

Red Tape Reduction Summary Table

Current Status and GOA Response to BILD Alberta Recommendations

Category	Sub-Category	BILD Ask	Status	GOA Response	Next Steps
Off-Site Levies	Appeals	Allow appeals on all levies.	Complete	Addressed in Bill 48.	None
	Transparency & Accountability	Increase transparency for calculations and use of levies.	Complete	Addressed in Bill 48.	None
	Soft Infrastructure	Remove recreation centres, fire halls, police stations and libraries from OSL Regulation.	Not Proceeding	Minister not supporting removal of these levies.	None – response was largely anticipated.
	Gold Plated Facilities	Prevent public art, retails, LEED / enhanced architectural features from being levied.	Incomplete	Nothing specifically provided. Municipal Affairs indicated a willingness for subsequent changes to the regulation.	Prepare a letter to Minister Allard outlining items required for review as part of additional amendments to the OSL Regulation.
	Highway Levies	Remove highway levies from the OSL Regulation.	Not Proceeding	Not considered red tape reduction. Government staff were not able to identify a misalignment between the Regulation and Alberta Transportation's Policy.	Elevate discussions with Transportation to further illustrate the challenges and issues current policy present.
Building Codes	Reducing Number of Inspections		In Progress	MA and Safety Codes Council working to establish framework and resources for risk-based permitting / inspections across Alberta.	Continue working with Municipal Affairs and Safety Codes Council.
	Appealing Interpretations	Establish process to appeal municipal interpretation of Building Code.	Not Proceeding	There is already a system in place where appeals/complaints of a code interpretation by a local Safety Codes Officer (SCO) come to Municipal Affairs.	Understand the disconnect between industry challenges and the response received by MA.
	Energy Step Codes		Not Proceeding	These issues are all considered and appropriately voiced via the Safety Codes Council (SCC), which includes the home building industry and other stakeholders. This could increase confusion across the province and would negatively impact national harmonization of codes.	Seems to be significant disconnect between political and bureaucratic levels of MA. This remains an issue to be pressed politically.

Environmental Approvals	N/A	Streamline approvals and processes for Water Act and Public Lands Act to reduce delays.	In Progress	Work in progress (codes of practice development, Regulatory Transformation Project) intended to resolve many of the issues.	Responses to-date have lacked specifics. Industry panel indicated AEP would need to provide more specifics. BILD AB to take more proactive approach in engaging ministry.
Transportation Approvals	General Delays	Streamline referral and approval processes to reduce delays.	In Progress	Dealing with staffing reductions but are assessing alternatives to improve approval timelines.	Responses to-date have lacked any specifics. Industry panel indicated AEP would need to provide more specifics. BILD AB to take more proactive approach in engaging ministry.
	1.6 km Referral Radius	Re-instate former 0.8 km referral radius.	In Progress?	Plan to address this through Highway Vicinity Management Agreements (HVMA) with municipalities	Responses to-date have lacked specifics. Industry panel indicated AEP would need to provide more specifics. BILD AB to take more proactive approach in engaging ministry.
Joint Worksite Health & Safety Committees	N/A	Remove requirements for JWHSC.	In Progress?	Bill 47 is intended to reduce Red Tape.	BILD Alberta to assess changes and determine if they address industry challenges.
Condo Act	Building Assessment Reports	Remove requirements for Building Assessment Reports for condominium projects.	Complete	Being addressed through amendments to the Condo Property Act. Will come into force in 2021.	BILD Alberta to better understand specifics and how this impact existing / under construction projects?
	Build Time Specifications	Remove / modify requirements for build time specifications for condo projects.	Not Proceeding	Believed that sufficient flexibility in the legislation / regulations currently exists.	BILD Alberta to gather feedback from local Condo Committees to determine any potential next steps.
Municipal Approvals	Re-Instate Legislated Timelines	Remove municipal authority to establish approval timelines.	Complete	Approved as part of Bill 48. Not moving forward with 'deemed approved' status.	None required.
	Development During Appeals	Allow development to proceed during appeals.	Not Proceeding	Minister satisfied with current legislation. There is no legislative impediment from development proceeding while appeals take place.	BILD Alberta to assess response relative to legislation.
Municipal Reserve	Additional 5%	Remove clause that allows municipalities to take an additional 5% of land.	Complete	Approved as part of Bill 48.	None required.

