincial government should provide assurance that economic and municipal plans and needs will continue to be a primary driver of policy.
- Assurance must be provided that the inter-regional mechanism for cooperation is clearly guided and facilitated and that common interests are supported.
- Creating another Cabinet Committee, Secretariat and six more RACs seem inefficient and cumbersome. There must be a simpler bureaucratic oversight set up.

33) City Chamber of Commerce

- Implementation of the LUF should lead to greater certainty and streamlining of government decision-making.
- Interested in how the new Cabinet Committee, Land-use Secretariat and RACs will impact the efficient implementation of development applications.
- Interested in how additional government bodies, such as Capital Region Board, will impact the practical approach to planning and development throughout Alberta.

34) City Chamber of Commerce

- Supports the concept of province-wide planning as well as the six strategies of the framework.
- The LUF's overall goal of sustaining our growing economy and balancing this with Albertans' social and environmental goals is commendable.
- Pleased to see commitment to stringent data collection in Strategy 5, as cumulative effects decisions should be based on sound scientific decision-making.

35) Chambers of Commerce

- Requests that the Government of Alberta ensure the long-term interests of the agriculture industry are addressed in the plan and that the framework's effect on the agriculture sector is constantly considered.
- The LUF should provide the agriculture industry with regulatory and policy stability as a means to help counter international, market-driven and climatic factors that are outside of Alberta's control.
- A comprehensive natural resource management plan can help alleviate conflicts and provide the agricultural sector with greater confidence to invest in projects that strengthen the economic foundation of the industry.

Land Development:

36) Institute

- Clarity is needed on how the LUF will be coordinated with other ministries and agencies.

- Interested in being part of the RAC, which will allow them to provide advice to the Land-use Secretariat on the development of regional plans.

Government of Alberta:

37) Ministry Division

- The Government of Alberta needs to ensure that species at risk receive adequate consideration and evaluation during the development and implementation of the Land-use Framework.

38) Legislative Assembly Member

- Growth and development has proceeded without adequate advance planning and consideration of the consequences and cumulative effects. This has contributed to the chaos seen in labour, housing and social systems.
- The 2003 Water for Life and the 2002 Clean Air Strategy need to become an integral part of the LUF.
- One land-use information system needs to be established to record all legal interests on Crown and private lands.
- In view of the need to expedite the implementation of a land-use framework for the province of Alberta, it is necessary to have strong provincial direction to get the ball rolling.
- The management of cumulative effects is necessary but poses a difficult challenge as it is always difficult to predict the future.
- When it comes to managing land, we must consider land in the context of not just the physical land but also the effect land development has on the air we breathe and the water we drink.
- Regular monitoring, reporting and updating of land-use policies will be essential to maintain an ongoing relevant set of land-use policies.
- It is imperative that Aboriginal people be involved in land-use planning decisions that overlap federal-provincial jurisdictional boundaries.
- It is imperative to have a formalized process for local input either on a continuous basis or every 5 to 10 years to conduct a formal public input process.
- An efficient, inexpensive mechanism should be set up for appeals and settlement of inter-municipal disputes.
- There needs to be more coordination between provincial departments and agencies that have interests in land-use.
- More involvement needs to be delegated down to the RACs to monitor the plans and provide feedback to the Land-use Secretariat for regular revision as well as updating plans and policies.
- The composition of the RAC is important in order to provide a broad cross-section of input in establishing the LUF's policies, which will form the basic framework for the regional plans.

- Policies should be in place to ensure that land, air and water are conserved for future generations. Land-use policies need to be adopted to address conflicting uses of recreational lands.
- To build on existing information sharing initiatives, it will be essential to review and improve on the existing protocols, in particular the basic geographic information framework.

First Nations:

39) First Nation

- First Nations involvement has a vital role. They should each have input with matters dealing with non-renewable natural resources since it ultimately affects all communities within the First Nations territories.

