

*THE ALBERTA LAND-USE FRAMEWORK; THE
ALBERTA LAND STEWARDSHIP ACT AND
REGIONAL PLANNING*



**Government
of Alberta** ■

Land-use Framework

Provincial leadership

Balancing environmental with economic and social considerations

Increased Certainty

- ❑ Integrate and coordination of provincial policy
- ❑ Align planning/decision making

Encourage stewardship and conservation



LUF Strategies

Seven strategies identified to improve land-use management and decision-making

- ❑ Develop seven regional land-use plans
- ❑ Create a Land-use Secretariat and Regional Advisory Council for each region
- ❑ Cumulative effects management to manage impact of development on land, water and air
- ❑ Develop a strategy for conservation and stewardship on private and public lands
- ❑ Promote efficient use of land
- ❑ Establish an information, monitoring & knowledge system
- ❑ Inclusion of aboriginal peoples in land-use planning



LUF Priority Actions

Immediate priorities

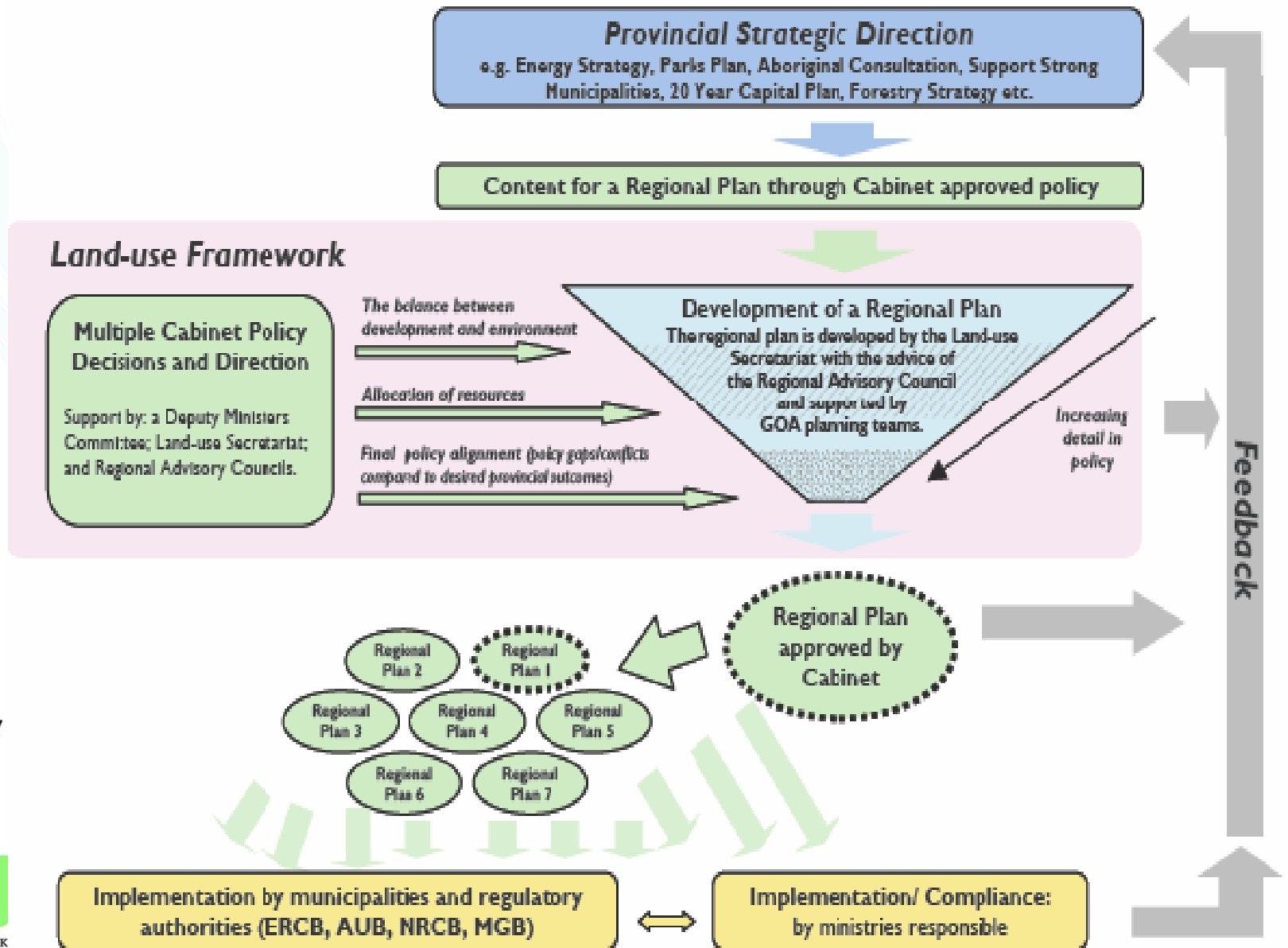
- ❑ Legislation to support the framework, October 2009
- ❑ Development of regional plans for South Saskatchewan and Lower Athabasca regions
- ❑ Completion of metropolitan plans for the Capital and Calgary sub-regions

Policy gaps and areas of provincial interest to be addressed

- ❑ Manage subsurface and surface activities
- ❑ Reduce fragmentation and conversion of agricultural land
- ❑ Develop a transportation and utility corridors strategy
- ❑ Manage recreational use of public lands
- ❑ Conserve and protect the diversity of ecological regions