	Conversion of MR	Require greater transparency on municipal conversion of reserve lands for alternative uses.	Complete	Approved as part of Bill 48.	None required.
City Charters	Levies & Inclusionary Housing	Remove all references to off-site levies and inclusionary housing from City Charters.	In Progress	Cabinet decision package is under development. Timing is subject to cabinet schedule. Substantive changes to the City Charters would require public posting for 60 days before Cabinet could formally approve them.	Continue engagement at the political level.
	Statutory Plan Authority		Not Proceeding	Public engagement and consultation for these additional statutory plans remains the same as any other statutory plan.	None – MA unlikely to move on this item in the near future.
	Building Code Authority		Not Proceeding	Clarification has been provided through an official letter to BILD with regards to this provision in the regulation. Neither Edmonton nor Calgary may impose additional restrictions that are not addressed in the existing building codes.	
Inclusionary Housing	N/A	Remove references to Inclusionary Housing from the MGA.	Complete	Addressed in Bill 48. Does not remove reference from City Charters at this time.	Continue advocacy on City Charters.
Expropriations	N/A	Allowing development to proceed during the expropriations process.	In Progress	Being considered. At this time, the department is not expecting any property rights legislation relating to the <i>Expropriations Act</i> to proceed until at least Spring 2022.	Continue monitoring and engagement.

Red Tape Reduction

Detailed GOA Response to BILD Recommendations

Off-Site Levies

Appeals, Transparency & Accountability

Status – Complete

Industry Recommendation:

1. Allow MGB appeals on all levies.
2. Enhance requirements for disclosure of all information used to develop levy amounts.
3. Enhance annual reporting requirements.

Government Response:

- Approved as part of Bill 48.

BILD Alberta Next Steps:

- None required.

Remove Rec Centres, Libraries, Police Stations and Fire Halls

Status – Not Proceeding

Industry Recommendation:

1. Remove all references to recreation centres, police stations and libraries from the Municipal Government Act and Offsite Levies Regulation.

Government Response:

- Municipal Affairs will be retaining these provisions in the MGA. This item has been discussed with the Minister who has indicated they are satisfied with the current legislative provisions on this area. These particular types of infrastructure are recognized as important aspects of complete communities.

BILD Alberta Next Steps:

- None. Unlikely government will reconsider additional requests.

Gold-Plated Facilities

Status – Incomplete

Industry Recommendation:

1. Under Section 1 (Definitions), add the following definition:
 - a) “appurtenance” includes items such as parking lots but does not include retail space, daycares, public art, fire trucks or other rolling stock, computers, televisions, furniture,

library catalogues additional lands for park space or other items that go beyond the core construction cost of the facility.

2. Under Section 3 (General Principles) of the Offsite Levies Regulation, add the following policies:
 - a) Components of infrastructure or facilities that go beyond its core purpose or above standard energy efficiency requirements mandated by the Government of Alberta are not leviable. This would include items such as retail space, rentable space, public art or unnecessary building design / energy efficiency features.
 - b) Municipalities shall demonstrate that they will provide the facility or infrastructure for which a levy was collected within a reasonable timeframe or as stipulated by a specified trigger event based on consultation and collaboration with contributing parties.
 - c) Municipalities shall establish a method and procedure to refund any private entity who provides the front-end cost of infrastructure or facilities so that the entity does not pay more than the established degree of benefit.

Government Response:

- Potential for further consultation on this in 2021.

BILD Alberta Next Steps:

- Advocate for additional review of the Off-Site Levies Regulation. Prepare submission outlining the scope to Minister Allard.

Building Codes

Reducing Safety Code Inspections

Status – In progress?

Industry Recommendation:

1. Modify legislation and regulations to reduce the number of mandatory building inspections that the Province requires of local Authorities Having Jurisdiction when new technologies and risk mitigation techniques are developed.