Water Planning and Advisory Council:

40) River Basin Council

- Strongly believes that the current Watershed Management Planning initiative can be effectively integrated with the LUF and will help lead to genuine progress in managing land and water resources.
- Clarification is required on the role and composition of the provincial coordinating committee and the role of groups like the Clean Air Strategic Alliance.

41) Watershed Alliance

- The Southern region is far too large and should be broken down into at least 3 smaller regions. The Alliance strongly supports a watershed management approach, and recommends that the Government of Alberta consider the existing watershed boundaries of the Red Deer, the Bow and the Oldman/Milk.
- The Watershed Alliance expects that their role in developing a watershed management plan will remain unchanged and that the regional land-use plan will work within this collaborative process that is already underway.
- WPAC's role within the LUF should be easily recognized and acknowledged for their expertise in regional integrated planning.

Non-Governmental Organizations (NGOs)

42) Conservation and Stewardship Association

- The proposed provincial LUF may raise similar concerns for our association as the recent CEMA proposal for Wood Buffalo
- The proposed land-use plans for Wood Buffalo, as proposed by CEMA, address several areas that concern our association, particularly protected areas expansion, major access restrictions and lack of emphasis on watershed units.
- Zoning systems have some useful tools in establishing a framework.

- Suggests that the preferred unit to manage terrestrial ecosystems would be watersheds based on ecological units having soil, topography and vegetation capability values.
- Notes that the development of more protected areas is considered to be a major issue to most of the fish and game organizations in Canada.
- Access management should be purposeful and should be clearly linked to problems that are associated with ecological values.
- The concept of evaluating healthy ecosystems is very necessary.
- Major watercourses and their riparian areas should be the focus of protection as well as some benchmark or representative ecological units as well as some unique environmentally sensitive locations.

43) Conservation and Stewardship Association

- Emphasis and priority should be on watersheds and recreation for the Eastern Slopes.
- Desired outcomes must be clear, measurable and reflect the views of Albertans. Currently, it is clumsy and lacks clarity.
- In the LUF's Desired Outcomes and Provincial Outcomes, 'Healthy ecosystems and environment' has to come first, as a prerequisite for the long-term sustainability of the other outcomes.
- Public input should continue to be a core element of the future LUF.
- Emphasis on a Cabinet Committee and Land-use Secretariat create the risk that future implementation of the governance process will become overly politicized.
- Cumulative effects management is extremely important and will largely determine whether implementation of the LUF succeeds or fails in the future.
- Emphasis should be on the importance of managing the effects of growth, rather than growth itself. In the past, over-emphasis on growth at the expense of all other factors has led to many problems being dealt with today.
- The LUF should add more emphasis to the fact that future decisions will be based on scientifically-supported monitoring, as well as the priorities established by continuing public engagement.
- There is considerable discomfort with the low level of involvement from Aboriginal people. Their involvement has not been made clear and must be a fundamental part of the LUF process.
- The LUF must set high standards for industry and recreational activities within Alberta's protected areas. Inter-departmental cooperation and collaboration must be a fundamental part of this process.
- The Government of Alberta must support the need for upcoming Plan for Parks as a significant element of the LUF planning process.
- Implementation of the LUF needs to be clearly defined, using fully enforceable legislation, as well as policies and guidelines.

- The LUF should be a wholly cross-ministry initiative, which will involve significant operational changes for all ministries and should not just be a Sustainable Resource Development planning exercise.
- There is optimism with a tinge of caution on whether the LUF will be successful as it is still just a draft document. Political leadership at Premier and Cabinet level is imperative to establish the LUF as a fundamental guiding document in Alberta's future development.
- They strongly support the LUF and will work hard to ensure it becomes a meaningful document that will add foresight and vision to land-use planning in Alberta.

