

# Municipal Consultation on the Provincial Land Use Framework Initiative

## Summary Report

Prepared by: The Praxis Group™  
November, 2006



# 1.0 Introduction

## 1.1 Background

The Land Use Framework initiative (LUF) is one of the Alberta government's eight cross ministry initiatives for 2005-2008. Once completed, the LUF will establish an approach for governing and managing land, resources, and the natural environment in the face of growing development pressures.

As part of a multi-sectoral focus group process, Alberta Municipal Affairs (AMA) contracted The Praxis Group™ to conduct consultation workshops for municipal decision makers in nine locations across the province. The broad objective of the workshop sessions was to gather feedback from municipal decision makers about their vision for land use in Alberta. The input received in the workshops will assist in the development of a provincial land use framework.

## 1.2 Workshop Process Overview

In late August 2006, AMA emailed all 354 municipalities invitations to participate in the municipal workshop sessions. Interested municipal representatives (including elected officials, administrators, and staff) self-registered via the Internet.

The municipal consultation workshops were conducted in mid-September 2006. Following is a listing of the specific workshop session locations, dates and number of workshop participants.

<i>Location</i>	<i>Date</i>	<i>Participants</i>
Medicine Hat	September 11	8
High Level	September 12	3
Grande Prairie	September 13	19
Edmonton	September 14	45
Bonnyville	September 19	29
Lethbridge	September 19	29
Hanna	September 20	22
Red Deer	September 20	49
Calgary	September 21	33

A total of 237 municipal decision makers participated in the nine consultation workshop sessions.



Each four-hour session was facilitated and recorded by Praxis consultants. Staff from Alberta Municipal Affairs and Alberta Sustainable Resource Development, as well as other government departments involved in the framework, attended the sessions as observers. Where numbers dictated, participants were divided into breakout groups. Input was captured by participants on flip charts and on lap top computers by recorders.

During the sessions, participants were specifically asked to identify:

- key land use issues to be addressed in a provincial LUF,
- desired outcomes to be achieved by provincial LUF,
- principles that would guide the development of a provincial LUF, and
- recommended attributes (i.e. what it would look like) for a provincial LUF.

### 1.3 Summary Approach

After each workshop session, the verbatim comments captured by participants on flip charts were combined with the recorder notes from the session. Following the completion of the consultation, the raw data was collectively reviewed and common themes or topic areas for issues, outcomes, and principles were identified. Each session's raw data was then organized by topic area. Because of the nature and complexity of the subject, some of the participant input overlapped topic areas (i.e. input may reflect a municipal resource issue and an authority/decision making issue). In these cases, the response was included with the topic area judged to most closely reflect the comment. For the final individual session summaries, participant input was paraphrased and the number of similar or like comments within each topic area were counted. Finally, the session summaries were collectively reviewed to identify common themes, areas of general agreement, and significant divergences. Based on this review, an overview summary of the input from the municipal consultation was produced.

After the workshop sessions were completed, two written submissions were received from workshop participants. The comments in the written submissions largely echoed the input from the sessions and therefore are generally reflected in the summary content. The written submissions were forwarded to Alberta Municipal Affairs for review.

### 1.4 Summary Intention

The intention of this summary is to provide a qualitative overview of the input received during the municipal consultation workshops. The information summarized in this report, as intended, was collected in a qualitative setting in which participants volunteered views, opinions and preferences that were important to them. Participant input and the interpretation of responses provided in this report are subjective. The numeric values included in the individual session summaries (see Appendices) are intended to provide a general indication of the frequency of like responses and have no statistical validity.

## 1.5 Report Organization and Contents

The following sets out the organization and contents of the summary report.

### Section 2.0 - Summary Overview of Participant Input

- 
- Key Issues and Desired Outcomes
  - Guiding Principles
  - Recommended Attributes
- 

### Appendices – Summary of Individual Workshop Sessions

- 
- Medicine Hat
  - High Level
  - Grande Prairie
  - Edmonton
  - Bonnyville
  - Lethbridge
  - Hanna
  - Red Deer
  - Calgary
- 





# 2.0 Summary Overview of Participant Input

Section 2.0 provides an overall summary of participant input from the nine municipal workshop sessions. The original intention of the overview summary was to identify areas of agreement and divergence and to highlight differences and similarities between individual sessions. However, as the summary process evolved, one of the most remarkable aspects of the input from session participants was the degree of similarity and level of agreement – both within and between workshop sessions. Therefore, given the overall consistency of the input, the summary overview focuses on the issues, outcomes, principles, and attributes that were mentioned most frequently.

## 2.1 Key Issues and Desired Outcomes

The following sections provide a summary overview of the key issues and the desired outcomes presented during the municipal consultation. The summary is organized and presented by topic area.

### 2.1.1 Agriculture

Across all sessions, workshop participants identified agricultural land preservation as a primary issue. Pressures from unprecedented growth and increased demand for a variety of non-agricultural uses on rural land at a time when many agricultural producers are seeking alternative means of supplement income (e.g. subdivision opportunities, revenue from resource facilities) have contributed to an overall loss of agricultural land and/or the fragmentation of agricultural land.

Throughout the sessions, there was a call for a demonstrated provincial commitment to and defined policies for the preservation of agricultural land use. Examples of common policy suggestions provided include: urban growth limits, agricultural land reserves, incentives to agricultural producers, and ability to transfer development credits/rights. Increased landowner rights and providing agricultural landowners with a share of resource revenue were other preferred outcomes that were frequently raised.

### 2.1.2 Authority and Decision Making

The lack of land use decision making authority at the municipal level was a prevailing issue among workshop participants. Some local authorities expressed frustration because outside boards and departments (i.e. AEUB, NRCB, DFO, AEnv) have little regard for and are not accountable to local planning initiatives (e.g. areas structure plans). Several participants were concerned about the level of decision making authority awarded to appointed boards (e.g. AEUB, NRCB). Others suggested that appointed boards are industry driven.

In several sessions there was a common recognition that many land use planning issues are regional in nature. At the same time, demand for municipalities to retain decision making authority for land use decisions within their jurisdictions was significant. Examples of suggestions for possible revisions to the decision making process ranged from: re-establishing Regional Planning Commissions, to a system of elected regional representation (i.e. school or hospital boards), to giving municipalities all the authority, to a tiered authority between regions and municipalities. Several participants said that the LUF should ensure that land use decisions are made by elected officials rather than appointed authorities (e.g. AEUB, NRCB).

### **2.1.3 Environment**

Across the board, water (e.g. quality, quantity, access) was identified as the most significant environmental issue related to land use planning. The need for improved management of the environmental impacts of development was also a frequently highlighted issue. Some participants suggested that existing environmental policy is weak and that not enough consideration is being given to environmentally sustainable land use planning.

The development of a comprehensive water management strategy that accounts for long term growth and demands, protects water resources, and prioritizes water use was identified as an essential outcome of a provincial LUF. Some suggested that efforts need to be made to change attitudes and expectations related to water consumption. There was also a call for a cooperative, cross-ministerial plan for environmental sustainability with policies to balance growth and environmental conservation and to integrate environmental protection into land use planning.

### **2.1.4 Growth Management**

Pressures from unprecedented growth, urban sprawl, land fragmentation, and urban/rural development conflicts were the most commonly mentioned growth management issues. Several workshop participants raised concerns about the lack of growth management strategies at all levels of government. Some indicated that obtaining land for urban expansion is problematic.

Throughout the workshop sessions, participants indicated that cooperative, long range, inter-municipal and inter-governmental development plans to effectively manage growth are required. A range of specific growth management strategies were offered, most frequently: increased mandatory urban densification, buffer or fringe zones around urban areas, fixed urban boundaries, and defined criterion for annexation.

### **2.1.5 Governance**

The lack of inter-departmental and inter-municipal cooperation, integration and communication was identified as a primary issue affecting land use planning in the province. It was pointed out that because there is not a consistent approach to land use across government, a single parcel of land may be subject to numerous, and

often contradictory, regulations from various government authorities. The lack of provincial leadership and the lack of a comprehensive vision for the province overall and for provincial land use were key issues repeated throughout the sessions. This was commonly tied to the perception that there is a lack of political will and commitment. Other frequently mentioned issues included: lack of provincial support for regional initiatives and inter-municipal plans, and lack of opportunity for municipalities to participate in the development of a provincial land use vision.



Consistently, workshop participants said that a strong provincial vision for land use planning, and political leadership and commitment would be required for a successful provincial LUF. In addition, there was a significant call for improved coordination, cooperation and communication between all levels of government. Many participants said that the provincial government needs to view municipalities as equal partners and more actively engage them in land use planning initiatives. Increased provincial support for cooperative (not forced) regional planning (e.g. cost sharing, incentives for cooperation) was frequently identified as a necessary outcome.

### 2.1.6 Land Use Conflicts

Feedback from participants in all sessions illustrated that land use conflicts are pervasive. They arise from incompatible or inappropriate land use, and competing land interests and exist at all levels – between landowners, between sectors, between municipalities. Because the current legislation and regulation was seen to foster conflict (e.g. annexation process results in win/lose outcomes), it was commonly viewed as problematic. Conflicting plans within regions and the lack of cooperative regional strategies and inter-municipal agreements were also identified as issues.

The need for a cooperative, equitable process for resolving land use conflicts (e.g. Inter-municipal Development Plan requirement, arbitration board) was repeated throughout the sessions as a necessary outcome. Several participants indicated that clearly defined, fair, and enforceable legislation that prevents land use conflicts from arising in the first place is required. Other desired outcomes to address land use conflicts identified in the workshops included: establishing a level of regional government, regional revenue sharing strategies, and incentives to support and encourage regional cooperation.

### 2.1.7 Land Use Planning

A key issue identified by participants was that land use regulations, definitions, and classifications lack clarity and consistency. In addition, current land use planning legislation and policies were often viewed as weak, unclear and outdated. Slow responses from government agencies (e.g. application/approval processes) and lack of notice about changes in regulations were also identified as problematic.



Workshop participants frequently indicated that the provincial LUF should provide definitive, clear, and consistent land use processes, procedures, regulations and classifications. Ensuring that land use planning legislation and policy is current, clear, and coordinated was viewed as an important outcome. The need for flexibility in the LUF to reflect differences in local and regional issues and needs was repeated in several sessions. Some suggested that legislation needs more “teeth”. Streamlined and timely responses from government and adequate notice about changes in regulations were also considered necessary.

