

2026 Bill 28

Second Session, 31st Legislature, 4 Charles III

THE LEGISLATIVE ASSEMBLY OF ALBERTA

BILL 28

**MUNICIPAL AFFAIRS AND HOUSING
STATUTES AMENDMENT ACT, 2026**

THE MINISTER OF MUNICIPAL AFFAIRS

First Reading

Second Reading

Committee of the Whole

Third Reading

Royal Assent

Bill 28

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MUNICIPAL AFFAIRS AND HOUSING STATUTES AMENDMENT ACT, 2026

(Assented to _____, 2026)

HIS MAJESTY, by and with the advice and consent of the
Legislative Assembly of Alberta, enacts as follows:

Alberta Housing Act

Amends RSA 2000 cA-25

1(1) The *Alberta Housing Act* is amended by this section.

NOTE: 1(1) Amends chapter A-25 of the Revised Statutes
of Alberta 2000.

(2) Section 1 is amended

(a) by repealing clause (a.03);

(b) by adding the following before clause (a.1):

(a.04) “capital maintenance reserve fund” means a capital
maintenance reserve fund as defined in the regulations;

(a.05) “capital reserve fund” means a capital reserve fund as
defined in the regulations;

**(c) in clause (d) by striking out “, and includes a lodge
accommodation”;**

(d) by adding the following after clause (h):

- (h.1) “operating reserve fund” means an operating reserve fund as defined in the regulations;
- (h.2) “social housing accommodation” means a social housing accommodation as defined in the regulations.

(e) by repealing clauses (i) and (j).

NOTE: (2) Section 1 presently reads in part:

1 In this Act,

(a.03) “Alberta escalator” means the Alberta escalator as defined in section 44.2 of the Alberta Personal Income Tax Act;

(d) “housing accommodation” means buildings or units in buildings that are suitable and adequate for human habitation, including services that may be provided to residents of the buildings or units because of their circumstances, and includes a lodge accommodation;

(i) “senior household” means a senior household as defined in the regulations;

(j) “standard lodge accommodation” means standard lodge accommodation as defined in the regulations.

(3) Section 4(1) is amended by striking out “Subject to the regulations, the Minister may” **and substituting** “The Minister may, in accordance with the regulations,”.

NOTE: (3) Section 4(1) presently reads:

4(1) Subject to the regulations, the Minister may provide financial assistance in the form, to the persons and in the amounts that the Minister considers appropriate for any purpose that the Minister considers contributes to achieving the purpose of this Act.

(4) Section 5(3)(d) and (5) are amended by striking out “section 7” and substituting “sections 7 and 7.1”.

NOTE: (4) Section 5(3)(d) and (5) presently read:

(3) An order under this section shall set out the following:

(d) where the management body is to provide lodge accommodation, the municipalities that are liable to be requisitioned under section 7;

(5) The Minister may not make an order under this section establishing a management body that is to have the power to requisition under section 7 unless a majority of the municipalities that are liable to be requisitioned have agreed to the number of persons constituting the board and, subject to the regulations, the method of appointing or electing the members.

(5) Section 7 is amended

(a) by repealing subsection (1) and substituting the following:

Requisitions — lodge accommodation

7(1) Each year, on or before April 30, a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for the amount of the management body’s annual deficit for the previous fiscal year arising from the provision of lodge accommodation.

(b) in subsection (2)

(i) by striking out “the total requisition is to be shared” and substituting “the requisition is to be shared”;

(ii) by striking out “the total requisition for each year” and substituting “the requisition for that year”;

(c) in subsection (5) by striking out “the mailing of the notice” and substituting “a written notice of the requisition is sent to the municipality”.

NOTE: (5) Section 7 presently reads in part:

7(1) On or before April 30 in any year a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for

- (a) the amount of the management body's annual deficit for the previous fiscal year arising from the provision of lodge accommodation, and*
- (b) any amounts necessary to establish or continue a reserve fund for the management body.*

(2) The municipalities requisitioned under subsection (1) may determine the basis on which the total requisition is to be shared, and if the municipalities are unable to make that determination for any year, the total requisition for each year shall be shared on the basis of the proportion that the equalized assessment for each municipality in that year bears to the total of the equalized assessments for that year of all the municipalities requisitioned.

