



Red Tape Reduction – Status Update

December 22, 2020

Category	BILD Ask	Status	Notes
Off-Site Levies	Allow appeals on all off-site levies.	Complete	Through Bill 48, all off-site levies will be appealable.
	Increase transparency for calculations and use of levies.	Complete	Additional disclosure requirements included as part of Bill 48.
	Remove recreation centres, fire halls, police stations and libraries from OSL Regulation.	Not Proceeding	Minister of Municipal Affairs does not support removal of these levies.
	Prevent public art, retails, LEED / enhanced architectural features from being levied.	Under Consideration	Municipal Affairs indicated a willingness for subsequent changes to the regulation.
	Remove highway levies from the OSL Regulation.	Incomplete	Not deemed red tape reduction at this time. BILD Alberta will elevate discussions with the Ministry of Transportation to further illustrate the challenges this current policy present.
Building Codes	Reducing Number of Inspections	Complete	Municipal Affairs and Safety Codes Council are working to establish framework and resources for risk-based permitting / inspections across Alberta. This is intended to reduce the number of inspections required.
	Establish process to appeal municipal interpretation of Building Code.	Not Proceeding At this Time	BILD Alberta continues engaging Municipal Affairs on alternative interpretation tools / processes outside of the current Safety Codes Council process.
	Re-Assess Auto-Adoption and forthcoming Tiered Energy Codes	Under Consideration	BILD Alberta remains engaged with government on the future of auto-adoption and is working to provide an industry alternative to Federal Tiered Energy Codes.
Municipal Reserve	Remove clause that allows municipalities to take an additional 5% of land as Municipal Reserve.	Complete	Reserve lands are now capped at 10%. This change will save industry millions in future costs.

	Require greater transparency on municipal conversion of reserve lands for alternative uses.	Complete	Conversion of reserve lands to alternative uses are now subject to public hearing as part of Bill 48.
Environmental Approvals	Streamline approvals and processes for Water Act and Public Lands Act to reduce delays.	In Progress	Members are already seeing improvements in approval timelines. Alberta Environment continues to work on internal processes and procedures to further improve timelines and predictability.
Transportation Approvals	Streamline referral and approval processes to reduce delays.	In Progress	BILD Alberta will be engaging with Transportation further in 2021 to discuss potential process improvements to streamline approvals.
	Re-instate former 0.8 km referral radius (currently 1.6 km)	In Progress	Transportation plans to address this through Highway Vicinity Management Agreements (HVMA) with municipalities.
Joint Worksite Health & Safety Committees	Remove / modify requirements for Joint Worksite Health and Safety Committees (JWHSCs).	Under Consideration	BILD Alberta is assessing changes to JWHSCs through Bill 47 to determine if they address industry challenges.
Condo Act	Remove requirements for Building Assessment Reports for condominium projects.	Complete	Being addressed through amendments to the Condo Property Act and New Home Buyer Protection Act. Will come into force in 2021 and save approximately \$800 / door on condominium projects.
	Remove / modify requirements for build time specifications for condo projects.	Not Proceeding	Service Alberta believes that sufficient flexibility in the legislation / regulations currently exists. BILD Alberta will engage with local Condo Committees to determine any potential next steps.
Municipal Approvals	Re-Instate Legislated Timelines	Complete	Legislated timelines have been re-instated as part of Bill 48.
	Allow Developments to proceed during appeals.	Not Proceeding	Minister satisfied with current legislation.
City Charters	Remove all references to off-site levies and inclusionary housing from City Charters.	Under Consideration	BILD Alberta remains actively engaged with the Province on this item.
	Remove ability for Charter Cities to designate any plan a Statutory Plan	Not Proceeding	Minister of Municipal Affairs is satisfied that public engagement and consultation for these additional statutory plans is adequate.
	Remove clause related to Building Code Authority	Complete – Addressed in an Alternative Manner	Municipal Affairs has provided clarification on this matter through an official letter to BILD Alberta. Neither Edmonton nor Calgary may impose additional requirements on items that are addressed in the existing building code.

Inclusionary Housing	Remove references to Inclusionary Housing from the MGA.	Complete	Removed as part of Bill 48. BILD Alberta has previously estimated that Inclusionary Housing add at least \$4,000 to the cost of every market housing unit – this future savings is significant. Inclusionary Housing powers do remain in place for Calgary and Edmonton through City Charters and are part of separate advocacy.
Expropriations	Allowing development to proceed during the expropriations process.	In Progress	Consultations related to the Expropriations Act will proceed 2021.
Taxation of Farmland	Prevent municipalities from taxing serviced rates on lands that are under construction / development.	Under Consideration	BILD Alberta has yet to receive comment on this item.
Mortgage Rule	Establish a made-in-Alberta solution to Federal mortgage rules.	Under Consideration	While there is a desire from the Provincial Government to implement a made-in-Alberta solution to the Federal Mortgage rules, achieving it has proven extremely difficult. BILD Alberta will continue engaging with the Province though expectations of a successful resolution are low.