### **2.1.8 Municipal Resources**

The lack of adequate and predictable provincial funding for municipal infrastructure, capacity building and service delivery, particularly given the pressures from unprecedented growth, was identified as a major issue during the municipal consultation. Because smaller municipalities are experiencing growth pressures from larger municipalities but are not receiving resources to offset costs, fiscal disparity was highlighted as an issue. In addition, the lack of affordable planning expertise was identified as a common problem confronting many municipalities. General labour shortages and the need for the province to develop strategies to attract more skilled workers and professional were also highlighted.

Throughout the sessions, there was a strong call for a commitment from the province to provide municipalities with sustainable and predictable funding (i.e. no more downloading to municipalities without adequate funding to effectively manage the download activities). Other required outcomes related to municipal resources that were frequently mentioned included: regional revenue/cost sharing strategies, ability and funding to use regional service systems (e.g. water, sewer), and providing municipalities with a share of resource revenue for municipal infrastructure.

### **2.1.9 Public Lands**

There was general agreement that public lands are not being well used or effectively managed. Outcomes related to public lands generally centred on the need to ensure that Crown lands are subject to the same land use regulations as private land and the need for enforceable regulations to manage recreational use of public land (e.g. Access Management Plans, random camping regulations).

### **2.1.10 Resource Management**

The land use impacts resulting from the proliferation of resource facilities, particularly pipelines, was highlighted as a concern during the municipal consultation. Specific impacts that were frequently mentioned included: land sterilization, land fragmentations, and landowner disruption. Many said that these facilities are restricting municipal growth and placing limitations on future development options for individual landowners. The challenge of balancing municipal planning initiatives with local resource development activity was raised often during the sessions. Several participants

specifically noted that the lack of information about resource development activities in their jurisdiction hampers their ability to plan ahead. Some participants lamented that the municipal costs associated with resource development activity often outweighs the benefits.

Comprehensive resource management plans that are coordinated, enforceable and integrated with municipal land use planning were considered to be an essential outcome. Participants provided specific policy suggestions for resource management, including: requiring resource companies to share future resource development plans with municipalities, providing municipalities with authority over resource activity in their jurisdictions, making resource companies accountable for reclamation and land sterilization costs, and requiring resource companies to partner to ensure that impacts to the local community are mitigated. Finally, the need for municipalities to receive some of the revenue from resource development for infrastructure costs echoed throughout the sessions.

### 2.1.11 Transportation and Utilities

The lack of long term and cooperative plans for transportation and utilities was raised in some sessions. Examples of preferred outcomes mentioned included: considering provincial corridors for transportation, utilities and recreation users, defined transportation guidelines, and long range transportation plans.



## 2.2 Guiding Principles

The following table lists the key guiding principles identified during the municipal consultation. Based on participant input, a summary overview of each principle has been provided.

Guiding Principle	Summary Overview
<b>Authority and Accountability</b>	<ul style="list-style-type: none"> <li>• Empowers municipalities</li> <li>• [LUF] must be permanent and binding</li> <li>• Clearly identifies responsibility (e.g. who?, for what?)</li> </ul>
<b>Comprehensive</b>	<ul style="list-style-type: none"> <li>• Clear and precise addressing all major land use issues</li> <li>• Scope should include all levels of government</li> <li>• Global perspective</li> </ul>
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Inclusive, transparent, and responsive consultation</li> <li>• Consultation with all levels of government, stakeholders and the public</li> <li>• Ongoing public education programs</li> </ul>
<b>Fairness, Cooperation and Communication</b>	<ul style="list-style-type: none"> <li>• Balanced, fair and equitable standards that apply to all stakeholders</li> <li>• Clear, on-going communication based on trust</li> <li>• Promotes cooperation and consistency</li> </ul>
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Flexible enough to reflect regional differences</li> <li>• Adapts to changing times and circumstances</li> <li>• Living document, evolves</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Reflects shared long term vision</li> <li>• Future-minded; 30+ years</li> </ul>
<b>Political Will, Commitment and Leadership</b>	<ul style="list-style-type: none"> <li>• Province needs to walk the talk; be a leader</li> <li>• Implementation in a timely manner</li> <li>• Commitment from all levels of government</li> <li>• Financial commitment from the province</li> </ul>
<b>Reflect Regional Diversity and Interests</b>	<ul style="list-style-type: none"> <li>• Not a “one size fits all” solution</li> <li>• Room for regional and municipal differences</li> <li>• Recognizes diversity between urban and rural</li> </ul>
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>• Annual updates, predetermined review dates and review process</li> <li>• Measurable, reasonable, timely</li> <li>• Review and monitoring through public consultation</li> </ul>
<b>Sustainable Principles</b>	<ul style="list-style-type: none"> <li>• Financial sustainability</li> <li>• Sensitive to environmental issues and concerns; land, air and water</li> <li>• Support the principles of the three pillars of sustainability (social, economic and environmental)</li> </ul>
<b>Values-based, Emphasizes People</b>	<ul style="list-style-type: none"> <li>• Benefits all Albertans</li> <li>• Based on principles/values rather than economics</li> </ul>

## 2.3 Recommended Attributes – “What Would It Look Like?”

Following is a roll up summary of the recommended attributes and suggested content for the provincial LUF.

### Recommended Attributes

- Planning and decision making tool
- Straightforward, clear language; easy to understand
- Available in a user-friendly, on-line format
- Identify division of authority and responsibilities
- More than just regulations
- Contain more “shall” clauses than “may” clauses
- Manageable size; concise
- Provide guidance and framework for MDPs
- Mechanism for inter-municipal development plans
- Clear definition of process and decision criteria
- Guidelines for different regions
- Defines provincial and municipal interests

### Specific content

- Table of contents
- Defined vision
- Rationale
- Rules of engagement
- Provincial policy statements
- Goal and objective statements
- Statement of landowner rights
- Mapping (e.g. regional, development areas/zones, overlays, soils)
- Geographic information
- Background data for all municipalities
- Templates (e.g. appeals process, MDPs)
- Implementation plan
- Resource list and resource access information
- Provincial and municipal contact information
- Reference list

# Appendices

## Individual Session Summaries

20 10:00 AM

# MEDICINE HAT

Session Date: September 11, 2006

# of Participants: 8

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Lack of provincial policy or legislation to preserve agricultural land; "right to farm" [2]</li> <li>• Farm income pressures resulting in selling water rights and subdividing to generate income</li> <li>• Inadequate compensation or land sterilization; farmers bearing costs</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Lack of decision making authority at the municipal level [2]</li> <li>• Municipal autonomy is being eroded</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>• Water issues (e.g. supply/demand issues, sustainability, ownership, access, restrictions) [5]</li> <li>• Unrealistic public expectations related to water access and usage (e.g. type of development, agricultural practices) [3]</li> <li>• External (Calgary) control of water use, communities and users need to be considered</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Pressures (e.g. water, land, agricultural, resources) from unprecedented growth [4]</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Lack of inter-departmental and inter-municipal cooperation [2]</li> <li>• Slow response from government departments (e.g. applications, approvals) [2]</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Conflicts between country residential and farm operations (e.g. dust, noise, smell)</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Lack of consistent and defined land use planning policies, processes and procedures [4]</li> <li>• Provincial land use planning is not coordinated across all departments; process is slow and disorganized [2]</li> <li>• Provincial government regulations are too general [2]</li> <li>• Lack of notice about changes in regulations [2]</li> <li>• Public consultation needs to be streamlined; balance between fair public consultation and timely decision making [2]</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Lack of provincial leadership and long range planning [3]</li> </ul>
<b>Public Lands, Open Space and Recreation</b>	<ul style="list-style-type: none"> <li>• Increasing demand for recreational land</li> <li>• Allocation of responsibility for tourism infrastructure – who pays?</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Municipalities are not receiving sufficient notice/information about provincial government's long term plans for resource development</li> <li>• Landowners are not included in decision making about resource facilities on their land (e.g. pipelines, well sites)</li> </ul>

# Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Policies/strategies for preservation of agriculture/"right to farm"; protection from prohibitions and conflicts the impact farm operations [2]</li> <li>• Improved compensation [to landowners] for land sterilization</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Provide municipalities with decision making authority within their jurisdictions; decentralize decision making [3]</li> <li>• Municipalities are viewed as partners with the province [2]</li> <li>• Include local and regional authorities in decision making processes (e.g. approvals, regulations, long range planning)</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Strategy for addressing water issues (e.g. priorities water usage, source protection) [2]</li> <li>• Examine decisions and regulations from an environmental sustainability perspective (i.e. long term sustainability of farm irrigation)</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Opportunity to grow/"right to grow" (i.e. growth of farm operations, towns, cities) placed in legislation and managed by base line rules, fair timelines and review [2]</li> <li>• Consider unprecedented growth in a global context</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Improved provincial government coordination and response (e.g. follow up, response time for application/approvals) [2]</li> <li>• Increased inter-municipal cooperation</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Establish inter-municipal development plans to address and manage inter-municipal issues</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Develop guidelines for public consultation; balance fair consultation with timely decision making; change consultation scope from provincial to regional/local (e.g. right of appeal for subdivisions) [3]</li> <li>• Integration of regional planning and regional utility planning [2]</li> <li>• Determine/allocate responsibility for tourism infrastructure (e.g. roads, sewage) [2]</li> <li>• Guidance and framework for Municipal Development Plans</li> <li>• Standards for regional facilities (review process, time periods)</li> <li>• Clear and consistent regulations and application processes</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Proactive provincial leadership; demonstration of political will and commitment [3]</li> <li>• Long term vision for land use [2]</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Long term allocation of municipal funding to allow municipalities to effectively plan and budget</li> </ul>

## LUF Guiding Principles

Principle	Sample Comments
<b>Accountability and Authority</b>	<ul style="list-style-type: none"> <li>• Maintenance of municipal authority</li> <li>• Municipalities must be true partners with the province</li> </ul>
<b>Fairness, Cooperation and Communication</b>	<ul style="list-style-type: none"> <li>• Consistency and Fairness</li> <li>• Timely decision making</li> <li>• Inter-governmental Integration and Partnerships</li> <li>• How do we balance everyone's interests. Need balance between fairness and the need to make a decision in a timely fashion.</li> <li>• Standardization in policies and procedures between municipalities.</li> <li>• Consistent provincial base rules</li> <li>• Establish clear and consistent regulation and application of regulation?</li> <li>• Integration of regional planning and regional utilities planning; mechanisms for working through local issues at the regional level.</li> <li>• Must be resolution at the end of it (consultation process)</li> <li>• Municipalities must be true partners with the province</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Provide a long term vision for land use</li> </ul>
<b>Reflect Regional Diversity and Interests</b>	<ul style="list-style-type: none"> <li>• The LUF framework must guide Municipal Development Plans and MDPs must follow the framework</li> </ul>
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>• Standards for regional facilities including specified review process and time periods.</li> </ul>
<b>Sustainability</b>	<ul style="list-style-type: none"> <li>• Sustainability</li> </ul>

