



# MINISTERIAL MATRIX

## Land Development, Home Construction and Renovations

Ministry	Industry Issues / Member Interactions	Relevant Legislation / Programs
<b>Advanced Education</b>	<ul style="list-style-type: none"> <li>• Workforce development.</li> <li>• Defining trades and developing apprenticeships for residential construction.</li> </ul>	<ul style="list-style-type: none"> <li>• Registered Apprenticeship Program</li> <li>• Learning Clicks Program</li> <li>• MyTradesecrets - Apprenticeship and Industry Training</li> <li>• National Harmonization Initiative</li> <li>• Alberta Apprenticeship and Industry Training Board</li> </ul>
<b>Economic Development, Trade and Tourism</b>	<ul style="list-style-type: none"> <li>• Occasionally have to deal with tariffs (i.e. drywall).</li> <li>• Alberta Innovates has not focused on housing directly but does look at Clean Energy. Could be opportunities on the energy efficiency housing front.</li> <li>• Collaboration with Ministry on international trade.</li> </ul>	<ul style="list-style-type: none"> <li>• Alberta Innovates               <ul style="list-style-type: none"> <li>- <i>Alberta Research and Innovation Act</i></li> </ul> </li> </ul>
<b>Education</b>	<ul style="list-style-type: none"> <li>• Surplus school sites and the taking of land for schools with timeline for construction has been a longstanding issue.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>School Act</i></li> </ul>
<b>Energy</b>	<ul style="list-style-type: none"> <li>• Responsible for the Alberta Utilities Commission who plays an important role in shallow utilities and residential rates.</li> <li>• Natural gas is a key component of all new communities and any policy shift has direct implications on the design of communities.</li> </ul>	<ul style="list-style-type: none"> <li>• Alberta Utilities Commission</li> </ul>
<b>Environment and Parks</b>	<ul style="list-style-type: none"> <li>• Approvals under the <i>Water Act</i>, <i>Public Lands Act</i> and <i>Environmental Protection and Enhancement Act</i>.</li> <li>• Brownfield redevelopment is still challenge in part due to a lack of final clearance once a site has been remediated to today's standards.</li> <li>• Energy Efficiency Alberta has the potential to provide rebates, program and consumer incentives to encourage energy retrofits in existing homes (i.e. PACE).</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Water Act</i></li> <li>• <i>Public Lands Act</i></li> <li>• <i>Alberta Environmental Protection and Enhancement Act</i> <ul style="list-style-type: none"> <li>- Remediation Regulation</li> </ul> </li> <li>• Alberta Wetland Mitigation Directive</li> <li>• Environmental Approvals System – One Stop</li> <li>• Contaminated Sites Policy Framework</li> <li>• Land Use Frameworks / Regional Plans</li> <li>• Energy Efficiency Alberta               <ul style="list-style-type: none"> <li>- Property Assessed Clean Energy Loans</li> </ul> </li> </ul>