44) Coalition

- The framework requires strengthening in direction of how the social and economic pillars will be considered.
- Strategies to ensure that land is accessible and available to all Albertans are critical to ensuring balance to the three pillars (Social, Economic and Environment).
- There is concern on the application of the 'precautionary principle'. The principle should be applied equally to the social and economic pillars.
- Traditional knowledge and scientific research need to work together. Processes and strategies must be entrenched in the framework to gather, share and recognize traditional knowledge.
- It is felt that the proposed Cabinet Committee would be critical to providing appropriate provincial direction and leadership in the development of actual regional plans. Clear criteria for determining the make-up of the RACs must be determined.
- There is concern that interim measures may be required prior to the 2010 LUF implementation and that they have not been clearly identified as yet.

45) Land Trust

- One guiding principle to be added to the LUF is that 'work should be clearly communicated to all stakeholders and the public on a timely basis'.
- Land-use planning should be separated to the greatest degree possible from the political process.
- It appears that the suggested governance structure is filled with appointed people, which is neither democratic nor efficient. It carries the danger of a large and growing bureaucracy with its power and real decision-making centralized in Edmonton, and ultimately under political control.
- The stated outcomes carry the attitude of business as usual with some mitigation of the negative effects.
- Suggest the outcomes be in the following order: 1) Vibrant and productive communities, 2) Healthy ecosystems and environment and 3) Sustainable prosperity supported by our land and natural resources.
- The LUF does not mention how agriculture can provide sustainable prosperity.

- The land-use tools need to be constrained by clear guidelines that ensure their use in an appropriate way.
- The guidelines for the application of TDC should include the following:
 - The ‘sending area’ must have a higher environmental value in meeting the goals of the TDC system than the ‘receiving area’.
 - The ‘receiving area’ and associated increased density should be located adjacent to or within existing or planned towns or cities.
 - The TDC program must be developed by the local government in a comprehensive manner that is understood and supported by the community.
- Faster implementation is needed to avoid a long period of uncertainty.

46) Organizations - Joint Submission

- The LUF’s commitment to use integrated regional planning to set objectives for Alberta’s landscapes and to manage cumulative impacts is noteworthy.
- The LUF should include a clear commitment to enshrining objectives and principles, the governance structure, and the regional planning process in a new land-use planning act.
- The LUF needs to provide better clarity regarding the specific land-use outcomes that it intends to achieve.
- The LUF should set out a roadmap for integration with existing and proposed strategies for land, water, air and resource use. Such strategic processes include Water for Life, the Clean Air strategy, the forthcoming Comprehensive Energy strategy, Plan for Parks and the Biodiversity strategy.
- The proposed governance structure should be modified to provide greater public input at both the provincial and regional levels as well as establish better transparency in decision-making.
- Flexibility mechanisms are needed to ensure that planning is not unduly fettered by existing land and resource dispositions.
- Clear direction, more detail, and specific policy initiatives are needed regarding the design and implementation of the proposed strategies.
- A new land-use planning act is needed to provide legal foundation for integrated regional planning.
- Currently, the language describing the desired outcomes in the LUF is positive but ambiguous. Clarity is needed on how the vision and general outcomes of the LUF will align with the values and desired outcomes of stakeholders and individual Albertans.
- Moving forward, the LUF should be formally separated into constituent policy and process components, and begin giving the policy piece the attention it needs.
- The role of the RAC should be better defined. The RAC’s relationship with the Secretariat and Cabinet Committee is not fully described.

- The process in the LUF for reconciling and articulating provincial-level policy, including policy related to land-use outcomes lacks transparency and public input.
- The LUF should include a clear commitment to interim measures, an illustrative list of these measures, and a well-defined legal and policy process for establishing and enforcing them.