Land-use Process



Regional Plans

Define regional outcomes (economic, environmental and social) and a broad plan for land and natural resource use for public and private lands

Align provincial strategies and policies at the regional level

Determine specific trade-offs and appropriate land and natural resource management for specific landscapes within a region

Define the cumulative effects management approach for the region and identify targets and thresholds



Regional Plans: Built with Albertans

- Regional Advisory Councils established for each region
- Public, stakeholder, municipal, aboriginal consultation
- Legislated requirement to review at least every 10 years
- at least once every 5 years, appoint a committee to evaluate and audit the policies of regional plans to determine whether they are meeting the purposes and deliver a public report



Lower Athabasca Terms of Reference

- Economic growth and development scenarios
 - 2.0 mbd bitumen
 - 4.0 mbd bitumen
 - 6.0 mbd bitumen
- Land conservation objectives
 - Contribution to 20% conservation of the Boreal Forest
 - Feasibility of >20% while achieving economic objectives
- Regional air and water thresholds
 - Established for water quality/quantity
 - NO_x and SO₂
- Human development
 - First Nations and Métis
 - Recreation and Tourism
 - Transportation and Utility Corridors
 - Population Growth



South Saskatchewan Terms of Reference

- Evaluate combinations of sector (agriculture, energy, forestry and the recreation and tourism) development scenarios considering:
 - That they all be successful
 - Population in the region will increase by about two million people by 2076
 - Water-use conservation, efficiency and productivity will improve by a minimum of 30 per cent by 2015.
 - Not exceed regional environmental thresholds (air/water) established by the Government of Alberta .
 - Conservation of valued landscapes and biodiversity
 - Improving protection of source waters



South Saskatchewan Terms of Reference

- Evaluate combinations of sector (agriculture, energy, forestry and the recreation and tourism) development scenarios considering:
 - Reduce human footprint and reduce fragmentation of valued landscapes in the region.
 - Manage recreational use of public lands effectively.
 - General locations of major multi-use corridors including transportation and utility infrastructure
 - Consider impacts on Aboriginal communities
 - Healthy community objectives in the region.



**Provincial
Authority**

Regional Plans

- Vision and desired future for the region
- Integrated economic, environmental and social outcomes
- Objectives/goals (quantitative , measurable targets, trade-offs and choices)
- Strategies/actions (both regulatory and non regulatory)

**Municipal
Authority**

Municipal Development Plan

- Future land use
- Transportation and services
- Coordination with neighbours

Area Structure Plans

- Specific pattern of land use and servicing

Land-use Bylaws

- Divides the municipality into districts
- Permitted and discretionary uses in each district
- Sets standards for development/permitting/subdivision design

Subdivision Control

- Divides land into two or more parcels
- Municipality can take some land for municipal/school/environmental reserve

Private Lands



ALBERTA LAND STEWARDSHIP ACT



**Government
of Alberta** ■

Authority

Lieutenant Governor in Council:

- Direction by Cabinet
- Alignment of planning and decision making with that direction:
 - provincial departments, municipalities, boards (eg. ERCB, NRCB, MGB)



Secretariat

Established by the Act:

- Part of Public service, not within a department
- Leads development process of regional plans for Cabinet consideration
- Information sharing, monitoring and reporting
- Secretariat considers written complaints
 - Will not investigate if issue is in another process
 - Another process is available
 - The complaint has no merit



Regulation Development

- Regional Plans
- Regional plan amendment and review processes
- Conservation tools



Regional Plans

A regional plan may:

- ❑ Give direction that will need to be followed
 - ❑ If there is no direction given, then status quo
 - ❑ authorize preparation of sub-regional plans
 - ❑ adopt or incorporate existing plan as a sub-regional plan
- e.g. Calgary, Capital metropolitan plans



Implementation of Regional Plans through:

- Other legislation (eg. Public Lands, MGA, ERCB)
 - Requires officials under other Acts to follow direction in regional plans and enforce under their legislation

Compensation

- Any compensation is provided:
 - under existing Acts or regulation,
 - or under a conservation directive,

Regional Plans: Legal Effect

Regional plans are legislative instruments having legal effect

- a) If there is a conflict or inconsistency between a regional plan and a regulation under any Act, the regional plan prevails
- b) If there is a conflict between an Act and a regional plan, the Act prevails
- c) If there is a conflict between the *Alberta Land Stewardship Act* (ALSA) and any other Act, ALSA prevails



Regional Plans: Binding Effect

- Regional plan binds Crown, local government bodies, decision-makers, others
- Business and affairs must comply with regional plan objectives.
- Actions to respond to an emergency do not contravene a regional plan
- Regional plans can provide for exceptions and exemptions

Conservation and Stewardship Tools

ALSA expands tools box to:

Provide options for decision makers

- ❑ Conservation Easements
- ❑ Conservation Offsets
- ❑ Conservation Directives
- ❑ Transferable Development Credits



Who are our Future Stakeholders – Food for Thought

Roger Gibbons - CWF

**In the SSRP we assume 2,000,000 more Albertans
by 2075**

**Most of our grandparents were not from Alberta
Alberta is the 2nd most urbanized province in
Canada**

**New Canadians will come from urbanized
countries**



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