(5) A municipality shall pay to the management body the amount requisitioned within 90 days after the mailing of the notice by the management body.

(6) The following is added after section 7:

Requisitions — capital maintenance reserve fund, capital reserve fund and operating reserve fund for lodge accommodation

7.1(1) Each year, on or before April 30, a management body that provides lodge accommodation may requisition those municipalities for which the management body provides lodge accommodation for

- (a) an amount necessary for the management body to have the required amount determined by the Minister under the regulations in a capital maintenance reserve fund for the lodge accommodation, and
- (b) with the approval of the municipalities, an amount

- (i) necessary to establish and maintain a capital reserve fund for the lodge accommodation,
- (ii) necessary to establish and maintain an operating reserve fund for the lodge accommodation, or
- (iii) in excess of the amount referred to in clause (a) in a capital maintenance reserve fund for the lodge accommodation.

(2) The municipalities requisitioned under subsection (1) may determine the basis on which the requisition is to be shared, and if the municipalities are unable to make that determination for any year, the requisition for that year shall be shared on the basis of the proportion that the equalized assessment for each municipality in that year bears to the total of the equalized assessments for that year of all the municipalities requisitioned.

(3) If the Minister considers that a municipality that has not been requisitioned under subsection (1) should contribute to a capital maintenance reserve fund, capital reserve fund or operating reserve fund, as applicable, for lodge accommodation, the Minister may by order direct that the municipality be requisitioned under subsection (1).

(4) After a written notice of the requisition is sent to the municipality by the management body, the municipality shall pay to the management body the amount requisitioned within a time determined by the Minister.

(5) If the amount of the requisition or any portion of it remains unpaid after the time determined by the Minister under subsection (4), the municipality shall pay interest at the rate determined by the Minister to the management body on that unpaid amount, and that unpaid amount and the accrued interest are recoverable as a debt due to the management body.

NOTE: (6) Requisitions — capital maintenance reserve fund, capital reserve fund and operating reserve fund for lodge accommodation.

(7) Section 8(1) is amended by striking out “the mailing of the invoice” and substituting “the invoice is sent to the municipality”.

NOTE: (7) Section 8(1) presently reads:

8(1) If a municipality agrees to contribute to the operating costs of any housing accommodation, other than lodge accommodation, provided by a management body, it shall make the contribution agreed to within 90 days after the mailing of the invoice by the management body.

(8) Section 33.1 is repealed.

NOTE: (8) Section 33.1 presently reads:

33.1(1) At least annually, a management body shall determine and set monthly basic lodge rates to be charged for standard lodge accommodation in accordance with this section and the regulations.

(2) A management body shall review and adjust the monthly basic lodge rate for each senior household in standard lodge accommodation after setting the monthly basic lodge rates under subsection (1) to ensure that each member of the senior household who is 65 years of age or older is left with the minimum monthly disposable income amount under subsection (3).

(3) The minimum monthly disposable income amount is the following:

(a) effective January 1, 2025, the amount set out in the Schedule;

(b) effective January 1, 2026, an amount adjusted annually in accordance with the Schedule.

(6) Despite subsection (3), the minimum monthly disposable income amount may be increased at any time in accordance with the regulations.

(9) Section 34(1) is amended

(a) by repealing clause (c)(iii.1) and substituting the following:

- (iii.1) respecting capital maintenance reserve funds, capital reserve funds and operating reserve funds for management bodies that provide
 - (A) lodge accommodation, or
 - (B) social housing accommodation other than lodge accommodation,

(b) in clause (i) by adding the following after subclause (ii):

- (ii.1) prescribing the lodge rate or the manner of determining the lodge rate that may be charged in respect of a tenancy in lodge accommodation,

NOTE: (9) Section 34(1) presently reads in part:

34(1) The Minister may make regulations

- (c) respecting the management and operation of management bodies and the manner in which they are to exercise their powers and carry out their functions and duties including, without limitation, regulations*
- (iii.1) respecting reserve funds for management bodies that provide lodge accommodation;*
- (i) notwithstanding the Residential Tenancies Act, governing the provision of housing accommodation by management bodies including, without limitation, regulations*

(10) The Schedule is repealed.