47) Law Centre

- The LUF must clarify the roles of all bodies responsible for land-use planning, especially the Cabinet Committee, Land-use Secretariat and RACs.
- The Government of Alberta must ensure that the LUF applies across all government departments, including Alberta Energy, and is integrated with other planning and policy initiatives.
- The LUF must provide mechanisms for continued regional input beyond the short-term RAC mandate.
- The LUF must create opportunities for public participation, including consultation on regional plans and the draft statute and regulations. Public participation opportunities, established under the LUF, must be appropriate to the level of decision-making or planning at each stage.
- The LUF must implement an appeals process allowing persons to challenge decisions at odds with the regional plans. Funding must be made available for individuals or groups to bring an appeal forward.
- The LUF should impose interim thresholds to guide development from now until the LUF is implemented.
- The government should pass a dedicated piece of legislation, a new land-use planning act, to establish and support the LUF. The Act must include transitional provisions addressing the gap between policy-making and implementation, road map for the creation of regional plans, mechanisms for meaningful public participation, and a compliance and enforcement scheme including regular monitoring and analysis.
- The LUF must include details regarding roles and responsibilities of both provincial and local decision-makers and processes necessary to translate the LUF from policy to reality.
- The LUF lacks sufficient detail in relation to the scope of integration being pursued and process by which integration will be realized.
- The LUF should integrate water and watershed management policies.
- The LUF should integrate clean air strategy, strategy for parks and protected areas and plans and policies related to cumulative effects management.
- There is a need to build sufficient technical, financial and enforcement capacity within all levels of government to ensure that a robust planning system is created in Alberta.
- The LUF should adopt the use of conservation easements on public lands or the use of protective management practices that accentuate private conservation efforts.

- Conservation easements should preclude oil and gas activities in certain priority areas. This would be an important tool to preserve the ecological integrity of privately-owned lands. This initiative may fit well into the Government of Alberta's initial phase of developing a land-use framework.
- Strongly support the creation of the LUF as a planning tool to address the current growth pressures facing Alberta as well as to regulate the development of the province's natural resources in a proactive fashion.
- It is important to ensure that 'public interest' mandates of boards such as the NRCB and the Energy Resources Conservation Board (ERCB) are incorporated into the LUF.
- There is a need to reform the public interest mandate of the NRCB to fit within the LUF.
- Decisive government leadership is required to give meaning to the public interest and make a plan which guides natural resource development in Alberta.

48) Vehicle User Association

- A critical component of the Provincial Recreation Strategy involves engineering, education, enforcement and evaluation, each which need to be adequately addressed in the proposed strategy.
- The Alberta Recreational Corridor and Trails Designation Program provide tools for the engagement of Albertans in a trail stewardship program and should be clearly identified as a goal of conservation and stewardship.
- There is an opportunity to rationalize current recreation infrastructure with that of post-industrial activities.
- Management practices involving hunting, fishing and trapping as well as provincial recreation strategy are important aspects of ensuring landscapes are preserved.

49) Sport and Recreation Federation

- Pleased to see that the LUF identifies the need to develop a strategy to manage recreational use of public lands and the need to improve the process to deal with conflicts between land-users.

Professional Associations

50) Association

- Recommends that as part of the implementation process, the Government of Alberta commit the resources necessary to ensure that the province has an accurate geographic information system that is publicly available.

51) Association

- The LUF does not define specifically desired outcomes that can be measured. Without a defined end in mind, a plan is not in place nor is it possible to implement.
- The LUF does not contemplate where growth will occur in Alberta and the various land-use demands that will result from the growth.

- Targets must be established to measure success.
- The regional plans as a group must be integrated to meet measurable targets.
- The LUF will not be successful if provincial policies are not integrated at a provincial level in order to establish clear expectations for the respective regions. A balance between provincial and regional priorities needs to be sought.
- The use of watersheds to guide regional planning is strongly supported.
- The LUF is silent on how the public will be involved in the creation and adoption of regional plans.
- Clearly delineating the roles of provincial, regional and local levels of government will be necessary to facilitate success.
- A significant weakness of the LUF is that Alberta-wide outcomes are described without indicators of success.
- The tools mentioned for private and public land stewardship will be useful.
- It would be appropriate to make the connection between the economic health of Alberta and diversification of economic activity.
- The implementation of the framework needs some clarity specifically with respect to the effect on municipal planning.