## LUF Attributes – “What would it look like?”

- Guidance and a framework for Municipal Development Plans





# HIGH LEVEL

Session Date: September 12, 2006

# of Participants: 3

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Agriculture and the preservation of agricultural land has not been identified as a provincial priority and is not viewed in a broader context [2]</li> <li>• Need to determine if forests should be classified as an agricultural products and included in the agriculture sector</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Municipalities are currently removed from land use planning process; inappropriate considering municipalities have direct contact with constituents [2]</li> <li>• Northern residents (including the transient population) level of involvement/influence in the land use decision making process is not adequate [2]</li> <li>• Concern that land use decisions reflect the priorities of the larger province and do not adequately consider the local population</li> <li>• 80% of the provincial economy is generated in the north, but decisions are made in Calgary or Edmonton</li> <li>• Question AEUB's priorities, appears that decisions favour industry over people</li> </ul>
<b>Environmental Management, Conservation Sustainability, and Preservation</b>	<ul style="list-style-type: none"> <li>• Conservation vs. preservation; differences are not well defined</li> <li>• Need to equally consider impacts on land, water and air</li> <li>• Waterways</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Growth and development has resulted in an expectation of services; need to determine what is a luxury and what is a necessity</li> <li>• Lack of consideration and research about the cumulative impacts of growth (e.g. industrial activity, garbage, transportation, water)</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Cooperative work and communication between government departments and municipalities is lacking</li> <li>• How will the LUFs impact on neighbouring provinces?</li> <li>• Lack of recognition that public/private partnerships are more effective in or near urban areas; pits one MD against another</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Municipal and inter-municipal land conflicts (e.g. urban and residential, demand for country residential and preservation of agricultural land, demand of industrial land)</li> <li>• Conflicts between maintenance of rural lifestyle and access for recreational off-road vehicles</li> <li>• Urban/rural conflicts; development of amenities and preservation of undisturbed landscapes</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Concern that Alberta will not be saved for future generations so children can experience what their parents did</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Require provincial funding for service provision, particularly if services are stipulated by the province</li> <li>• Urban expectations of services in rural municipalities; unrealistic service demands</li> </ul>

Topic Areas	Summary of Key Issues
<b>Public Lands, Open Space and Recreation</b>	<ul style="list-style-type: none"> <li>• Crown lands are treated differently</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Control and management of the direct and indirect impacts of resource extraction needs to be improved</li> <li>• Purpose of forests is not well defined; commodity vs. natural environment</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Designation of private roads; all roads (including industrial roads) should be public</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development; Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Move forestry from commercial sector into agricultural sector [2]</li> </ul>
<b>Authority/Decision Making</b>	<ul style="list-style-type: none"> <li>• Municipalities should be involved early in the planning process</li> <li>• Eliminate the AEUB</li> <li>• Ensure that AEUB decisions are reflect the priorities of Alberta citizens</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Mechanism for to ensure that agreements between municipalities have been reached</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Include guidelines for environmental protection; encourage municipalities to undertake environmental protection [2]</li> <li>• Environmentally progressive, consider alternative energy and environmental sensitive technology [2]</li> <li>• Define conservation and preservation; ensure that both are included in the LUF</li> <li>• Equal emphasis on air, land and water</li> <li>• Legislated agreement related to water flow with neighbouring provinces</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Strategy that sustains the health and productivity of the province</li> <li>• Alberta residents should define and benchmark land use necessities vs. land use luxuries</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• All government department must agree on and support the LUF</li> <li>• Improved cooperation/integration between the province and municipalities</li> <li>• Referral process to involve all stakeholders, municipalities and government agencies</li> <li>• Municipal differences and uniqueness need to be considered</li> <li>• Provide financial incentives for effective regional performance</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Process should be evolutionary; certain things should be preserved</li> <li>• Ensure that planning activities are based on accurate mapping</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• LUF needs to have a long range vision, provide a sustainable future and reflect the values of Albertans</li> </ul>

Topic Areas	Summary of Key Outcomes
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Provincial funding designated for land use planning; can't be a debt download</li> <li>• Legislated municipal service levels need to be supported by provincial funding</li> <li>• Provincial funding to municipalities to compensate the impacts of transient population</li> </ul>
<b>Public Lands, Open Space and Recreation</b>	<ul style="list-style-type: none"> <li>• Stakeholders and government identify areas to be designated for recreational use</li> <li>• Regulations for recreational areas need to be enforced with the province bearing the cost of enforcement</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Allocate corridors for resource recovery</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Include designation of multiple use corridors (e.g. utility and transportation; land purchase for corridors should be based on long term planning</li> <li>• Sustainable and healthy transportation system</li> </ul>

## LUF Guiding Principles

Principle	Sample Comments
<b>Accountability and Authority</b>	<ul style="list-style-type: none"> <li>• Not bound down in bureaucracy.</li> </ul>
<b>Comprehensive</b>	<ul style="list-style-type: none"> <li>• Bigger global perspective</li> <li>• Conservation/Preservation</li> <li>• Integration of traditional lands into a LUF</li> </ul>
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Consultation process important</li> <li>• Consultation enhances the democratic process</li> <li>• Increase consultation to include all stakeholders (public)</li> <li>• More public involvement required – landowners</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• LUF needs to reflect the values of Albertans – today, tomorrow &amp; future</li> </ul>
<b>Fairness, Cooperation and Communication</b>	<ul style="list-style-type: none"> <li>• End result that everyone could live and work with</li> </ul>
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Something that everyone can implement and work with.</li> </ul>
<b>Reflect Regional Diversity and Interests</b>	<ul style="list-style-type: none"> <li>• Criteria for development needs to reflect the regional circumstances</li> <li>• Reflect regional diversity &amp; economic viability pertaining to development</li> </ul>
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>• LUF should be reviewed every five (5) years</li> <li>• Needs to be monitored to know what is working. Create a mechanism to see that it is being looked at.</li> </ul>

## LUF Attributes – “What would it look like?”

- A tangible document to bring back that the municipalities can work with and use to work with other municipalities and neighbours.
- True mapping of soils, ground water, water drainage patterns, etc.

# GRANDE PRAIRIE

Session Date: September 13, 2006

# of Participants: 19

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Growth and development resulting in less land available for agriculture</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>• Managing environmental impacts; environmental protection (e.g. water and air quality, forests, flooding, quality of life) [3]</li> <li>• LUF relationship to the provincial water strategy and clean air strategy is unclear</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Municipalities have no resources to plan and manage orderly development</li> <li>• Urban sprawl</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Aboriginal issues need resolution</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Issues related to incompatible or inappropriate land use (e.g. impact of forest development on flooding and drainage, urban sprawl vs. agriculture, resource industry/municipal development) [2]</li> <li>• There are conflicting plans within the regions [2]</li> <li>• Jurisdictional control and silo building are causing conflict</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Lack of clarity about land use rules (e.g. incompatible uses, rural/urban overlap, agriculture/forestry)</li> <li>• Lack of clarity regarding white zone/green zone use</li> <li>• No clear priorities to define best use of land</li> <li>• Ineffective and inconsistent planning (e.g. fish studies)</li> <li>• Land use definitions are conflicting</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• There has been a lack of provincial leadership and vision [2]</li> <li>• Are skeptical about how effective the LUF will be and the impact it will have on municipalities – don't trust government's commitment or motive</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Government cutbacks in the mid 90s left municipalities with no resources for capacity building or planning for future growth</li> <li>• Lack good planning, qualified personnel [2]</li> <li>• Municipal reserves have not been set aside or defined [2] Lack affordable planning</li> <li>• Urban lifestyle becoming a rural expectation increasing costs to municipalities and stretching resources</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Resource companies should share pipeline corridors</li> <li>• Abandoned [pipelines are an issue</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Strategies to manage and protect agricultural land [3]</li> <li>• Agricultural operators should be compensated for development impacts (e.g. urban development on agricultural land)</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Reestablish regional planning commissions so that planning services and funding are available [4]</li> <li>• Municipalities need to retain autonomy</li> <li>• Encourage regional collaboration with respect to planning and community capacity</li> <li>• The province and federal governments should identify land use areas by zone with clear definitions and regulations, after that municipalities can make their own regulations</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Provincial government needs to provide leadership, guidelines and mechanisms for resolving land use conflicts [2]</li> <li>• Establish community boundaries</li> <li>• Need to encourage balance between landowner rights, municipal rights and provincial rights</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Create legislation and policy that provides for a safe environment, water use and watersheds, air quality, and land contamination</li> <li>• Environment easements with compensation back to municipalities</li> <li>• Establish environmentally sensitive policy for resource and industrial development (e.g. forestry, oil/gas, mining)</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Strategies to encourage orderly planning and development (e.g. infrastructure, roads/streets, water/sewer, schools, health care facilities)</li> <li>• Promote cluster communities and regional centres</li> <li>• Restrict urban sprawl</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Encourage inter-municipal cooperation characterized by fairness, open-mindedness and frank communication</li> <li>• Ensure that First Nations are included and provide input</li> <li>• Jurisdictional boundaries for all levels of government need to be clarified</li> <li>• If provincial government makes the LUF they must abide by it</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Develop new and creative tools to maximize first/best use of land (e.g. tax credits for eco zones)</li> <li>• Government departments need to move faster on approvals and simplify processes</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• [Want] a province that allows a broad section of uses that allows for economic growth while ensuring conservation of the environment &amp; provides Albertans with an excellent quality of life.</li> <li>• Involve everyone so that a clear picture is obtained</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Need access to [planning] expertise in smaller communities</li> <li>• Define community capacities</li> <li>• Need provincial funding</li> </ul>

Topic Area	Summary of Key Outcomes
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Comprehensive resource management plans (e.g. water, forest, agriculture, aggregates, oil &amp; gas, natural areas/protected areas/parks, minerals)</li> <li>• Maximize the best use of our resources for a healthy economy by balancing rights of individual/municipality/province</li> <li>• Limits to foreign ownership</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Comprehensive infrastructure plans (e.g. road, rail, air)</li> </ul>