NOTE: (10) The Schedule presently reads:

1 The minimum monthly disposable income amount

- (a) under section 33.1(3)(a) of this Act, is \$365, and*

(b) *under section 33.1(3)(b) for this Act, must be adjusted by an amount equal to*

(i) *the minimum monthly disposable income amount for the previous calendar year, including any increase to that amount made under the regulations,*

multiplied by

(ii) *the Alberta escalator.*

(11) This section comes into force on January 1, 2027.

NOTE: (11) Coming into force.

Libraries Act

Amends RSA 2000 cL-11

2(1) The *Libraries Act* is amended by this section.

NOTE: 2(1) Amends chapter L-11 of the Revised Statutes of Alberta 2000.

(2) Section 39 is repealed and the following is substituted:

Inspection

39(1) In this section, “library service point” means a facility that provides public library services under the control and management of a board.

(2) The Minister may appoint a person as an inspector to conduct an inspection for the following purposes:

- (a) to inspect any matter relating to the management, administration or operation of a public library;
- (b) to determine if a board is complying with this Act and the regulations.

- (3) An inspector may, in the course of an inspection,
- (a) inspect the public library property that may be accessed, used or borrowed by members of the public at a library service point,
 - (b) inspect the provision of public library services at a library service point,
 - (c) examine and make copies of the records of a board that are relevant to the purpose of the inspection, and
 - (d) require an employee of a board to
 - (i) give a written or oral reply to a question that is relevant to the purpose of the inspection, or
 - (ii) provide any other information requested by the inspector that is relevant to the purpose of the inspection.
- (4) An inspection must be conducted during regular business hours.
- (5) An inspector shall, while conducting an inspection, carry identification in the prescribed form and present it on request.
- (6) After completing an inspection, the inspector shall make a report to the Minister and provide a copy of the report to the board.
- (7) On receiving the inspector's report, the Minister may make any order that the Minister considers appropriate.

NOTE: (2) Section 39 presently reads:

39(1) The Minister or a person authorized in writing by the Minister may, during regular business hours, inspect the records of a board.

(2) A person authorized under subsection (1) shall, while inspecting the records of a board, carry identification in the prescribed form and present it on request.

(3) Section 40 is amended by adding the following after clause (b):

- (b.1) respecting the access to and the use and borrowing of public library property by members of the public, including regulations restricting access, use and borrowing based on age;

NOTE: (3) Adds regulation-making authority.

(4) The following is added after section 40:

Guidelines

40.1(1) The Minister may issue guidelines respecting the interpretation or application of a regulation made under section 40(b.1).

(2) The Minister shall make guidelines issued under subsection (1) publicly available in a manner the Minister considers appropriate.

NOTE: (4) Guidelines.

(5) Section 41(3) is repealed and the following is substituted:

(3) A person who obstructs an inspector in the performance of the inspector's duties under section 39 is guilty of an offence.

NOTE: (5) Section 41(3) presently reads:

(3) A person who obstructs the Minister or a person authorized in writing by the Minister to act on the Minister's behalf in the inspection of the records of a public library is guilty of an offence.

**Municipal Affairs Statutes
Amendment Act, 2025**

Amends SA 2025 c13

3(1) The *Municipal Affairs Statutes Amendment Act, 2025* is amended by this section.

NOTE: 3(1) Amends chapter 13 of the Statutes of Alberta, 2025.

(2) Section 2 is amended

- (a) by repealing subsection (10);**
- (b) in subsection (33) by striking out “Subsections (10) and (12) come” and substituting “Subsection (12) comes”.**

NOTE: (2) Section 2 presently reads in part:

(10) Section 208 is amended by adding the following after subsection (2):

(3) Subject to the regulations, the chief administrative officer must report to council after the chief administrative officer exercises the municipality’s natural person powers under section 202(1).

(4) The Minister may make regulations respecting reporting by the chief administrative officer under subsection (3), including regulations

- (a) respecting the form and manner in which the chief administrative officer must report to council,*
- (b) respecting the time within which the chief administrative officer must report to council, and*
- (c) exempting the chief administrative officer from reporting to council exercises or classes of exercises of a municipality’s natural person powers.*

(33) Subsections (10) and (12) come into force on Proclamation.

Municipal Government Act

Amends RSA 2000 cM-26

4(1) The *Municipal Government Act* is amended by this section.