Landowners

52) Landowner Group

- Sustainability of the land, water and natural environment must be paramount and a clear priority in a land-use strategy. There should not be an over-riding focus on 'economic prosperity'.
- There is a lack of clarity regarding the regional processes and councils to be established, and what responsibility or authority they may have.
- There is little reference in the LUF to the importance of objective and independent science on which to build knowledge as well as base decisions in the future.
- It is unclear how the LUF initiative will be integrated or rank with other government initiatives and with other departmental mandates over time.
- With regard to the Eastern Slopes, there is some concern with the size and design of the proposed Southern planning region. There is support for the use of watersheds as a defining feature; however, there is a feeling that the huge population base, varied geography, and varied historical usage patterns and priorities are too large to treat this area as a single region.

Draft Land-use Framework Survey Instrument



*Draft Land-use Framework
Public Feedback Survey*

Please return this survey in the envelope
provided by June 20, 2008.

The workbook is also available on-line at www.landuse.gov.ab.ca

Background

The challenges

Today's rapid growth in population and economic activity is placing unprecedented pressure on Alberta's landscape. Oil and gas, forestry and mining, agriculture and recreation, housing and infrastructure are all in competition to use the land—often on the same piece of land. This not only increases the number of conflicts between competing user groups, it often stresses the land itself.

Consulting with Albertans

From May 2006 to December 2007, the Alberta government conducted a comprehensive consultation process to gather input on the development of a Land-use Framework for Alberta. Participants in this process included landowners, municipal leaders and planners; members of First Nations and from Métis communities; agriculture, forestry, transportation and energy associations, conservation and environmental groups; recreational groups; and academics. The ideas and opinions of thousands of Albertans have played a vital role in developing the *Draft Land-use Framework*.

This Survey

The purpose of this survey is to gain public feedback on the *Draft Land-use Framework* for Alberta and how well it addresses the issues and priorities raised by Albertans who have provided input into the development process. You can access a copy of the draft framework at www.landuse.gov.ab.ca or by calling 310-4455.

The *Draft Land-use Framework* consists of six core strategies to improve land-use planning and decision-making in Alberta.

Strategy 1:

Develop six regional land-use plans based on six new land-use regions

- Proposed regions based on the major watersheds with boundaries aligned to best fit with existing municipal boundaries.
- Provincial policy direction guides development of regional plans.
- Regional plans set economic, environmental and social outcomes for regions.

- Regional plans articulate provincial policies; set out regional land-use objectives; provide context for land-use decision-making within the region; and reflect the uniqueness and priorities of each region.
- Integrated regional plans guide municipal and provincial planning and decision-making.
- Municipalities and provincial government departments must comply with regional plans.

Strategy 2:

Create a Cabinet Committee supported by a Land-use Secretariat and establish an Advisory Council for each region.

- A Cabinet Committee will oversee implementation of the Land-use Framework.
- The Cabinet Committee, supported by a Land-use Secretariat, will be responsible for the development of regional plans in conjunction with government departments and the Regional Advisory Councils.
- Once approved by Cabinet, regional plans will become provincial policy.
- Local decision-making authority remains with the same officials who currently exercise it.
- Local decisions need to be consistent with provincial policy guidelines in the regional plans.

Strategy 3:

Cumulative effects management will be the instrument used at the regional level to manage the impacts of development on land, water and air.

- Regional plans will adopt a cumulative effects management approach that considers the total impact of development in a region, over time, in decision-making and imposes limits on impacts rather than development.
- The Alberta government will identify appropriate thresholds and targets for air, land, water and biodiversity at the regional levels and where appropriate, at sub-regional levels.
- Land-use planning and decision-making will operate within these defined thresholds.
- This approach will balance environmental objectives with our socio-economic values.