## LUF Guiding Principles

Principle	Sample Comments
<b>Comprehensive</b>	<ul style="list-style-type: none"> <li>• Must reflect coordination/consistency, and organization throughout [3]</li> <li>• Guidelines need to apply to both municipal and provincial levels</li> </ul>
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Public ownership, vision and advocacy of principles - It won't work unless people "want" to commit to the LUF [5]</li> <li>• Ongoing educational programs/processes (general public does not understand planning process) [2]</li> </ul>
<b>Fairness, Cooperation and Communication Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Cooperative, sensible, communicative and based on trust [8]</li> <li>• Fair and equitable, no matter the size of the municipality [6]</li> <li>• Must reflect a common long term vision [8]</li> <li>• Should include a historical perspective</li> <li>• Should contain achievable goals</li> </ul>
<b>Political Will, Commitment and Leadership</b>	<ul style="list-style-type: none"> <li>• Province must legislate and finance LUF, and all levels of government have to commit to implementing it [5]</li> <li>• "Walk the talk"</li> <li>• "Take this process seriously"</li> </ul>
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Flexibility in standards/regulations to reflect regional differences [3]</li> <li>• Must have a little flexibility based on set criteria</li> <li>• Living/breathing document</li> </ul>
<b>Regular Monitoring and Review Sustainable Principles</b>	<ul style="list-style-type: none"> <li>• Regular review and monitoring of the plan through a public consultation process that includes municipalities [7]</li> <li>• Must encourage and support long term sustainable principles (3 Pillars) and stewardship of land, water and air "the L.A.W." [6]</li> <li>• Global village</li> </ul>

## LUF Attributes – "What would it look like?"

- [Should be an] interactive framework that sets clear guidelines but allows for local common sense input for implementation [2]
- [Have] goals and objectives
- [Be in] layman's terms
- [Have] rules of engagement
- Should be more than regulations
- Should not just be more regulations
- Shows key issues
- Shows how to achieve results

# EDMONTON

Session Date: September 14, 2006

# of Participants: 45

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Not enough importance or protection placed on agricultural land in Alberta [3]</li> <li>• Impacts of fragmentation of agricultural land and affect on family estate planning</li> <li>• Cow and Fish program run by GOA has no teeth</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Need to overcome negative image of regional planning authorities, lack of balanced regional planning [5]</li> <li>• Impacts of provincial/federal regulatory bodies on municipal land use decisions/development</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>• Conservation and protection of natural and environmentally sensitive areas and resources [4]</li> <li>• Water issues (e.g. access, watershed) [4]</li> <li>• Lack of air shed planning</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Require consistent, sustainable planning strategies to manage and coordinate rapid urban/industrial growth –Should we be approving everything? [8]</li> <li>• Lack of affordable access to land for urban growth in a streamlined efficient, timely way [4]</li> <li>• Increasing commuting cost are affecting patterns of growth [1]</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Lack of coordination, consistency, cooperation and integration of planning between all levels of government [8]</li> <li>• Lack of clearly defined inter-municipal initiatives</li> <li>• Inter-municipal planning bodies – influence on municipal plans/policies</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Conflicts of private vs. public land, urban/rural, industrial/farming/residential/recreation/ oil and gas exploration/Crown [7]</li> <li>• Taxation/competition from development is at the root of inter-municipal conflict [2]</li> <li>• Conflict between density and environmental restraints</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Planning process ineffective in holding industry accountable for sustainability and the development proponent for mitigation [2]</li> <li>• Insufficient standards/practices to prevent “back door influence”</li> <li>• Insurance implications of residential properties with commercial zoning</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Lack of comprehensive, shared provincial vision, leadership and long range planning (e.g. funding servicing, sustainability of infrastructure, renewable resources) [9]</li> <li>• Lack of political will and commitment to deal with land use issues [</li> </ul>

Topic Areas	Summary of Key Issues
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Municipalities lack funding for infrastructure [5]</li> <li>• Smaller municipalities are experiencing growth pressures from larger ones (e.g. landfills), or from resource activity in their boundaries but do not receive the financial benefits to offset the cost associated with this [5]</li> <li>• Municipalities struggling with lack of educated, able decision makers to handle development issues and pressures, and with being able to afford to hire the needed expertise. [3]</li> <li>• Lack of predictable provincial financial support</li> </ul>
<b>Public Lands, Open Space Recreation</b>	<ul style="list-style-type: none"> <li>• Recreational use of Crown land, grazing leases, foreign ownership and restrictions and other questionable dispositions of Crown land need examining for better utilization [2]</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Not enough provincial regulation over oil &amp; gas expansion and reclamation [4]</li> <li>• Energy sector has too much power over all other authorities [2]</li> <li>• Not enough long term vision/planning for renewable resources [2]</li> <li>• Concern about water demands with proposed up-grader projects</li> <li>• Not enough long term planning for maintaining 'value added' in oil sands</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Transportation planning is not being done in conjunction with other land uses nor are transportation plans shared with municipalities to enable them to plan for the future [2]</li> <li>• Transportation guidelines, standards (e.g. access approvals) are an issue [2]</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Creation of defined/fixed boundaries of what is rural and what is urban, establish land reserves including water preservation and surface rights - rural areas are not a land bank for urban areas [4]</li> <li>• Preserve agricultural land</li> <li>• Determine who is responsible for protecting farmland</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Need a system for elected regional representation – taxation with elected representation (e.g. school or hospital board) [3]</li> <li>• Need a new governance model for land use planning that provides appropriate responsibilities for Provincial administrators, politicians and municipalities [2]</li> <li>• Need a mandatory regional plan that aligns with provincial vision, but local authorities still retain authority over subdivisions etc. [2]</li> <li>• The provincial government needs to play a larger role in planning with or without consensus LUF needs to be embedded in legislation – a requirement [2]</li> <li>• New governance that encourage consensus but does not require it.</li> <li>• Need a regional development model</li> <li>• More administrative power vs. political control (e.g. school districts with power split between province/board/superintendent</li> </ul>



Topic Areas	Summary of Key Outcomes
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Need to have conflict resolution process, provincial resolution of land use disputes (e.g. Inter-municipal Development Plans) [2]</li> <li>• Province needs clearer more enforceable policies to prevent conflicts arising</li> <li>• Province needs to resolve the competing interests within its own departments (e.g. AED vs. ASRD)</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• More provincial involvement in balancing environmental conservation with growth, identify who is responsible for protecting environmental resources [2]</li> <li>• Need a comprehensive water management plan that accounts for long term growth, need, demand etc.</li> <li>• Need to change our approach to consumption and use of water</li> <li>• Regulation of flood plains and water ways including mapping, standardized guidelines and updated regulations</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Growth needs to be coordinated, staged and more carefully thought out, organized [4]</li> <li>• Growth management needs to occur by combined effort including: a province wide growth management vision, development of a cross ministry solution, a regional growth strategy [3]</li> <li>• Mitigation must be the responsibility of the development proponent</li> <li>• Growth should be secondary to environmental stewardship</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Support increased inter-municipal cooperation, cost sharing, providing incentives [4]</li> <li>• Improved provincial government communication and coordination to reduce duplication, competition and increase access [2]</li> <li>• Reduce the number of municipalities</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Planning should occur in the context of adequate services and resources (e.g. water, power, etc) [3]</li> <li>• Policies must be enforceable</li> <li>• Need best practice network of land use planning</li> <li>• [After establishing a vision] Establish principles for the evolution of the province <ul style="list-style-type: none"> <li>• population growth</li> <li>• de-population</li> <li>• where growth will occur</li> <li>• establish urban growth areas/regions</li> <li>• juxtaposition of land uses</li> <li>• natural resource development</li> <li>• natural area preservation</li> </ul> </li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Comprehensive, long term plans that guide thinking, planning and interaction at all levels, shared with everyone [10]</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Sustainable grant funding sources or a share of provincial revenue sources, particularly for infrastructure [6]</li> <li>• Need revenue sharing between municipalities or through regional revenue/cost sharing system [2]</li> <li>• Labour – we need more people. Province must review ways to allow more immigration of skilled professionals and trades people.</li> </ul>
<b>Transportation/Utilities</b>	<ul style="list-style-type: none"> <li>• Need long term plan for transportation and to maintain open spaces along transportation corridors</li> <li>• Need urban transportation guidelines.</li> </ul>

## LUF Guiding Principles

Principle	Sample Comments
<b>Comprehensive</b>	<ul style="list-style-type: none"> <li>• Must reflect coordination/consistency, and organization throughout [3]</li> <li>• Guidelines need to apply to both municipal and provincial levels</li> </ul>
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Public ownership, vision and advocacy of principles - It won't work unless people "want" to commit to the LUF [5]</li> <li>• Ongoing educational programs/processes (general public does not understand planning process) [2]</li> </ul>
<b>Fairness, Cooperation and Communication Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Cooperative, sensible, communicative and based on trust [8]</li> <li>• Fair and equitable, no matter the size of the municipality [6]</li> <li>• Must reflect a common long term vision [8]</li> <li>• Should include a historical perspective</li> <li>• Should contain achievable goals</li> </ul>
<b>Political Will, Commitment Leadership</b>	<ul style="list-style-type: none"> <li>• Province must legislate and finance LUF, and all levels of government <b>and</b> have to commit to implementing it [5]</li> <li>• "Walk the talk"</li> <li>• "Take this process seriously"</li> </ul>
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Flexibility in standards/regulations to reflect regional differences [3]</li> <li>• Must have a little flexibility based on set criteria</li> <li>• Living/breathing document</li> </ul>
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>• Regular review and monitoring of the plan through a public consultation process that includes municipalities [7]</li> </ul>
<b>Sustainable Principles</b>	<ul style="list-style-type: none"> <li>• Must encourage and support long term sustainable principles (3 Pillars) and stewardship of land, water and air "the L.A.W." [6]</li> <li>• Global village</li> </ul>

## LUF Attributes – "What would it look like?"

- Specific, achievable goals that are relevant [2]
- Set of simple, understandable principles that translate into action [2]
- More "shall" clauses than "may" clauses
- Precise, clear direction, not general, broad statements
- Needs to "paint a picture" of what Alberta will look like
- Something people can understand when they read it
- Broad legislated responsibility for items like regional planning and other selected services
- Include a process that has impact, not just for show
- Must contain
  - Goals
  - Objectives
  - Growth Pattern
  - Servicing/Transportation Corridors, Waste Management, Recreation, etc.)
- It should include:
  - index
  - table of content
  - contact information
  - via website, communication forum
  - vision and goal statement
  - map showing where priorities for development located
- List of references
- [Contain] Outcomes, Measurements
- [Contain] Template agreements