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<b>Health</b>	<ul style="list-style-type: none"> <li>• Implications of policies and regulations that are limiting delivery of site based home care (exclusive contracts for service delivery)</li> <li>• Determine limiting policies for new and retro-fitting 4 story wood for seniors housing (long term care) community based care, graduated housing.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>(Under development)</i></li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Construct, maintain and/or fund hospitals, schools, roadways, public transportation and bridges that are critical to complete communities.</li> <li>• School sites have been a lingering issue for this industry.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>School Act</i></li> </ul>
<b>Labour</b>	<ul style="list-style-type: none"> <li>• Worksite safety requirements. <ul style="list-style-type: none"> <li>- Joint Worksite Health and Safety Committees</li> </ul> </li> <li>• Labour standards impacting small businesses</li> <li>• Workforce development programs.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Occupational Health and Safety Act</i>, regulations, programs and agencies: <ul style="list-style-type: none"> <li>- Occupational Health and Safety Regulation</li> <li>- Occupational Health and Safety Code</li> <li>- Occupational Health and Safety Prevention Initiative</li> <li>- Occupational Health and Safety Futures Research Funding Program (OHS Futures)</li> <li>- Worker Compensation Board</li> </ul> </li> <li>• Employment standards and agencies: <ul style="list-style-type: none"> <li>- Labour Relations Code</li> <li>- Labour Standards Code</li> <li>- Employment Standards Code</li> <li>- Alberta Labour Relations Board</li> </ul> </li> <li>• Workforce development: <ul style="list-style-type: none"> <li>- Workforce Partnerships Program</li> <li>- CAREERS: The Next Generation</li> <li>- Women Building Futures</li> <li>- Canada-Alberta Job Grant</li> <li>- First Nations Training to Employment Program</li> <li>- Aboriginal Training to Employment Program</li> </ul> </li> </ul>
<b>Municipal Affairs</b>	<ul style="list-style-type: none"> <li>• Number of issues related to the MGA and regulations that have added costs and red tape to developers and builders: <ul style="list-style-type: none"> <li>- Expanded off-site levies (costs, transparency)</li> <li>- Taxation of vacant land at residential rates.</li> <li>- Municipal Development Corporations.</li> <li>- City Charters: levy and inclusionary housing powers lacking accountability and transparency.</li> <li>- Lack of tax exemptions for residential community associations.</li> <li>- Removing inclusionary housing from the MGA.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <i>Expropriations Act</i> <ul style="list-style-type: none"> <li>- Land Compensation Board</li> </ul> </li> <li>• Municipal Sustainability Initiative</li> <li>• <i>Municipal Government Act</i> and all regulations: <ul style="list-style-type: none"> <li>- Offsite Levies Regulation</li> <li>- City Charter Regulations</li> <li>- Subdivision and Development Regulation</li> <li>- Municipally Controlled Corporations Regulation</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>- Lack of predictability in approval timelines required of municipalities.</li> <li>- Projects caught between dueling municipalities.</li> <li>- Municipal appeals.</li> <li>• Potential for challenges to the Alberta Ombudsman when municipalities act unlawfully.</li> <li>• Building Code: <ul style="list-style-type: none"> <li>- Interpretations of current code.</li> <li>- Implementation of future codes</li> <li>- Energy Setp Codes (2020).</li> <li>- Net Zero Ready 2030.</li> <li>- Accessibility requirements.</li> <li>- 12 story wood built structures.</li> </ul> </li> <li>• New Home Buyer Protection: <ul style="list-style-type: none"> <li>- Evaluation of <i>New Home Buyer Protection Act</i>.</li> <li>- Builder licensing implementation, modification and eventual education components.</li> <li>- Work on the Residential Protection Program.</li> </ul> </li> <li>• Aging in Place: <ul style="list-style-type: none"> <li>- Seniors housing: B4 Equivalency for 4 story wood, with firewall/separation and wider stairs to B2 standards</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- Community Organization Property Tax Exemption Regulation</li> <li>- Intermunicipal Collaboration Frameworks Regulation</li> <li>- Matters Relating to Assessment and Taxation Regulation</li> <li>- Inclusionary Housing Regulation (if it moves forward).</li> <li>- Municipal Government Board</li> <li>• <i>City Charters Fiscal Framework Act</i></li> <li>• Alberta Ombudsman <ul style="list-style-type: none"> <li>- <i>Ombudsman Act</i></li> </ul> </li> <li>• Building Code <ul style="list-style-type: none"> <li>- <i>Safety Codes Act</i></li> <li>- Safety Codes Council</li> <li>- STANDATAs</li> <li>- National Building Code 2019, Alberta Edition</li> <li>- National Fire Code 2019, Alberta Edition</li> <li>- National Energy Code for Buildings 2017</li> </ul> </li> <li>• New Home Buyer Protection (warranty, builder licensing and residential protection program) <ul style="list-style-type: none"> <li>- <i>New Home Buyer Protection Act</i></li> <li>- New Home Buyer Protection Regulation</li> <li>- Home Warranty Insurance Regulation</li> <li>- New Home Buyer Protection Board</li> <li>- Safety Codes Act Permit Amendment Regulation</li> </ul> </li> </ul>
<b>Seniors and Housing</b>	<ul style="list-style-type: none"> <li>• Affordable Housing and Seniors Housing programs (community housing, seniors apartments, seniors lodge, special needs housing, rent supplement programs).</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Alberta Housing Act</i> and Regulations <ul style="list-style-type: none"> <li>- Alberta Social Housing Corporation</li> <li>- Social Housing Accommodation Regulation</li> <li>- Provincial Affordable Housing Strategy</li> </ul> </li> <li>• <i>Seniors Home Adaptation and Repair Act</i> and <i>Seniors Home Adaptation and Repair Act</i> <ul style="list-style-type: none"> <li>- Seniors Home Adaptation and Repair Program</li> <li>- Office of the Seniors Advocate</li> </ul> </li> </ul>
<b>Service Alberta</b>	<ul style="list-style-type: none"> <li>• Challenges with new Condo regulations.</li> <li>• Prompt payment.</li> <li>• Outdated provisions of the Builders Lien Act.</li> <li>• Consumer protection requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• Contract opportunities with the Government of Alberta</li> <li>• Utilities Consumer Advocate</li> <li>• <i>Condominium Property Act</i> <ul style="list-style-type: none"> <li>- Condominium Property Regulation</li> </ul> </li> <li>• <i>Land Titles Act</i></li> <li>• <i>Residential Tenancies Act</i></li> <li>• <i>Consumer Protection Act</i> and regulations</li> </ul>

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		<ul style="list-style-type: none"> <li>- Consumer Investigations Unit</li> <li>- Consumer Bill of Rights</li> <li>• <i>Real Estate Act</i></li> </ul>
<b>Transportation</b>	<ul style="list-style-type: none"> <li>• Grants for funding for municipalities.</li> <li>• Constructing highways, bridges and interchanges that allow for development.</li> <li>• Highway Connectors Levy is not supported by any stakeholders and likely impossible to implement in its current form.</li> <li>• Approvals and referrals for projects along or near highways (within 1.8 km).</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Transportation Safety Act</i></li> <li>• Off-Site Levies Regulation <ul style="list-style-type: none"> <li>- Internal Policy Document: Alberta Infrastructure and Transportation – Developments Adjacent to Highways (2007)</li> </ul> </li> <li>• Funding for projects: <ul style="list-style-type: none"> <li>- Strategic Transportation Infrastructure Program (STIP)</li> <li>- 3 and 5 year capital plans.</li> </ul> </li> <li>• Approvals: <ul style="list-style-type: none"> <li>- Referrals for ASPs and Development Permits near highways.</li> <li>- Review of Traffic Impact Assessments for projects in proximity to highways.</li> </ul> </li> </ul>
<b>Treasury Board and Finance</b>	<ul style="list-style-type: none"> <li>• Federal mortgage rules.</li> <li>• ATB and Credit Unions have the flexibility</li> </ul>	<ul style="list-style-type: none"> <li>• No specific legislation, Ministry simply needs to provide direction to ATB on applying different standards.</li> <li>• Once ATB adopts new standards, other credit unions will likely follow suit.</li> </ul>