Strategy 4:

Develop a strategy for conservation and stewardship on private and public lands.

- The Alberta government will work with the Institute of Agriculture, Forestry and the Environment, and other provincial applied research institutes to advance this strategy. The strategy will:
- Evaluate the effectiveness of programs and practices, including sustainable funding mechanisms;
- Identify and develop new best practices, tools, market-based approaches and incentives to provide ecological goods and services;
- Develop education and awareness programs;
- Develop action plans for the conservation and sustainable use of Alberta's biodiversity that can be used to support and inform development of regional plans.

Strategy 5:

Establish an information, monitoring and knowledge system to contribute to the continuous improvement of land-use planning and decision-making.

- The provincial government will create an improved Integrated Information Management System that monitors the state of the land and the status of land use in the province.
- It will build on existing information-sharing initiatives; review and improve protocols for information sharing, and incorporate scientific and traditional ecological knowledge.
- Monitoring, evaluation and reporting systems will determine if land-use policies are achieving desired outcomes. The Alberta Biodiversity Monitoring Program will be a central component of this system.

Strategy 6:

Include Aboriginal Peoples in land-use planning

- The Aboriginal Peoples of Alberta have an historic connection to Alberta's land and environment. The Alberta government will:
 - strive for a meaningful balance that respects the constitutionally protected rights of aboriginal communities and the interests of all Albertans.
 - encourage First Nations and Métis communities to participate in the development of land-use plans;
 - continue to support traditional use studies to document Aboriginal uses of public lands and share information on First Nations and Métis uses of public land to inform the decision-making process; and
 - strive to protect and preserve identified sacred cultural sites for future generations.

Begin Survey

Please indicate the extent to which you agree or disagree with the statements by circling the appropriate number.

- 1a) Overall, the six strategies in the *Draft Land-use Framework* outline a plan that will address the land-use issues and challenges facing Alberta.

Completely agree								Completely disagree		No opinion
1	2	3	4	5	6	7	8	9	10	?

- 1b) Please explain why.

- 2a) **Strategy 1** - The regional planning approach will integrate provincial policies at the regional level, provide the context for land-use decision-making within the region, and reflect the priorities of each region.

Completely agree								Completely disagree		No opinion
1	2	3	4	5	6	7	8	9	10	?

- 2b) Please explain why.

- 3a) **Strategy 2** - The *Draft Land-use Framework* strikes the right balance between provincial leadership and local decision-making.

Completely agree								Completely disagree		No opinion
1	2	3	4	5	6	7	8	9	10	?

- 3b) Please explain why.

4a) **Strategy 3** - The cumulative effects approach considers the total impact of development, over time, in decision-making. It determines the capacity of the land and the environment to support the effects of all activities and identifies thresholds for the air, land, water and biodiversity.

A cumulative effects approach will help manage the combined impacts of development on air, land, water and biodiversity.

Completely agree								Completely disagree		No opinion
1	2	3	4	5	6	7	8	9	10	?

4b) Please explain why.

5a) **Strategy 4** - The *Draft Land-use Framework* identifies effective approaches that will encourage conservation and stewardship on public lands.

Completely agree								Completely disagree		No opinion
1	2	3	4	5	6	7	8	9	10	?

5b) Please explain why.

6a) **Strategy 4** - The *Draft Land-use Framework* identifies effective approaches that will encourage conservation and stewardship on private lands.

Completely agree								Completely disagree		No opinion
1	2	3	4	5	6	7	8	9	10	?

6b) Please explain why.

7a) **Strategy 5** - An integrated information system is needed to support land-use planning, decision-making and research.

Completely agree									Completely disagree	No opinion
1	2	3	4	5	6	7	8	9	10	?

7b) Please explain why.

8a) **Strategy 6** - The intent of the *Draft Land-use Framework* is to strike a meaningful balance that respects the constitutionally protected rights of aboriginal communities and the interests of all Albertans.