# BONNYVILLE

Session Date: September 19, 2006

# of Participants: 29

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Growth and development pressures (e.g. rural subdivisions, urban expansion, recreational development, industrial/resource development) resulting in agricultural land loss [4]</li> <li>• Need for agricultural preservation/maintenance of agricultural land base; increase viability of agriculture sector [2]</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Decisions related to land use planning should be made at the municipal level [2]</li> <li>• Appeal Board needs to acknowledge municipal bylaw policies</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>• Water issues (e.g. watershed, supply, usage, allocation) [4]</li> <li>• Environmental concerns related to recreation and tourism development (e.g. trails, protection of natural lands) [2]</li> <li>• Lake stewardship/lakeside development (e.g. watershed, land use, environmental impact)</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Require strategies to manage urban and rural sprawl (e.g. encouraging appropriate rural development, control of rural subdivisions, multi-lot subdivisions, appropriate parcel size, servicing costs) [4]</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Need to improve coordination among and between government departments and regulatory bodies (e.g. AEUB, Forestry Management, Alberta Environment)</li> <li>• Require provincial support for inter-municipal development plans</li> <li>• Need to improve information dissemination</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Issues of conflicting adjacent land use (e.g. industrial, recreational, agricultural, natural); urban/rural conflicts; multiple users [4]</li> <li>• Conflicts and impacts of intensive livestock operations [2]</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Require consistent and defined policies, rules and regulations for recreation and tourism [2]</li> <li>• Need coordinated approach to infrastructure planning; cost sharing, established priorities</li> <li>• LUF must acknowledge regional differences and unique regional issues</li> <li>• Existing guidelines need more "teeth"</li> <li>• Require guiding principles for inter-municipal development</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Municipalities require financial support for the development of affordable residential and commercial accommodation (e.g. multi-family, high density)</li> <li>• Require provincial authority to ensure municipalities are provided with adequate funding to meet growth demands (e.g. infrastructure, recreation, health, housing)</li> <li>• Alberta Environment regulations can be restrictive and costly for municipalities to implement (e.g. water/waste transfer site)</li> </ul>

Topic Areas	Summary of Key Issues
<b>Public Lands, Open Space and Recreation</b>	<ul style="list-style-type: none"> <li>• Require additional parks and protected areas and multi-use recreational facilities</li> <li>• Problems arising from random use of recreational lands</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Issues related to industrial water use (e.g. environmental impacts, supply/demand, over-allocations) [2]</li> <li>• Environmental impacts of industrial land use [2]</li> <li>• Land fragmentation/impeded development from resource activity (e.g. oil field development, brownfield redevelopment)</li> <li>• Infrastructure and service pressures (e.g. energy, water, roads) from resource development activity</li> <li>• Rural service needs vs. urban service needs (e.g. landfill, water, sewer, roads)</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Need to determine who is responsible for the cost of regional utilities (e.g. water, sewer, waste)</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Develop long range planning policies and guidelines that serve to maintain the agricultural land base (e.g. development on marginal land rather than productive land, encourage residential development adjacent to existing urban development, increase agricultural subsidies) [3]</li> <li>• Guiding principles to ensure that conflicts between agriculture and other sectors (e.g. industry, recreation) are mitigated</li> </ul>
<b>Authority/Decision Making</b>	<ul style="list-style-type: none"> <li>• Municipalities retain authority for land use development decisions within their jurisdiction [2]</li> <li>• Clearly define provincial and municipal responsibilities (e.g. application process, approval, conditions, enforcement, mediation, long range planning) [2]</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Arbitration board and enforcement for when issues arise</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Provide reasonable environmental protection; account for environmental issues [2]</li> <li>• Strategy for water conservation and preservation</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Comprehensive, regionally coordinated approach to controlling and managing urban and rural growth, urban/rural fringe development [3]</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Provincial support for inter-municipal development plans [3]</li> <li>• Encourage cooperation and communication between province and municipalities [2]</li> <li>• Province and municipalities should be seen as equal</li> <li>• Provide consistency between local provincial staff and non-local provincial staff</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Standardized provincial guidelines for subdivision process</li> <li>• Framework should have “teeth” (e.g. deadlines, studies, legislation, defined appeals process, monitoring measurements)</li> </ul>

Topic Areas	Summary of Key Outcomes
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Long range plans that account for continued growth [3]</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Dedicated provincial funding to municipalities for planning and development (particularly infrastructure development) [3]</li> <li>• Municipalities should receive share of resource royalties for infrastructure development</li> <li>• Municipalities should be compensated for implementing provincial regulation</li> </ul>
<b>Public Lands, Open Space and Recreation</b>	<ul style="list-style-type: none"> <li>• Municipalities should be given responsibility for tourism and recreational development on public land [2] Resource Management</li> <li>• Implement enforceable legislation for mandatory clean-up/reclamation of resource developments sites (e.g. oilfield and brownfield sites)</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Transportation and utility corridors should be considered</li> <li>• Long range, cooperative transportation planning</li> </ul>

## LUF Guiding Principles

Principle	Sample Comments
<b>Accountability and Authority</b>	<ul style="list-style-type: none"> <li>• Attainable</li> <li>• Empowers municipalities</li> <li>• Stakeholder recognition</li> </ul>
<b>Comprehensive</b>	<ul style="list-style-type: none"> <li>• Comprehensive – deals with all issues raised today</li> <li>• Organized structure for development</li> <li>• Realistic</li> <li>• Transparent</li> </ul>
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Consultation between province and municipalities</li> <li>• Consultation with province, municipalities, stakeholders</li> <li>• Multiple consultation with municipal governments [3]</li> <li>• Draft LUF should involve public/municipal consultation for revision or acceptance</li> <li>• Landowner input</li> <li>• Must be complemented by education process</li> </ul>
<b>Fairness, Cooperation and Communication</b>	<ul style="list-style-type: none"> <li>• Balance/fairness regionally</li> <li>• Be just and fair</li> <li>• Communication – landowner/governments/neighbours</li> <li>• Communication – i.e. pamphlets, brochures, newspapers</li> <li>• Proper communication</li> <li>• Two way street of communication</li> <li>• Good cooperation of provincial employees &amp; local governments</li> <li>• Fair and equitable decisions amongst all ethnic origins &amp; First Nations</li> </ul>
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Account for local issues</li> <li>• Flexibility</li> <li>• Flexible in application of many different situations</li> <li>• Ownership flexibility</li> </ul>

Principle	Sample Comments
<b>Political Will, Commitment and Leadership</b>	<ul style="list-style-type: none"> <li>• Are we creating another tier of paper that isn't going to have any ability to do anything?</li> <li>• Walk the talk</li> <li>• Implementation in a timely manner</li> <li>• Priority setting</li> <li>• This is URGENT! Time is of the essence.</li> <li>• We can do all this however if there isn't some injection of revenues from royalties, municipalities will be unable to do anything.</li> </ul>

## LUF Attributes – “What would it look like?”

- Identify alternate locations for land use options – designated areas for specific land uses
- Geographic regions
- Government resource centre to access information
- Maps; maps with regional areas
- Guidelines to directive on land uses in Alberta
- Guidelines for differing regions
- Land Use planning designation on map
- List of municipal contacts for: foreign investment, other Canadians
- Plain English, understandable [4]
- Rationale, objectives, guidelines (e.g. what elements form Policy? Legislation? Regulation?)
- Resource and Information List
- Topical organization
- User friendly



# LETHBRIDGE

Session Date: September 19, 2006

# of Participants: 29

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Growth and development pressures on agricultural land (e.g. urban encroachment, acreages)</li> <li>• Sustainability of agriculture</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Land use decisions need to remain at the municipal level</li> <li>• Decisions are being made by appointed (not elected) bodies (i.e. AEUB, NRCB)</li> <li>• Fragmentation of authority despite area structure plans (i.e. AEUB, NRCB, MGB DFO, Alberta Environment); limits ability to examine cumulative effects</li> <li>• Governance issues (i.e. how best to manage land use and multiple interests)</li> <li>• Perception that appointed boards are industry driven</li> <li>• Require a model for building consensus among municipalities (i.e. Regional Planning Commission model)</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>• Water issues (e.g. supply, access, control, quality, allocation, use, water protection) [5]</li> <li>• Maintenance of natural heritage (e.g. grasslands vs. resource extraction)</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Require strategies to manage rapid urban growth/urban sprawl (e.g. limited footprints, increased densities, revitalization) [4]</li> <li>• Land fragmentation (e.g. acreage development, resource extraction)</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Boundary concerns; conflicting adjacent land uses (e.g. annexation, revenue issues, resource concerns, jurisdictional conflicts) [4]</li> <li>• Competing land interests (e.g. resource, agricultural, heritage, urban, natural environment)</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Land use planning issues resulting from flawed legislative processes (i.e. AOPA/NRCB intensive livestock operations)</li> <li>• Conflict between LUF process and other processes (e.g. NRCB review of intensive agriculture)</li> <li>• Complexity of issues related to land use planning (e.g. economics, geography) complicate development of a provincial framework</li> </ul>
<b>Public Lands, Open Spaces and Recreation</b>	<ul style="list-style-type: none"> <li>• Random camping, recreation use, environmental sustainability and access to public lands</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Shared taxes; shared resources</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Pressures from resource sector activity (e.g. access)</li> </ul>
<b>Social Issues</b>	<ul style="list-style-type: none"> <li>• Issues related to populations shifts (e.g. immigrant labour force resulting in cultural issues; baby boomers moving to county residential/small communities stressing services)</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Annual payments from oil and gas revenue to rural landowners [2]</li> <li>• Incentives to agricultural producers for preservation on agricultural land</li> <li>• Need a Transfer of Development Rights system</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Increased municipal authority for land use planning and development decisions at the local level [3]</li> <li>• Municipalities need to be included in land use decisions made by government (all levels) and industry (e.g. CFOs, appointed boards, irrigation districts)</li> <li>• Ensure that land use decisions are made by elected officials not appointed bodies (i.e. AEUB, NRCB)</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Provide mechanism for inter-municipal development plans to reduce inter-municipal conflicts/enhance cooperation [5]</li> <li>• Articulate a fair and effective dispute resolution process [3]</li> </ul>
<b>Environmental Management Growth Management</b>	<ul style="list-style-type: none"> <li>• Enforceable policies to protect water supply</li> <li>• Policies to manage growth/urban sprawl (e.g. urban growth limits, high density urban development) [2]</li> <li>• Recognize the impacts of intense growth and development on infrastructure and the environment</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Improved cooperation and communication (i.e. inter-departmental, regulating authorities) [3]</li> <li>• Incentives for inter-municipal cooperation (e.g. revenue sharing, resource sharing) [3]</li> <li>• Recognition of municipal governments role in land use planning; more intensive consultation required</li> <li>• Provide strong provincial leadership; balance interests</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Ensure that other process and agreements are not in conflict with LUF (e.g. inter-municipal planning and development agreements, NRCB review process) [2]</li> <li>• Strengthen municipal planning legislation; legislate municipal (inter-municipal) development plans [2]</li> <li>• Ensure planning tools (e.g. IDPs, ASP, MDP, LUBs) are developed locally and reviewed regularly.</li> <li>• Provincial commitment to collecting background data; providing mapping</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Provide long term vision for land use; consider future implications of decisions [3]</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Minimize impact of LUF on local municipalities and regions; focus on inter-regional and provincial issues</li> <li>• Need ability and funding to use regional service systems to provide water, sewer, etc.</li> </ul>
<b>Public Lands</b>	<ul style="list-style-type: none"> <li>• Develop Access Management Plans for public lands (e.g. environmental protection, resource access and activity, agriculture)</li> <li>• Establish recreational areas with rules and enforcement (e.g. random camping, recreational access)</li> </ul>



