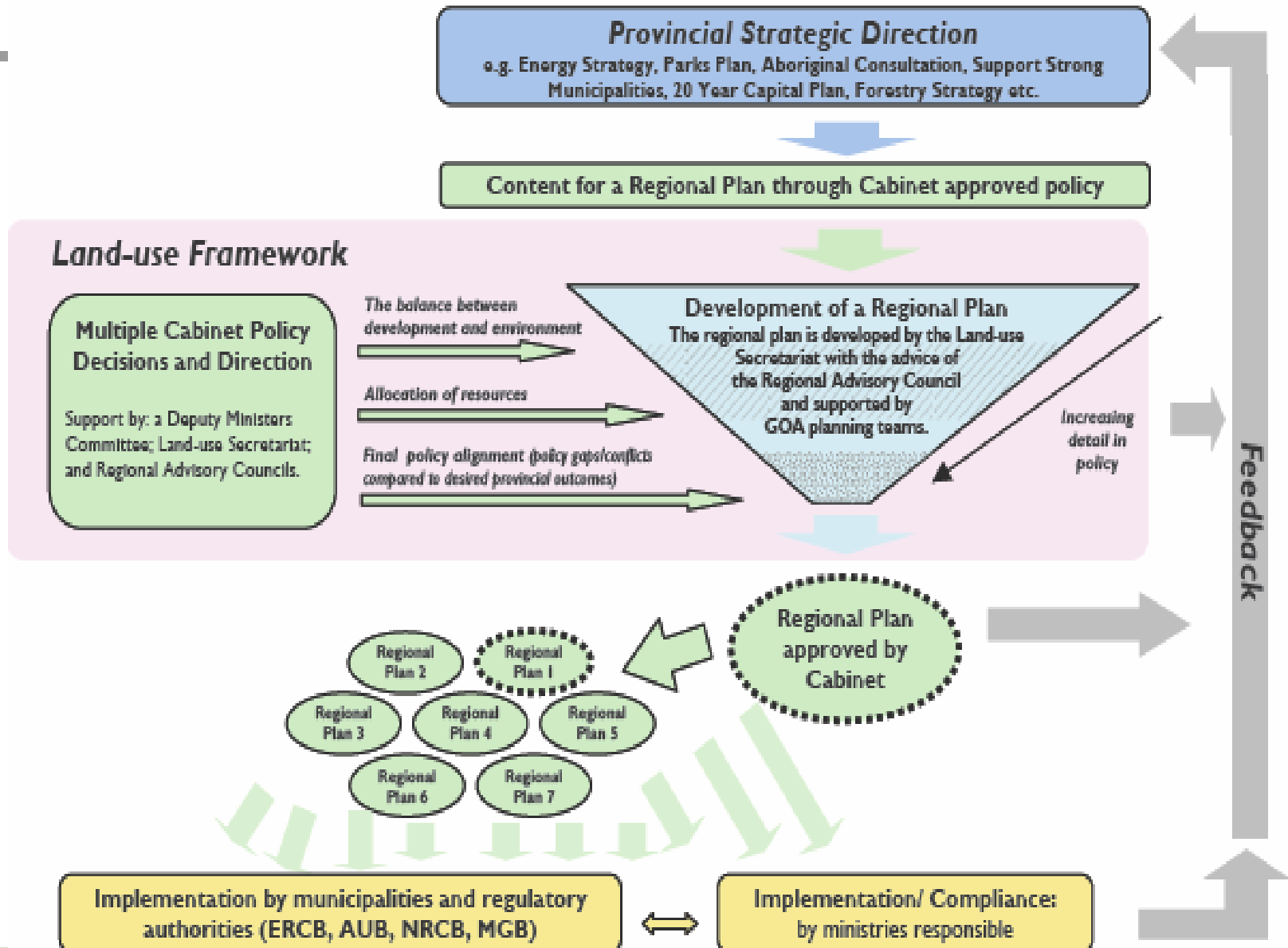


LAND-USE FRAMEWORK



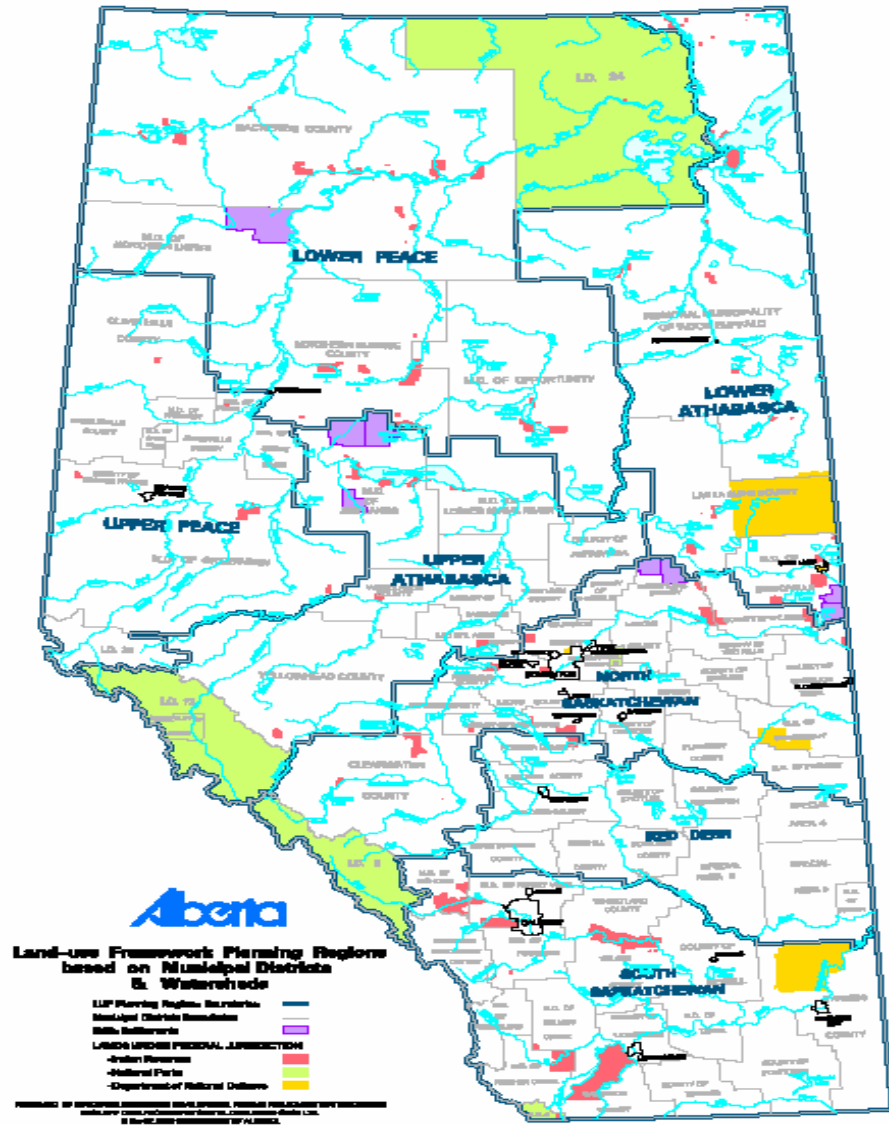
Presentation by Morris Seiferling
Land-use Secretariat