Completely agree									Completely disagree	No opinion
1	2	3	4	5	6	7	8	9	10	?

8b) Please explain why.

9a) Overall, do you feel the *Draft Land-use Framework* addresses the land-use issues facing Alberta today? Please rate the *Draft Land-use Framework* on a scale from 1 to 10 where 1 means it did not address these issues and 10 means it addressed all the issues.

Did not address the issues of concern									Addressed all the issues of concern
1	2	3	4	5	6	7	8	9	10

9b) What, if any, land-use issues were not addressed in the *Draft Land-use Framework*?

10a) Overall, how easy or difficult did you find the Draft Land-use Framework to understand? Please rate the *Draft Land-use Framework* on a scale from 1 to 10 where 1 means it was very difficult to understand and 10 means it was very easy to understand.

Very difficult
to understand

Very easy
to understand

1 2 3 4 5 6 7 8 9 10

10b) Please explain.

The information collected in this section will only be used for statistical analyses for the Land-use Framework project.

D1. What are the first three digits of your postal code?

|_|_|_|

D2. Would you describe the community where you live as ...

- Urban
- Suburban
- Rural

D3. Do you live in a ...

- City
- Town or village
- Municipal district or county
- Other (please specify) _____

D4. Please indicate which of the following land-use activities your primary land use? **CHECK ALL THAT APPLY.**

- Agricultural landowner / tenant
- Other type of landowner (Please specify, e.g., residential, commercial, etc.) _____
- Traditional land use (Please specify) _____
- Directly employed in agriculture
- Directly employed in forestry
- Directly employed within the oil and gas industry
- Directly employed in guiding/outfitting/trapping
- Directly employed in eco-tourism/outdoor education
- Other (specify)

D5. How old are you?

- 15 to 17 years
- 18 to 24 years
- 25 to 34 years
- 35 to 44 years
- 45 to 54 years
- 55 to 64 years
- 65 and over

D6. What is your gender?

- Male
- Female

- D7. What is the highest level of education that you have reached?
- Some elementary (Grades 1 - 7)
 - Completed elementary (Grade 8)
 - Some high school (Grade 9 - 11)
 - Completed high school (Grade 12 or 13)
 - Some college, vocational or trade school
 - Completed Community college, vocational, trade school
 - Some university
 - Completed university (Bachelor's Degree)
 - Post graduate/professional school (Master's Degree or PhD)
 - No schooling

- D8. Are there children living in your household under the age of 15?
- Yes
 - No

- D9. For statistical purposes only, we need information about your income. All individual responses will be kept confidential. Which category applies to your total household income before taxes in 2007.
- Under \$10,000
 - \$10,000 to less than \$20,000
 - \$20,000 to less than \$30,000
 - \$30,000 to less than \$40,000
 - \$40,000 to less than \$60,000
 - \$60,000 to less than \$80,000
 - \$80,000 to less than \$100,000
 - \$100,000 and over

- D10. How many years have you lived in Alberta?

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The information collected through this survey, including your opinions, is collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy (FOIPP) Act. It will be used by the Government of Alberta in identifying issues and options for the future of land use in Alberta.

If you have any questions about the collection or use of this information, please contact the Manager, Land-use Framework Project, 9915 - 108th Street, Edmonton, AB, T5K 2G8 or by telephone at (780) 422-4871.

We want to thank you for taking the time to fill out this survey. We greatly value your feedback

Workbooks must be submitted by June 20, 2008.

Please send completed surveys to:

By Mail: Sierra Systems Group Inc.
#1300, 10104 - 103rd Avenue
Edmonton NW, Alberta
T5J 0H8

By Fax: (780) 426-0281

If you want to complete the survey online, you can access it at the Land-use Framework website:
www.landuse.gov.ab.ca

If you have any further questions please contact us at:

310-4455

or

email at LUF@gov.ab.ca

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