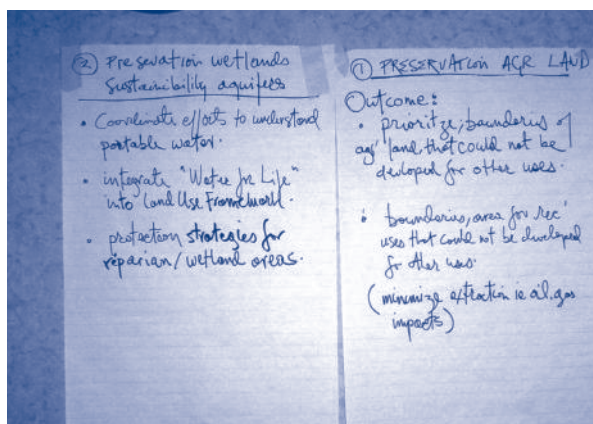
## LUF Guiding Principles

Principle	Sample Comments
<b>Accountability and Authority</b>	<ul style="list-style-type: none"> <li>• Accountability; results to all participants</li> <li>• Local impacts = local decisions = local implementation and responsibility</li> <li>• BMPs must be “evidence based” decision making</li> <li>• Must recognize that local governments are an order of government with a legislated mandate, we are NOT just a “stakeholder”</li> </ul>
<b>Comprehensive Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Integrated, comprehensive, balanced</li> <li>• Government must facilitate the process to bring stakeholders to the table and have them create the LUF</li> <li>• No unilateral decision making</li> <li>• Open and transparent</li> <li>• Must be true consultation before decisions are made and if there will be changes in policy/legislation, then this is even more critical</li> <li>• Municipalities consulted in a more intensive manner than stakeholders</li> </ul>
<b>Fairness, Cooperation and Communication</b>	<ul style="list-style-type: none"> <li>• Must have a balanced impact upon all municipal governments – rural/urban, process and documents have to be balanced and fair, no one municipality gets a benefit over another</li> <li>• Fair and equitable to all stakeholders</li> <li>• Communication strategy so you know who you can talk to</li> <li>• Balanced [land] usage</li> <li>• Standards apply equitably to urban and rural</li> <li>• Alberta residents should all benefit from land use decisions/processes</li> <li>• Balance the issues of the many with those of the few</li> <li>• Regional approach to conflict resolution. Our region does not include either Edmonton or Calgary –don’t want our region’s issues and concerns overshadowed by the bigger centres - A region isn’t southern Alberta or Northern Alberta that is too large</li> </ul>
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Local decision making and flexibility under the MGA needs to be maintained</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• LUF should be an overall vision for the province with local decision making entrenched</li> <li>• Shared vision – got to get to some commonality. If you don’t have buy in [it won’t work]</li> <li>• You’ve got to be able to give and take. All stakeholders have to share the vision</li> </ul>
<b>Political Will, Commitment and Leadership</b>	<ul style="list-style-type: none"> <li>• Government must facilitate the process to bring stakeholders to the table and have them create the LUF</li> <li>• Be a leader (GOA) in integrating and balancing economic, social, cultural, and environmental interests</li> </ul>
<b>Reflect Regional Diversity and Interests</b>	<ul style="list-style-type: none"> <li>• One size does not fit all! Must be room for regional and local differences</li> <li>• Policies need to have regional variations – one provincial policy does not fit all situations’</li> </ul>

Principle	Sample Comments
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>Reviewed after one year (or so) to see if it's working and review periodically after that</li> <li>Regular evaluation criteria</li> </ul>
<b>Values-based, Emphasizes People</b>	<ul style="list-style-type: none"> <li>Based on principles rather than economics (i.e. cumulative effect, compatibility, environmental sustainability, sustainability, local vision)</li> <li>Alberta residents should all benefit from land use decisions/processes</li> <li>Treat the people of Alberta as the provinces #1 resource LUF should be "values driven"</li> <li>Framework should be driven by values, not economics</li> </ul>

## LUF Attributes – “What would it look like?”

- LUF should create Provincial Macro Level Planning Tool
- Statement of landowner rights
- [Be a] template for MDPs
- [Contain] access provisions on provincially owned parcels
- Simple easy to understand & manage (3 pages or less)
- [Contain] clear definition of process, decision criteria, standards, and appeal
- Provides mechanism for inter-municipal development plans
- Has legal status
- Policy statements (provincial)
- Key background data available for all municipalities/maps
- Defines provincial interests and municipal interests
- LUF should be written in “plain English”
- It is very short! (quality pictures)
- Communication strategy – so you know who you can talk to



# RED DEER

Session Date: September 20, 2006

# of Participants: 49

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>Lack of provincial policy or legislation to preserve agricultural land; "right to farm" [6]</li> <li>Farm income pressures resulting in subdividing to generate income</li> <li>Land sterilization; farmers bearing costs [2]</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>Lack of decision making authority at the municipal level [5]</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>Water issues (e.g. quality, access, restrictions, watershed, flood plains, waste water) [7]</li> <li>Development encroaching on wildlife habitat</li> <li>Lack of air shed planning [2]</li> <li>No government standardization or status for environmental issues (e.g. intensive livestock operations) [3]</li> <li>Lack of planning and control over landfills [2]</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>Pressures (e.g. water, land, agricultural, resources) from unprecedented growth [4]</li> <li>Urban sprawl and increased demand for larger lots [2]</li> <li>Lack of space for urban areas to grow [2]</li> <li>New settlement patterns are "helter skelter" or in inappropriate areas [2]</li> <li>Downtown cores – no incentive to rebuild</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>Lack of inter-departmental and inter-municipal cooperation and communication [5]</li> <li>Duplication, overlap of government [5]</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>Conflicts between country residential and farm operations [5]</li> <li>Competition (e.g. over water access) [3]</li> <li>Intense resource extraction or intense livestock operations conflicting with planned community growth [2]</li> <li>Industry/environment/community/residential/recreation</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>Lack of consistent and defined land use planning policies, definitions, processes and procedures [5]</li> <li>Provincial land use planning is not coordinated or compatible across all departments [2]</li> <li>Current policies are weak, ineffective, not known about, or not respected [4]</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>Lack of provincial leadership and long range planning [8]</li> <li>Lack of political will and commitment to deal with land use issues [2]</li> </ul>

Topic Areas	Summary of Key Issues
<b>Public Lands, Open Space and Recreation</b>	<ul style="list-style-type: none"> <li>• Loss of public access to recreational land use around lakes and streams</li> <li>• Lack of input from recreational groups in decisions about Crown land [2]</li> <li>• Lack of recreational and Green Space planning or control of recreational use on public land [3]</li> <li>• Abuse of road allowances/ ROWs being fenced off – squatters</li> <li>• Municipalities are losing environmental recreational reserves and find having public land costly [2]</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Lack of pipeline planning is resulting in sterilization of land, restriction of development and land uses [4]</li> <li>• Drilling being done in inappropriate places or too intensely (e.g. in forested areas or near water supplies) [2]</li> <li>• Duplication of roads/services by oil companies</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Creation of strict and clear boundaries of what is rural and what is urban i.e. land reserves, separation of industrialized agriculture from urban areas, criteria for urban annexation of agricultural land [3]</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Provide municipalities with decision making authority within their jurisdictions as equal partners with government and resource industry; [6]</li> <li>• Need a legislated, regional framework for planning so municipalities can cooperate [3]</li> <li>• Need a regional government [2]</li> <li>• Need Regional Planning Commissions back</li> <li>• The provincial government needs to retain final authority when it comes to land use planning</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• A cooperative process to resolve land use conflicts and streamline the annexation/expropriation process is needed (e.g. Inter-municipal Development Plans [6])</li> <li>• Province needs clearer more enforceable policies, rules and guidelines to prevent conflicts arising (e.g. universal guidelines for Confined Feeding Operations) [3]</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Water resource protection is paramount (e.g. use the Water for Life strategy) [4]</li> <li>• Environmental principles, policies and guidelines must be embedded in land use planning and a comprehensive, balanced cross ministerial environmental plan put in place [4]</li> <li>• Need clearer standards for environmental reserve land and need to compile an inventory of environmentally sensitive areas [2]</li> <li>• Alberta Environment must review &amp; comment on referrals regarding contamination concerns i.e. subdivision process</li> <li>• Need regional water, landfill, and wastewater systems using the best technology to reduce waste of land and environmental impacts</li> <li>• The Environmental Farm Plan is a good idea</li> <li>• Environmental monitoring needs to be put in place</li> </ul>