Government Response:

- The City of Edmonton is accredited by the Safety Codes Council, as delegated by the Minister of Municipal Affairs (MA), to administer the *Safety Codes Act* in their municipality. This authority includes building permit and inspection activities as outlined in city's Quality Management Plan with the Council. As this initiative is under the jurisdiction of the Council, Municipal Affairs (MA) does not control the timelines. MA will work closely with the Council on this matter.
- Timelines for this initiative are set by the Safety Codes Council. MA is supporting the Safety Codes Council to develop outcomes the Council may wish to consider when reviewing any risk-based approach proposal(s) by the City of Edmonton to ensure the city is continuing to achieve safety outcomes under the *Safety Codes Act*. Discussion with the

Safety Codes Council has been initiated. The Council is currently developing a plan for facilitating a risk-based approach. MA will continue to work with the Council as they develop their plan.

BILD Alberta Next Steps:

- Continue engagement with Municipal Affairs and Safety Codes Council.

Energy Step Codes

Status – In progress?

Industry Recommendation:

- Indefinitely delay Energy Step Codes and begin formulating an alternative approach to dealing with energy efficiency in housing.

Government Response:

- The national model energy codes have a tiered approach that allows each province/territory to choose from a menu of energy efficiency that is appropriate to their jurisdiction, from a base energy efficiency of around energy guide 80 to net zero ready. Alberta and all other provinces provide policy and technical recommendations on the development of energy and other construction codes to the Canadian Commission on Building and Fire Codes and National Research Council by way of provincial/territorial committee. BC Energy Step Codes are not the same as national tier. Alberta is not implementing the BC Energy Step Codes model. Alberta reviews the national tiers with stakeholders at the Safety Codes Council (SCC) Sub-Councils and identifies the appropriate items to include. The sub-council represents a broad range of stakeholders.
- These issues are all considered and appropriately voiced via the Safety Codes Council (SCC), Sub-Councils which includes the home building industry, municipalities and other stakeholders. This could increase confusion across the province and would negatively impact national harmonization of codes.

BILD Alberta Next Steps:

- Messaging from the political level is vastly different than the above. There is political appetite to move away from auto-adoption which BILD Alberta continues to pursue.

Appealing Interpretations

Status – In progress?

Industry Recommendation:

1. Establish a process for builders to appeal Safety Codes Officers interpretations of the Building Code.
2. Publish decisions to allow for Safety Codes Officers from across the province to understand the correct interpretation and application of rules and standards.

Government Response:

- There is already a system in place where appeals/complaints of a code interpretation by a local Safety Codes Officer (SCO) come to Municipal Affairs. An informal review can occur through Municipal Affairs Duty Officers who work with local SCOs and the complainant to review interpretations and provide direction to the local SCO to correct any misinterpretation. In addition, the technical Administrator is able to provide a formal written interpretation.
- In accordance with Division C, 2.2.1.3. Building Code Interpretations
 - 1) A person may apply to the Provincial Building Administrator in writing for an interpretation of this Code, and the request shall include
 - a) specific Code references, and
 - b) a statement identifying the ambiguity or lack of clarity resulting in the request for an interpretation.
 - 2) After a request submitted pursuant to Sentence (1) has been reviewed, the Provincial Building Administrator may issue a written interpretation.
 - 3) An interpretation issued pursuant to Sentence (2) is applicable throughout Alberta.
- STANDATAs, which provide code interpretations, information bulletins and variances, may be issued by a Provincial Administrator where necessary. STANDATAs are published and circulated via the Subscription List Service that includes industry stakeholders. This request may also be directed to the Safety Codes Council (SCC) as related to training if a Safety Codes Officer is having trouble understanding the correct interpretation and application of rules and standards. Alberta continues to contribute to code development at the national level which reduces the process of making Alberta-specific modifications to the codes.

BILD Alberta Next Steps:

- Industry's experiences do not align with the above response. BILD Alberta will continue to seek reform through engagement of political staffers in Municipal Affairs.

Transportation / Highway Levy

Status – Not Proceeding At this Time

Industry Recommendation:

- Remove all references to the provincial transportation levy from the MGA and Offsite Levies Regulation.

Government Response:

- Following amendment of the Municipal Government Act in May 2017, the draft Off-Site Levies Regulation was posted publicly for comment. To facilitate stakeholder input, staff from Municipal Affairs and Alberta Transportation held six workshops between August and December 2017 with BILD, Rural Municipalities of Alberta, Alberta Urban Municipalities

Association, and the cities of Edmonton and Calgary. The Off-Site Levies Regulation was amended to address input from these stakeholders.