NOTE: 4(1) Amends chapter M-26 of the Revised Statutes of Alberta 2000.

(2) Section 1(1) is amended by adding the following after clause (w):

(w.1) “pit” means a pit as defined in section 1(xx) of the *Environmental Protection and Enhancement Act*;

NOTE: (2) Adds definition.

(3) The following is added after section 44:

Transfer of municipal public utility

44.1(1) In this section, “public utility entity” means

- (a) a controlled corporation established under Division 9 of Part 3,
- (b) a regional services commission established under Part 15.1, or
- (c) any other entity prescribed by regulation.

(2) The Lieutenant Governor in Council may make regulations

- (a) prescribing entities that are public utility entities for the purposes of subsection (1)(c);
- (b) requiring a municipality to transfer ownership or control of a municipal public utility to a public utility entity.

- (3)** A regulation made under subsection (2)(b) may
- (a) provide for the
 - (i) ownership, control and governance of the public utility entity,
 - (ii) operation of the transferred municipal public utility by the public utility entity, or
 - (iii) transfer of assets, employees and ongoing operations from the municipality to the public utility entity,
 - (b) specify or describe by reference the provisions of this Act that do not apply, or that apply with modifications, to a public utility entity,
 - (c) apply either generally or specifically,
 - (d) provide that the regulations prevail to the extent of any inconsistency between the regulations and this Act, or
 - (e) provide for any other matter or thing the Lieutenant Governor in Council considers necessary or advisable to carry out the purposes of this section.

NOTE: (3) Transfer of municipal public utility.

(4) Section 53 is amended

- (a) by repealing clauses (a) and (b) and substituting the following:**
- (a) respecting the establishment or change in boundary of a business improvement area;
 - (b) respecting business improvement area bylaws, including
 - (i) what the council must include in a business improvement area bylaw,
 - (ii) what the council may include in a business improvement area bylaw, and

(iii) amendments to a business improvement area bylaw;

(b) by adding the following after clause (e):

(e.1) respecting the notices that must be provided in respect of the establishment, operation, amendment, change in boundary and disestablishment of a business improvement area or the board of a business improvement area;

NOTE: (4) Section 53 presently reads in part:

53 The Minister may make regulations

(a) respecting the establishment of a business improvement area;

(b) setting out what must be included in a business improvement area bylaw;

(5) Section 130.1(2) is repealed and the following is substituted:

(2) After a vote of the electors is held under subsection (1)(b), the Minister may

(a) recommend to the Lieutenant Governor in Council that the municipality be dissolved in accordance with section 133, or

(b) by order direct the council or chief administrative officer to take any actions that the Minister considers appropriate to ensure the viability of the municipality.

(3) When making a recommendation or order under subsection (2), the Minister is not bound by the results of the vote held under subsection (1)(b).

NOTE: (5) Section 130.1(2) presently reads:

(2) Where a vote of the electors is held under subsection (1)(b),

- (a) *if the electors vote that the municipality should be dissolved, the Minister must recommend to the Lieutenant Governor in Council that the municipality be dissolved in accordance with section 133, or*
- (b) *if the electors vote that the municipality should not be dissolved, the Minister may by order direct the council or the chief administrative officer to take the actions referred to in subsection (1)(b)(ii).*

(6) The following is added after section 146:

**Division 1.01
Councillor Accountability
Framework**

Definitions

146.01 In this Division,

- (a) “accountability framework” means an accountability framework established under section 146.011(1);
- (b) “investigator” means an investigator designated under section 146.02 for the purposes of this Division;
- (c) “sanction” means a sanction permitted in accordance with the accountability framework.

Councillor accountability framework

146.011(1) The Minister may, by regulation, establish an accountability framework to govern the behaviour of councillors.