Land-use Process



Land-use Regions

- Lower Peace
- Upper Peace
- Lower Athabasca
- Upper Athabasca
- North Saskatchewan
- Red Deer ★
- South Saskatchewan



LUF Priority Actions

- Immediate priorities
 - ★ ■ Legislation to support the framework, Spring 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
 - Manage flood risk



Regional Land-use Plans

- Reflect the vision, principles and outcomes of the framework
- 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 Land- use Plans contd

- Provide direction and context for local plans within the region while recognizing the authority and role of municipalities in local decision-making
- Approved by Cabinet, thereby becoming government policy
- Subject to regular reviews and public reporting
 - Complete plan reviews – every 10 years
- May identify a need for more detailed plans to address specific regional issues/needs
- May be amended to reflect changes in provincial policy



Alberta Land Stewardship Act



Land-use Framework: Context for Legislation

Provincial leadership

Balancing environmental factors with economic and social considerations

Integrate and coordination of provincial policy

Align planning and decision making

Encourage stewardship and conservation



Purpose

Supports leadership, integration

to provide a means by which the Government can give direction and provide leadership in achieving the objectives of the province, including economic, environmental and social objectives

to provide a means to plan for the future recognizing the needs of current and future generations

to create legislation and policy that enables sustainable development by taking account of and responding to the cumulative effect of human activity and other developments



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)

Regional Plans: Foundational Building Blocks of Land-use Framework

Plan for each of seven planning regions

- Unique to regional priorities, issues, resources

Considers advice from Regional Advisory Councils

- Public, stakeholder, aboriginal consultation

Developed by government

- Secretariat support
- Cabinet direction, decision and approval

ALSA gives authority to the regional plans

- Approved plan is public policy for that region
- Must be complied with

Enforcement of Regional Plans through:

Other legislation (eg. Public Lands, ERCB)

- Requires officials under other Acts to follow direction in regional plans and enforce under their legislation
 - eg. Municipal Affairs in relation to municipalities

Regional Plans: Legal Effect

Regional plans are legislative instruments having legal effect

If there is a conflict or inconsistency between a regional plan and a regulation under any Act, the regional plan prevails

If there is a conflict between an Act and a regional plan,
the Act prevails

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 Easements

For 10 years under *Environmental Protection and Enhancement Act*:

- A **voluntary** agreement between a landowner and qualified organization to protect, conserve, enhance an environment, natural scenic or esthetic values

Under *Alberta Land Stewardship Act*:

- will expand to add land for agricultural purposes

A conservation easement is registered on title

Conservation Directives

An **express** declaration in a regional plan for **identified** lands for protection, conservation, enhancement of:

- environment, scenic, aesthetic values

Describes precise nature of directive, intended purpose, intended protection, conservation or enhancement

Province pays compensation to title holders for reductions in market values

Land Compensation Board resolves disputes

Conservation Offsets

Enabling

Environmental replacement, restoration or protection to compensate for industrial development

- ❑ e.g. 2003, Suncor, ACA, TPRC created one of Canada's first conservation offsets—1,750 acres boreal habitat

Alberta Land Stewardship Act:

- ❑ general terms: where an offset might be applied
- ❑ provisions for accountability, including monitoring and compliance
- ❑ sets the rules for trading and defining an offset in regulations

Commitment in Land-use Framework,
Oilsands Strategy

Transfer of Development Credits: TDC

Enabling

Address urban growth pressures on land

TDC is an incentive to redirect development away from specific landscapes to protect open spaces

Owners of developed, undeveloped lands share in financial benefits of development

Alberta jurisdictions already investigating TDCs

- ❑ Red Deer County, with Miistakis Institute
- ❑ Beaver Hills Initiative (counties of Beaver, Camrose, Lamont, Leduc, Strathcona) with Alberta Research Council

Consequential Amendments

Consequential amendments across ministries

Align other Acts with regional plans

Provides for enforcement of Regional Plans





- Questions

Website:

<http://www.landuse.gov.ab.ca>