- Following the amended Off-Site levies Regulation coming into force on May 1, 2018, Municipal Affairs and Alberta Transportation jointly hosted an additional four workshops to review and discuss stakeholder input on the challenges of implementing highway connection levies and to review whether Alberta Transportation’s policy No. TCE-TS 509 “Who Pays for Highway Improvements...” is out of alignment with the Regulation.
 - GoA staff provided the following assumptions to guide the discussions:
 - Growth pays for growth, with developments that benefit from enhanced public infrastructure paying/contributing to their degree of benefit;
 - The Government of Alberta (Alberta Transportation) cannot commit funding in advance of construction especially years, even decades, in advance of construction; and
 - Alberta Transportation’s role is to ensure that highways and access to highways operate safely and efficiently and is the final authority when it comes to design standards and staging.
 - Government committed to providing a “What we Heard” document to workshop participants.
 - Through the workshop discussions, government staff were not able to identify a misalignment between the Regulation and Alberta Transportation’s Policy. Workshop participant concerns were focused on the lack of government commitment to allocate funding early to support development, insufficient planning to define infrastructure improvement needs, and identifying and allocating funding contribution requirements.
- This clause relates to transportation infrastructure and is an Alberta Transportation matter.
- Transportation indicates: Municipalities have the ability through the MGA to collect offsite levies for provincial highway upgrades (in addition to their own local infrastructure). This is an important piece of legislation that allows Alberta Transportation to work with municipalities and their development community and collect levies for future highway improvements. Without this ability in the MGA, highway improvements would not be completed by either the municipality or Alberta Transportation, and would result in safety or congestion problems at recently developed areas in that municipality.
- This aspect of the MGA requires financial contributions by the developers, and in itself is not red tape reduction. Alberta Transportation has other development related red tape reduction initiatives underway that will address delays or red tape related to developments along provincial highways.

BILD Alberta Next Steps:

- Coordinate additional meetings with Ministry of Transportation to understand current initiatives and advocate for further changes as required.

Environmental Approvals (Water Act and Public Lands Act)

Status – In progress?

Industry Recommendation:

- Mandate an 8-week decision timeline on Water Act and Public Lands Act applications.
- Establish a concurrent submission and review process for Public Lands Act and Water Act applications, when applicable.
- Integrate teams at Alberta Environment and Parks so that applications can be reviewed holistically.
- Ministry of Environment to provide clarity on the roles and jurisdictional powers related to Public Lands Act and Water Act applications to reduce delays and duplication.
- Align implementation of existing policy across the Province to make it easy and cost effective for proponents to “do the right thing”. This includes working with municipalities on removing barriers to wetland retention within urban settings.
- Establish consistent processes for staff across the Province to ensure consistency in review times and comments on applications.
- Provide applicants opportunity to meet with Alberta Environment and Parks staff to discuss projects prior to application to ensure that all components are included to allow for a fulsome and thorough review upon submission.
- Convene a working group involving industry, the province, municipalities and regional boards to streamline the approach to stormwater, wetlands and water reuse.
- Finalize the Alberta Water Reuse and Stormwater Use Guidebook and allow for implementation across the Province on a pilot basis.
- Engage with user groups to review the results of the pilot after 12 months implementation and determine if modifications to the Guidebook are necessary.
- Provide industry a mechanism to communicate valuable information, technology and learnings to staff on an ongoing basis.

Government Response:

- Codes of Practice are developed and utilized as an alternative to individual project approvals for low risk activities and set out minimum standards that must be followed.
- Environment and Parks is undertaking the development of new Codes of Practices to streamline the regulatory process for low-risk wetland restoration projects while maintaining Alberta Wetland Policy outcomes.
- Solutions to streamline the process for wetland replacement works, and licence exemptions for wetland restoration and retention activities is targeted for December 2020 approval.
- Water Act approvals process (months) replaced by a 14-day notification.
- This work will reduce costs to industry, reduce approval timelines, and reduce labour and administrative burden for industry to comply with regulations.