(2) An accountability framework may include the following:

- (a) subject to sections 170, 172, 173 and 174(1)(g) to (i), rules respecting pecuniary interests;
- (b) rules respecting the use of municipal assets and services;
- (c) rules respecting the confidentiality of information;

- (d) rules respecting egregious behaviour, threatening behaviour or improper use of influence;
- (e) rules respecting the qualifications, conduct and term of
 - (i) an investigator, or
 - (ii) an appeals commissioner designated under section 146.09(1);
- (f) rules respecting processes for
 - (i) a complaint made under section 146.021 that involves a failure to disclose a pecuniary interest,
 - (ii) an investigation under section 146.03,
 - (iii) a preliminary review under section 146.05,
 - (iv) a decision to apply sanctions under section 146.08, and
 - (v) an appeal under section 146.09;
- (g) an investigator's powers for the purpose of an investigation under section 146.03;
- (h) rules respecting the publication of information under this Division;
- (i) rules respecting the contents of a pecuniary interest report under section 146.06;
- (j) rules respecting the custody and retention of records related to preliminary reviews, investigations, reports and appeals under this Division;
- (k) permitted sanctions for a contravention of the accountability framework;
- (l) timelines for the purposes of the accountability framework, including
 - (i) making a complaint respecting contraventions of the accountability framework,
 - (ii) appeals under section 146.09,

- (iii) making an order under section 146.09(10), and
 - (iv) releasing an appeal commissioner's reasons or the Minister's reasons under section 146.09(12);
 - (m) setting fees for complaints and appeals;
 - (n) circumstances under which the municipality may be ordered to pay the costs of an appeal;
 - (o) definitions of "egregious behaviour", "threatening behaviour", "improper use of influence" or any other term used but not defined in this Division;
 - (p) rules respecting any other matter or thing that the Minister considers necessary or advisable to carry out the purposes of this Division.
- (3) A regulation made under subsection (1) may modify or replace a provision of this Act that addresses a matter set out in subsection (2)(b) to (p).

Investigators

146.02 If the Minister establishes an accountability framework, the Minister must designate individuals whom the Minister considers qualified as investigators for the purposes of this Division, subject to any terms and conditions the Minister considers necessary.

Complaints

146.021(1) A councillor who has reasonable grounds for believing that another councillor on the same council has contravened the accountability framework may make a complaint to the council in accordance with the accountability framework.

- (2) The complaint must be
- (a) in a form acceptable to the council,
 - (b) accompanied by the applicable fee, if any, set out in the accountability framework, and
 - (c) made within the timeline, if any, set out in the accountability framework.

Investigations

146.03(1) If a council receives a complaint made in accordance with section 146.021, the council must appoint an investigator to conduct an investigation respecting the complaint.

(2) If the Minister is of the opinion that a councillor may have contravened the accountability framework, the Minister may appoint an investigator to conduct an investigation.

(3) For the purposes of conducting an investigation, an investigator has the power to do any or all of the following:

- (a) make inquiries orally or in writing of any person the investigator believes has or may have information relevant to the subject-matter of the investigation;
- (b) demand the production for examination of records and documents, including electronic records and documents, that are or may be relevant to the subject-matter of the investigation;
- (c) make copies of any of the things referred to in clause (b);
- (d) access municipal land and facilities for the purposes of clauses (a) to (c);
- (e) do anything permitted in the accountability framework.

(4) If, at any time before an investigation report is submitted to a council, the person who made the complaint or the person who is the subject of the investigation is no longer a member of the council, the investigator, on learning this information, must

- (a) immediately end the investigation, and
- (b) inform the council and the Minister in writing
 - (i) that the investigation has ended, and
 - (ii) the reasons for ending the investigation.

(5) A council that appoints an investigator must pay the costs of the investigation.

Obstruction of investigators

146.04 When an investigator is doing anything required or permitted or exercising the investigator's powers under this Division, a person shall not

- (a) fail to comply with any reasonable request of the investigator,
- (b) knowingly make a false or misleading statement to the investigator either orally or in writing, or
- (c) otherwise obstruct or hinder the investigator.

Preliminary review

146.05(1) An investigator appointed under section 146.03(1) must conduct a preliminary review to determine if the complaint, in whole or in part,

- (a) is frivolous or vexatious, or
- (b) is outside the scope of the accountability framework.

(2) If the investigator determines that any part of the complaint is frivolous, vexatious or outside the scope of the accountability framework, the investigator must end the part of the investigation related to that part of the complaint.

(3) After conducting a preliminary review, the investigator must

- (a) report the results of the preliminary review to the council and the Minister, and
- (b) advise the council and the Minister if all or a part of the investigation has ended.