Topic Area	Summary of Key Outcomes
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Plan growth more effectively (e.g. downtown core rebuilding, increased density, buffer or fringe zones) [7]</li> <li>• Have fixed growth boundaries or growth corridors (e.g. maximum population) [3]</li> <li>• Have specified criteria that govern when annexation is allowed (e.g. population based triggers, proven need) [2]</li> <li>• Opportunity to grow/“right to grow” (i.e. growth of farm operations,)</li> <li>• Do not allow development in inappropriate areas (flood plains, arable land)</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Improved provincial government communication and coordination to reduce duplication, competition and improve efficiency [6]</li> <li>• Support increased inter-municipal cooperation and agreements, cost sharing [4]</li> <li>• Financial support for regional systems (water, wastewater, landfill)</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• New process/mechanism for regional planning and service delivery [4]</li> <li>• Clearer, more prescriptive policies &amp; standards that are enforceable [3]</li> <li>• Must define generally accepted planning principles (GAP)</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Comprehensive, long term plans that are shared with municipalities so that they can plan [7]</li> <li>• Long term commitment by all</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Must have provincial commitment to appropriate funding for municipalities and fair cost sharing [2]</li> </ul>
<b>Open Space, Recreation and Public Lands</b>	<ul style="list-style-type: none"> <li>• Increased provincial and federal presence and enforcement in managing provincial recreation areas (e.g. lakes) [3]</li> <li>• Adequate funding for Access Management Plans</li> <li>• Need a Provincial Task Force on Lakes/Streams/Recreational Land Use</li> <li>• Access management of parkways</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Industrial/energy development must be more coordinated or integrated with municipal land use planning (pipeline corridors, access roads, sour gas development, coal bed methane, power lines) [7]</li> <li>• Allow oil &amp; gas development on agricultural land only if it is in the greater public good</li> <li>• Pipeline/utilities must be required to reclaim land after abandoning lines</li> </ul>
<b>Transportation/Utilities</b>	<ul style="list-style-type: none"> <li>• High voltage power lines should be placed in utility corridors that are regionally planned [3]</li> <li>• Long term transportation plans/corridors must be decided and communicated to municipalities so they can make decisions especially between Calgary and Edmonton [2]</li> <li>• Criteria for QE2 highway development is needed as soon as possible</li> </ul>

## LUF Guiding Principles

Principle	Sample Comments
<b>Accountability and Authority</b>	<ul style="list-style-type: none"> <li>• Accountability</li> <li>• Clear regarding who regulates and how appeals are made</li> <li>• [LUF] must be permanent and binding</li> <li>• Accessible to all</li> <li>• Should be guidelines not rules</li> <li>• Elected officials and municipal employees must meet generally accepted planning standards</li> </ul>
<b>Comprehensive</b>	<ul style="list-style-type: none"> <li>• Cross ministry endorsement</li> <li>• Have municipal scope</li> <li>• Not written by a planner or a lawyer</li> </ul>
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Inclusive, complete and responsive consultation [10]</li> <li>• Transparent [2]</li> <li>• “Steal from other plans” (use other success stories)</li> </ul>
<b>Fairness, Cooperation and Communication</b>	<ul style="list-style-type: none"> <li>• Consistent, fair and equitable to all [7]</li> <li>• Clearly communicated and understandable to everyone [2]</li> <li>• Timeline set &amp; adhered to [2]</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Must have a long term focus (30+ years) [4]</li> </ul>
<b>Political Will, Commitment and Leadership</b>	<ul style="list-style-type: none"> <li>• Financial commitment from the province to start and implement, and be fiscally sustainable [4]</li> <li>• Need clear enforcement and follow through [2]</li> </ul>
<b>Reflect Regional Diversity and Interests</b>	<ul style="list-style-type: none"> <li>• Recognize diversity between regions, municipalities and rural/urban [5]</li> <li>• Use common sense when interpreting or making guidelines</li> </ul>
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>• Annual updates, predetermined review dates and a review process [5]</li> <li>• Measurable in terms of what works and how to improve</li> </ul>

## LUF Attributes – “What would it look like?”

- Easily accessible, on-line, user friendly (6)
- Provincial high level mapping, GIS [4]
- Written in clear English (concise), easily understood, simple [3]
- [Contain] Arbitration process
- Clear, concise, defensible (e.g. definitions, regulations) [2]
- Manageable size, not 550 pages [2]
- Provincial policies [2]
- Contact numbers
- Division of authorities
- Implementation plan
- Index with cross references
- List of references
- [Contain] Outcomes, Measurements
- [Contain] Template agreements
- Who does what, when, how

# HANNA

Session Date: September 20, 2006

# of Participants: 22

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Growth and development pressures vs. agricultural preservation and sustainability [4]</li> <li>• Resource development is fragmenting and/or sterilizing agricultural land</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Lack of land use decision making authority at the municipal level [3]</li> <li>• Land use decisions are being made by government authorities and agencies (e.g. AEUB, NRCB, Department of Transportation) without adequate municipal or landowner input [3]</li> <li>• Government authorities need (e.g. AEUB, NRCB) to communicate more effectively with municipalities</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>• Environmental impacts related to development (e.g. intensive livestock operations, biofuels, CBM, oil and gas, waste management tourism)</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Economics are driving land use issues</li> <li>• Urban expansion as it relates to quality of life (e.g. densities, availability of services)</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Need for inter-municipal cooperation in land use development planning (e.g. cost/revenue sharing, resource/environmental management, infrastructure, services) [3]</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Need to review annexation, dissolution process to make it a win-win (partnership) solution [2]</li> </ul>
<b>Land Use Planning (Structures, Processes, and Procedures)</b>	<ul style="list-style-type: none"> <li>• Lack of consistency and clarity (e.g. planning definitions, regulations) [2]</li> <li>• Need more timely responses from the provincial government <b>Policies</b> departments</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Industrial development lacks long term planning; lack of consideration about servicing and infrastructure</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Municipalities are not receiving adequate provincial funding to sustain municipal infrastructures (e.g. schools, hospitals) [3]</li> <li>• Lack of funding for planning expertise at the municipal level</li> <li>• Inequities of using market values to determine property assessments and available taxation revenue</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Constraints on future development resulting from a proliferation of resource facilities (e.g. pipelines, access roads, oil and gas facilities) [3]</li> <li>• Cumulative effects of surface access and activities on the landscape</li> <li>• Sustainability of resource development vs. agricultural preservation</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Transportation issues (e.g. rail, roads) affecting land use</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Strategy to reduce agricultural land loss and protect farm production; rural development policy [3]</li> <li>• Recognition that agriculture is a viable industry</li> <li>• Ability to legally transfer development credits</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Entrenched landowner property rights</li> <li>• Increased accountability from provincial agencies (e.g. AEUB, NRCB); elected not appointed</li> <li>• Balance industry's influence on land use decisions; remove perception regulatory boards are controlled by industry</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Mechanism for timely conflict/dispute resolution [2]</li> <li>• Review of the annexation/dissolution process</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Environmentally sustainable land use planning; stewardship [2]</li> <li>• Improved remediation or deregulation of contaminated sites</li> <li>• Examine cumulative effects of surface access and activities</li> <li>• Approach for prioritizing water access</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Strategy to manage urban/rural land conflicts (e.g. urban sprawl, acreages, industrial development)</li> <li>• Mechanism for controlled growth</li> </ul>
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Encourage inter-municipal development planning (e.g. infrastructure planning, revenue sharing)</li> <li>• Standardized land use and zoning guidelines</li> <li>• Tools for objective evaluation of community impacts</li> <li>• Improved communication from the provincial government about land use policies (e.g. timely responses, clarity)</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Equitable funding/grant strategy to provide municipalities with adequate resources for land use planning, infrastructure and service delivery [4]</li> <li>• Inter-municipal development planning and revenue sharing for infrastructure</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Share of resource royalties to municipalities to deal with land use issues [2]</li> <li>• Reduced industrial footprint (e.g. pipelines, well sites); pipeline corridors [2]</li> <li>• Improved communication and consultation between industry and municipalities [2]</li> <li>• Removal of abandoned pipelines</li> </ul>



# LUF Guiding Principles

Principle	Sample Comments
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Inclusion/representation from all stakeholders</li> <li>• Landowners play “meaningful” role in framework development</li> </ul>
<b>Cooperation and Communication</b>	<ul style="list-style-type: none"> <li>• Clear, transparent and timely process and communications</li> <li>• More timely responses from the provincial government; need clear, timely, honest communicating policies</li> </ul>
<b>Coordinated and Consistent Approach</b>	<ul style="list-style-type: none"> <li>• Consistency in applying principles</li> <li>• Decisions (appeals annexations etc.) to be handled on a timely basis in an objective fashion</li> <li>• Consistent standards province-wide (e.g. land use classifications, zoning)</li> </ul>
<b>Fair and Equitable</b>	<ul style="list-style-type: none"> <li>• Fairness, integrity [2]</li> <li>• Multi-stakeholder</li> <li>• Protection of landowner rights</li> <li>• Provincial standards that all levels of government have to follow</li> </ul>
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Adaptability</li> <li>• Flexible and adaptive to change</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Vision we want to ensure that planning will occur with the future in mind - 10 or 20 years ahead</li> <li>• Support a provincial vision and direction</li> <li>• Long term and short term planning</li> </ul>
<b>Political Will, Commitment and Accountability</b>	<ul style="list-style-type: none"> <li>• Public commitment and buy-in</li> <li>• Enforceable</li> </ul>
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>• Systematic review</li> <li>• Establish periodic reviews</li> <li>• Implement adaptive management process for in between reviews</li> </ul>
<b>Sustainable Principles</b>	<ul style="list-style-type: none"> <li>• Environmentally friendly</li> <li>• Recognition of stewardship</li> <li>• Protection of watershed/stewardship</li> <li>• Sensitive to environmental issues/concerns</li> </ul>

## LUF Attributes – “What would it look like?”

- Enforcement
- Appeals process
- Clarity, understandability

# CALGARY

Session Date: September 21, 2006

# of Participants: 33

\* Numeric values [#] indicate number of similar responses

## Key Issue Summary

Topic Areas	Summary of Key Issues
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Not enough protection/value placed on agricultural land in Alberta [5]</li> <li>• Not enough support/protection for agriculture itself [3]</li> <li>• Too many encumbrances on the land e.g. gas, power lines, [2]</li> <li>• Not enough respect for property rights [2]</li> <li>• Loss of population in rural areas</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Not enough local control over development [2]</li> <li>• GOA cannot be trusted to regulate development; it's not in their interest. Land Use development must be done by drawing on all stakeholders and the public to form a 'jury' to make decisions</li> </ul>
<b>Environmental Management, Sustainability, Conservation and Preservation</b>	<ul style="list-style-type: none"> <li>• Not enough protection for water resources (e.g. water bodies, watershed, aquifers, licensing access) [8]</li> <li>• Conservation and protection of natural and environmentally sensitive areas biodiversity and carbon sinks [6]</li> <li>• Environmental legislation/regulation is weak [3]</li> <li>• Failure to focus on cumulative impacts and global warming [2]</li> <li>• Environmental issues and concerns not respected</li> <li>• Landfill sites and waste management are an issue</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• Land is not being used efficiently –urban sprawl [7]</li> <li>• Growth is uneven/unbalanced –division of province into Highway #2 corridor and the rest, rural municipalities be allowed to develop at urban densities and have own industrial development [4]</li> <li>• Growth is not being managed/planned [2]</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Lack of coordination, fairness, consistency, cooperation and integration of planning between all levels of government, including First Nations [9]</li> <li>• Lack of support for regional servicing agreements and inter-municipal initiatives [4]</li> <li>• Land Use planning not integrated across government legislation, incremental decision making, vague inadequate legislation [3]</li> <li>• Traditional role of municipalities is changing 2 of the largest 4 are rural/urban e.g. Woodbuffalo/Strathcona</li> </ul>
<b>Land Use Conflicts</b>	<ul style="list-style-type: none"> <li>• Current legislation fosters competition and conflict between municipalities and between municipalities and government agencies e.g. annexation, AEUB/MGB [7]</li> <li>• Land Use conflicts between municipalities, urban/rural/residential industrial/farming/residential/recreation/ oil and gas exploration/Crown [5]</li> <li>• Lack of communication mechanisms, guidelines to deal with conflict [3]</li> </ul>