- Alberta Environment and Parks (AEP) staff are in ongoing conversations with industry on identifying solutions to streamline wetland policy implementation. There have been several suggestions for improvements to the implementation of the policy, the departments is looking at all suggestions received and are scoping work.

2021: Regulatory Transformation Project

- The Regulatory Transformation Project demonstrates Alberta's commitment to a common sense, fair, and predictable regulatory process that safeguards Alberta's air, land, water, and biodiversity, while contributing to sustainable activity on Alberta's land base. A well-functioning regulatory system is key to the province's economy and Alberta Environment and Parks (AEP) has launched a major project to fully transform Alberta's environmental regulatory system. This major project will modernize the system to bring the application process into the 21st century, address application backlogs, and increase efficiency and transparency in support of economic development.
- Components of the Regulatory Transformation Project:
 - Regulatory Assurance Framework (RAF) is AEP's foundational approach to enabling economic development activity, while ensuring environmental standards outlined in policies, plans, and legislation are maintained. It is the model that connects the department in a risk- informed, integrated, adaptive, regulatory assurance system that focused on achieving desired outcomes and environmental, social, and economic goals.
 - Digital Assurance Regulatory System (DRAS): will be the technological backbone of the transformed regulatory system, enabling clear, expedient decision making and straightforward environmental monitoring. This digital application system will clearly outline application requirements up front, and will prevent submission of incomplete applications. DRAS will improve user experience with clear instructions for complete applications, lifecycle tracking of an application and activity for proponents, which leads to faster, more predictable decisions.
- The Regulatory Transformation Project will enable environmental permitting to be more timely. Service targets and standards are being considered as part of the Regulatory Transformation project.
- It is anticipated the work occurring on the Regulatory Transformation Project will completely or in part fulfill this recommendation. Significant work is occurring in AEP to transform our regulatory system and establish the technology to streamline process. Initial modules (Water Act approvals among them) will be implemented in the digital platform in 2021. By 2023 AEP will have a fully transformed environmental regulatory system.
- AEP significantly reduced their backlog this summer by 76 per cent, including sand and gravel applications on public and private lands and *Water Act* approvals and licenses, as well as environmental approvals for municipal and industrial activities.

BILD Alberta Next Steps:

- Coordinate additional meetings with Ministry of Environment to understand current initiatives and advocate for further changes as required.

Transportation Approvals

General Delays

Status – In progress?

Industry Recommendation:

- Refine departmental policies, procedures, and training to significantly improve approval and referral timelines.

Government Response:

- Department is reviewing an opportunity to purchase a CityWorks software package for Alberta Transportation development staff. This would increase transparency for applicants to see their application status and timelines and expedite application timelines. This would require approximately \$600,000 in funding and possible coordination with Service Alberta's Information Technology group
- Related to Alberta Environment and Parks: Service targets and standards are being considered as part of the Regulatory Transformation Project
- Due to staffing challenges, there are delays in some regional and district offices. Improved workflows and other RTR initiatives can help mitigate this, but not fully address the concern. Some outsourced contracts may be an option to increase capacity. Unfortunately, at this time, the timeframe for a resolution is unknown.

BILD Alberta Next Steps:

- Coordinate additional meetings with Ministry of Transportation to understand current initiatives and advocate for further changes as required.

1.6 km Referral Radius

Status – In Progress?

Industry Recommendation:

- Under Section 14 of the Subdivision and Development Regulation, change the referral requirements back to 0.8 km from 1.6 km as currently contained within the regulation. 1.6 km from a highway means that almost every application (including small boundary adjustments) within small and medium-sized communities must be referred to Alberta Transportation.

Government Response:

- Transportation is undertaking a RTR project to use Highway Vicinity Management Agreements (HVMA) with municipalities that could make many minor subdivision applications compliant with Section 14(d) of the Subdivision and Development Regulation. To address cumulative impacts, Transportation would expect a municipality enact off-site levies to ensure that the highway intersection can be improved to accommodate cumulative growth. More significant subdivisions can be considered through HVMA's or exemption agreements with a municipality in specific areas, subject to addressing the specific highway infrastructure improvements associated with planned growth.

- The Highway Vicinity Management Agreement project is expected to be completed on June 30, 2021.