Topic Areas	Summary of Key Issues
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Land Use policy out of date (old land use categories CLI), not adaptive or multi-use (e.g. telecom towers) [4]</li> <li>• Annexation process is arduous and supports a win/lose situation [3]</li> <li>• Continuous policy formation with limited follow through, lack of enforcement [3]</li> <li>• Lack of educating public or including public in discussion of land use issues or decisions [3]</li> <li>• Land Use policy needs to be more comprehensive and strategic [2]</li> <li>• Undue influence on government policy by Big Business</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Lack of comprehensive, shared provincial vision, leadership and long range planning (e.g. funding servicing, sustainability of natural resources) [6]</li> <li>• Lack of political will and commitment to deal with land use issues [3]</li> <li>• Province has had a vision – Development at all costs \$ – the Alberta Advantage</li> </ul>
<b>Municipal Resources</b>	<ul style="list-style-type: none"> <li>• Lack of predictable, sustainable financial support, or access to oil and gas revenues [6]</li> <li>• Municipalities lack funding for infrastructure [2]</li> <li>• Skilled labour shortages in general [1] lack of educated, able decision makers to handle development issues and pressures [2]</li> <li>• Municipalities facing impacts from federal, provincial and corporations that are outside their control (Canada Post, multi-nationals)</li> <li>• The requirement of minimum densities for development (i.e. school) as a criteria to bring people to area is problematic – if you lose your school you're screwed</li> <li>• At our limits in being able to provide Temporary housing, Emergency services, Seniors/children services</li> <li>• Downloading of costs from the Province to municipalities without access to Resources (etc.)</li> </ul>
<b>Public Lands, Open Space and Recreation</b>	<ul style="list-style-type: none"> <li>• Crown land is being wastefully used and abused and it should be subject to the same regulation and protection as all other land [4]</li> <li>• Recreational use &amp; preservation of Crown land [2] (e.g. eastern slopes)</li> <li>• Need for defined, acceptable uses of lands (e.g. random camping, OHVs, etc. There is a need for limitations.) [2]</li> <li>• Forestry management</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Energy sector has too much power over all other authorities [2]</li> <li>• Not enough long term vision/planning for non-renewable resources [2]</li> <li>• Transfer of public resources into private hands and global companies w/o much accountability, Big Business has too much influence [2]</li> <li>• Sterilization of large amounts of land form pipelines, railways and gravel reserves [2]</li> <li>• Local municipalities do not have enough control over oil and gas industry to enforce land remediation, clean up</li> <li>• Not enough long term planning for maintaining 'value added' in oil sands</li> <li>• Approval of sour gas wells too close to urban centres</li> <li>• Coal bed methane wells disrupting agricultural operations and impacting development potential, devaluation'</li> <li>• Lack of social consciousness</li> </ul>

Topic Areas	Summary of Key Issues
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Lack of regional cooperative transportation planning [2]</li> <li>• No designation of utility corridors or proper compensation [2]</li> <li>• Transportation planning is focused on vehicles</li> <li>• Access-roads- ability to get to places is an issue</li> </ul>

## Key Outcome Summary

Topic Area	Summary of Key Outcomes
<b>Agricultural Development, Agricultural Preservation</b>	<ul style="list-style-type: none"> <li>• Value agriculture and rural lifestyle equally to residential/industrial/recreation. We tend to treat agriculture as being at the bottom [3]</li> <li>• Prioritize boundaries of agricultural land, that could not be developed for other uses</li> </ul>
<b>Authority, Decision Making</b>	<ul style="list-style-type: none"> <li>• Need governance options such as regional government [4]</li> <li>• Land Use decisions should be retained at the local level or have more local input [2]</li> <li>• Need cooperative regional planning that reinforces local autonomy in land use decisions – not old style planning commissions</li> <li>• Limit the inter-municipal influence/power that Calgary and Edmonton have, treat as ‘city states’ stand alone municipalities</li> </ul>
<b>Conflict Resolution</b>	<ul style="list-style-type: none"> <li>• Need to have improved conflict resolution/communication process that is fair, honest, equitable and effective, and that builds better relationships [5]</li> <li>• An effective regional revenue sharing system where revenues from industrial development are shared within the region would reduce conflict and competitions between municipalities [2]</li> </ul>
<b>Environmental Management</b>	<ul style="list-style-type: none"> <li>• Consider cumulative impacts and undertake cumulative impact studies [4]</li> <li>• Protection strategies for riparian/wetland areas, water resources [3]</li> <li>• Support coordinated efforts to preserve the environment understand potable water [2]</li> <li>• Have a provincial natural capital auditor</li> <li>• Incorporate ‘Water for Life’ into LUF</li> </ul>
<b>Growth Management</b>	<ul style="list-style-type: none"> <li>• We want limits put on the boundaries of urban centres, primarily Calgary and Edmonton [2]</li> <li>• Need to make much more efficient use of land [2]</li> <li>• Define rural and urban land development across the province with types of uses directed to the type of jurisdiction with a revenue sharing model</li> <li>• Need elements of choice for growth</li> <li>• Amalgamation/annexation (e.g. Sherwood Park/Wood Buffalo)</li> <li>• Need to adopt statutory pans to guide growth and set priorities</li> </ul>
<b>Inter-Governmental Interaction</b>	<ul style="list-style-type: none"> <li>• Support and finance communities cooperating together to preserve the environment , provide incentives [3]</li> <li>• Support respectful, honest communication between governments and municipalities. [2]</li> <li>• Review legislation to ensure it is clear, up to date , coordinated and proactive</li> <li>• LUF must define the way in which the MGA will be integrated with other legislation. Cross departmental consideration is critical, impacts on land use must be considered throughout all legislation</li> </ul>

Topic Areas	Summary of Key Outcomes
<b>Land Use Planning (Structures, Processes, Policies and Procedures)</b>	<ul style="list-style-type: none"> <li>• Greater consideration for the factors impacting planning, fiscal sustainability, policy support, local capacity [2]</li> <li>• Clearer and more definitive guidelines, more enforcement [2]</li> <li>• Need a change in mind set about how we think about land use</li> <li>• Ensure that land use systems are flexible</li> <li>• Land use policies should be guided by principle not impose regulations – policies must be clearly define and have clear resolution</li> </ul>
<b>Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Comprehensive, long term planning that includes projections, goals and measurement, incentives for achieving goals [4]</li> <li>• Include the people of the province in shaping a vision for our future, government should then enforce it.</li> <li>• Need leadership and support from the province</li> </ul>
<b>Open Space, Recreation and Public Lands</b>	<ul style="list-style-type: none"> <li>• Need boundaries and development controls for recreation uses, limit resource extraction and impacts) [2]</li> <li>• Crown land should be subject to same regulation and control that private land is – it is being abused</li> </ul>
<b>Resource Management</b>	<ul style="list-style-type: none"> <li>• Encourage resource companies to coordinate pipeline systems to reduce impacts and make more efficient use of land [2]</li> </ul>
<b>Transportation and Utilities</b>	<ul style="list-style-type: none"> <li>• Need utility corridors and proper compensation</li> </ul>

## LUF Guiding Principles

Principle	Sample Comments
<b>Comprehensive</b>	<ul style="list-style-type: none"> <li>• “Land should be defined in broader terms than money.” [2]</li> <li>• Should not be vague</li> </ul>
<b>Consultation and Public Education</b>	<ul style="list-style-type: none"> <li>• Needs to be a public consultation process, not written behind closed doors, transparent [3]</li> <li>• Province has to commit to a public education program re: Planning/ Planning Issues in Alberta [2]</li> <li>• Endorsed by the AAMD&amp;C and the AUMA</li> <li>• Should direct and focus discussion on cooperation</li> </ul>
<b>Fairness, Cooperation and Communication Long Term Vision</b>	<ul style="list-style-type: none"> <li>• Cooperative, respectful [2]</li> <li>• Fair and equitable, regardless of municipality size, resolves disputes [4]</li> <li>• Must reflect a common long term vision, that recognizes recent rapid change [3]</li> <li>• Need short, medium and long term vision - alignment</li> <li>• Should be attainable</li> </ul>
<b>Political Will, Commitment and Leadership</b>	<ul style="list-style-type: none"> <li>• LUF must be only guiding principles, an enabling tool, not regulation [3]</li> <li>• Must recognize local autonomy, let decisions be made where most appropriate [2]</li> <li>• Must be political commitment</li> <li>• LUF must be “must do” document</li> <li>• Must contain a discussion of governance</li> </ul>

Principle	Sample Comments
<b>Flexibility</b>	<ul style="list-style-type: none"> <li>• Flexible enough to reflect regional differences, adapt to changing times, circumstances [7]</li> </ul>
<b>Regular Monitoring and Review</b>	<ul style="list-style-type: none"> <li>• Measurable, reasonable, timely [3]</li> <li>• Must have a sunset clause</li> </ul>
<b>Sustainable Principles</b>	<ul style="list-style-type: none"> <li>• Financial sustainability</li> <li>• Sustainable (Triple Bottom Line – Social, Economic, Environment)</li> </ul>

- Numeric values [#] indicate number of similar responses

## LUF Attributes – “What would it look like?”

- Clear, simple, not vague [3]
- [Contain] Best Practices
- Brief, but not too broad (useful)
- It should be a decision making tool e.g. agricultural land – environmentally sensitive land – recreational land
- Must include mapping, geographic information etc.
- Overlaying of mapping that brings all pieces together and see province as a whole (e.g. human anatomy overlays)
- Organized by, but not tied to, regions (not necessarily traditional regions – not political/legal but organic)
- Timeframe – trigger points (rather than projected growth use population triggers for change)
- User friendly, plain English
- Vision defined