BILD Alberta Next Steps:

- Coordinate additional meetings with Ministry of Transportation to understand current initiatives and advocate for further changes as required.

Joint Worksite Health and Safety Committees

Status – Modifications Moving Forward (changes not yet understood)

Industry Recommendation:

- Remove requirement to have Joint Worksite Health & Safety Committees on every jobsite.

Government Response:

- Bill 47: Ensuring Safety and Cutting Red Tape Act, 2020 would amend the Occupational Health and Safety Act, the Radiation Protection Act and the Workers' Compensation Act to simplify language and remove unnecessary barriers for job creators without making substantive changes to workers' rights and protections.
- If passed, Bill 47 will bring balance to workplaces and help ensure workers can rely on a sustainable compensation system if they get ill or injured on the job.

BILD Alberta Next Steps:

- Understand scope of changes and whether they address the issue.

Condo Act

Building Assessment Reports

Status – Complete (being finalized in 2021)

Industry Recommendation:

1. Repeal the requirements to have a building assessment reports completed for condo projects.

Government Response:

- Amendments to the Condominium Property Act (CPA) to address a number of identified issues and concerns, including establishing alternative requirements to the Building Assessment Report for condominium conversions, updating voting and damage chargeback requirements, and augmenting existing authority in the Act to implement a new condominium dispute resolution tribunal.
- Amendments are required to proceed in Spring 2021 to align with proposed Municipal Affairs amendments to their *New Home Buyer Protection Act* (NHBPA) to address a potential consumer protection gap for condominium conversions as a result of the repeal of the BAR. These amendments will not apply to new condominium builds.

- Targeted date for decision is Spring 2021. A public consultation on the Condominium Dispute Resolution Tribunal is currently underway, while targeted consultations are being planned on the reserve fund study and voting and damage chargeback requirements.

BILD Alberta Next Steps:

- Understand legislative changes and considerations under New Home Buyer Protection Act.

Build Time Specifications

Status – Not Proceeding

Industry Recommendation:

1. Remove requirements for build time specifications from Section 20 of the Condominium Property Act Regulation.

Government Response:

- Section 20.08 of the Condominium Property Regulation states that developers must prepare an occupancy date statement containing either a single fixed date on which the developer will make the unit available for occupancy, or a range of dates for occupancy.
- The Regulation also lays out rules around how the developer may delay occupancy beyond the final occupancy date for legitimate causes.
- If the developer does not make a unit available for occupancy within 30 days after the final date in the occupancy statement, the purchaser may, subject to the Regulation, rescind the purchase agreement.
- Occupancy date regulations were introduced in 2018 as part of implementing the *Condominium Property Amendment Act* requirements passed in 2014. These amendments were a result of some new condominium purchasers reporting long and repeated delays in occupancy.
 - These delays left purchasers with no control over the delivery date of their unit, and without a way to terminate their contract despite paying significant deposits.
- There is no reference in the Regulation to “earliest possession, likely possession, and latest possible possession.”
 - The legislation does not prevent a developer from creating a multi-year occupancy date range to account for delays, provided they include a final specific date as per the Regulation.

BILD Alberta Next Steps:

- Better understand comments and engage some condo developers

Municipal Approvals

Re-instating Legislated Approval Timelines

Status – Complete

Industry Recommendation:

1. Re-instate mandated approval timeframes to improve business predictability and encourage investment by:
 - a) Deleting of Section 640.1 of the Municipal Government Act in its entirety.
 - b) Deleting reference to Section 640.1 of the Municipal Government Act from Section 6 of the Subdivision and Development Regulation.
2. Include clarifying policies within the Subdivision and Development Regulation that applications not approved / denied within the legislated timeline are deemed approved.
3. Establish a clear and predictable process for extended timelines in cases involving complex applications.
4. Establish performance measures (i.e. a report card) for municipalities related to approval timelines that translate to capital grants from the province.

Government Response:

- Legislated timelines re-instated as part of Bill 48.
- MA is not proceeding with deemed approval for development matters. MA presented on this issue at Priorities Implementation Cabinet Committee and received direction to not proceed, but instead to make the other red tape reduction amendments including removal of municipal authority to change development timelines by bylaw.

BILD Alberta Next Steps:

- None. Unlikely government will reconsider additional requests.

Development Proceeding During Appeals

Status – Not Proceeding

Industry Recommendation:

1. Within the MGA, provide for the ability for development to proceed while appeals take place on matters related to fees, offsite levies, taking of land and other matters.
2. Require that any fees and/or offsite levies are held in trust until the resolution of the appeal process.

Government Response:

- There is no legislative impediment from development proceeding while appeals take place.
- Municipal Affairs will be retaining these provisions in the MGA. This item has been discussed with the Minister who has indicated they are satisfied with the current legislative provisions on this area.

BILD Alberta Next Steps:

- None. Unlikely government will reconsider additional requests.

Municipal Reserve

Remove Ability for Municipalities to Take Additional 5%

Status – Complete

Industry Recommendation:

1. Remove Section 668(1) from the Municipal Government Act.

Government Response:

- Approved as part of Bill 48.

BILD Alberta Next Steps:

- None required.

Transparency of Reserve Lands Converted for Alternative Uses

Status – Complete

Industry Recommendation:

1. Limit the ability for municipalities to convert or sell MR lands taken from developers for non-park / open space uses.

Government Response:

- Fall amendments to the MGA clarify the process for disposal or conversion of municipal reserve/school reserve.

BILD Alberta Next Steps:

- None required.

City Charters

Levies & Inclusionary Housing

Status – In progress

Industry Recommendation:

- City Charter Regulations be amended to remove broad authority regarding offsite levies and inclusionary housing

Government Response:

- BILD has recommended that the City Charter Regulations be amended to remove broad authority regarding offsite levies and inclusionary housing. While this is a complex issue

with significant political implications for the province's relationship with the cities of Edmonton and Calgary, Municipal Affairs is bringing forward an approval package to remove these provisions from both the Edmonton and Calgary charter regulations.

- Substantive changes to the City Charters would require public posting for 60 days before Cabinet could formally approve them, as per the *Municipal Government Act*, and transitional amendments would need to be explored to facilitate the repeal of any authorities that might be in use by either city by that time.
- Cabinet decision package is under development. Timing is subject to cabinet schedule.

Building Code Authority

Status: Not proceeding

Industry Recommendation:

- Remove clause from City Charters that has potential to enable cities to modify building code requirements.

Government Response:

- Clarification has been provided through an official letter to BILD with regards to this provision in the regulation. Neither Edmonton nor Calgary may impose additional restrictions that are not addressed in the existing building codes.

BILD Alberta Next Steps:

- Continue work with Municipal Affairs surrounding Auto-Adoption and other broad changes to the structure of Building Code in Alberta.

Statutory Plan Authority

Status: Not proceeding

Industry Recommendation:

- Remove City Charter authority that allows municipalities to create their own statutory plans via bylaw.

Government Response:

- Public engagement and consultation for these additional statutory plans remains the same as any other statutory plan.

BILD Alberta Next Steps:

- None. Will likely need to await use of this power to demonstrate negative impacts on industry.

Inclusionary Housing – Remove References from MGA

Status – Complete

Industry Recommendation:

- Remove all references to Inclusionary Housing from the MGA.

Government Response:

- References to Inclusionary Housing removed in Bill 48, still exist under City Charters.

BILD Alberta Next Steps:

- None required.

Expropriations – Allowing Development to Proceed

Status – In Progress (Consultations Occurring in 2021)

Industry Recommendation:

1. Through the Expropriation Act and other relevant legislation and regulations, allow development to proceed once the expropriation process moves to the step of valuation and compensation.

Government Response:

- Possible amendments to the *Expropriation Act* are being considered as part of a platform commitment to create legislation to address property rights.
- At this time, the department is not expecting any property rights legislation relating to the *Expropriations Act* to proceed until at least Spring 2022.
- It would be helpful if BILD could provide a detailed list setting out which *Expropriation Act* processes are causing difficulty or are overly complicated. This will enable the department to identify which processes are at issue and options for amending those processes. To further assist, the department would also like a contact at BILD in the event that they have further questions.

BILD Alberta Next Steps:

- Letter received from Ministry of Justice on December 14th indicating 2021 consultation.