Pecuniary interest report

146.06(1) If, at any time before an investigation report is submitted to a council, the investigator has reasonable grounds to believe that the councillor who is the subject of the investigation may be disqualified from council under section 174(1)(g), (h) or (i), the investigator must

- (a) immediately end the part of the investigation relating to the potential disqualification,

- (b) prepare a pecuniary interest report in accordance with the accountability framework,
- (c) inform the council and the Minister in writing that part of the investigation has ended, and
- (d) provide a copy of the pecuniary interest report to the council and the Minister.

(2) If a council receives a pecuniary interest report respecting a councillor, the council must apply for an order under section 175(2)(a), unless the councillor resigns.

Investigation report

146.07(1) After completing an investigation under this Division, the investigator must prepare an investigation report that includes

- (a) a summary of the investigation,
- (b) a recommendation on whether the council should find that there has been a contravention of the accountability framework, and
- (c) the reasons for the recommendation.

(2) If the investigation report recommends that the council should find there has been a contravention of the accountability framework,

- (a) the investigation report may recommend sanctions against the councillor, and
- (b) if the investigation report recommends sanctions, the report must include reasons for the recommendation.

(3) An investigation report must be submitted to

- (a) the council, in a meeting that is closed to the public, and
- (b) the Minister.

(4) A council must make an investigation report submitted to it publicly available in accordance with the accountability framework.

Determination of contravention and sanctions

146.08(1) After the receipt of an investigation report, a council must, by resolution, determine if the councillor who is the subject of the report has contravened the accountability framework.

(2) For the purposes of subsection (1),

- (a) a motion for a proposed resolution must
 - (i) ask if the councillor who is the subject of the report has contravened the accountability framework, and
 - (ii) not propose the council finds no contravention,
- (b) if no councillor makes a motion in accordance with clause (a), the chief elected official must make the motion,
- (c) if the vote approves the proposed resolution, the council has determined a contravention of the accountability framework as described in the proposed resolution has occurred,
- (d) if the vote does not approve the proposed resolution, the council has determined a contravention of the accountability framework as described in the proposed resolution has not occurred, and
- (e) the council may, by separate motions for proposed resolutions, determine that the subject of the report has contravened some provisions of the accountability framework and has not contravened other provisions.

(3) If a council determines that a contravention of the accountability framework has occurred, the council must, by resolution,

- (a) apply the sanctions set out in the report, if any,
- (b) apply one or more different sanctions, or
- (c) apply no sanctions.

(4) Notwithstanding section 172.1(2), a councillor who is the subject of an investigation report submitted to a council must, if present,

- (a) abstain from discussion of the report and any resolution relating to the report,
- (b) abstain from voting on any resolution relating to the report, and
- (c) leave the room in which the meeting is being held until discussion and voting on the report and any resolution related to it are concluded.

Appeals

146.09(1) If the Minister establishes an accountability framework, the Minister must designate individuals whom the Minister considers qualified as appeals commissioners for the purpose of hearing appeals under this section, subject to any terms and conditions the Minister considers necessary.

(2) A councillor who has made a complaint or a councillor who is the subject of a determination relating to the accountability framework may, in accordance with the accountability framework, appeal one or both of the following:

- (a) the council's determination that there was or was not a contravention of the accountability framework;
- (b) the council's decision to apply or not to apply a sanction.

(3) A person may make an appeal notwithstanding that the person is no longer a member of the council.

(4) An appeal made under this section must

- (a) be made within the timeline set out in the accountability framework, and
- (b) include the fee set out in the accountability framework, if any.

(5) Within the timeline set out in the accountability framework, the Minister must appoint an appeals commissioner to hear the appeal.

(6) An appeals commissioner must hear the appeal within the timeline and in accordance with the processes, if any, set out in the accountability framework.

(7) A council that has made a determination of a contravention may, at the discretion of the council, be involved as a party in an appeal under this section.

(8) After hearing an appeal, the appeals commissioner shall recommend in writing to the Minister whether to accept, reject or vary

- (a) the council's determination under section 146.08(1), and
- (b) the sanctions or lack of sanctions applied against the councillor.

(9) If an appeals commissioner's recommendation is different from the council's determination or the council's decision to apply or not to apply sanctions, the appeals commissioner must provide reasons for the recommendation.

(10) After receiving the appeals commissioner's recommendations and within the timeline set out in the accountability framework, the Minister, by order,

- (a) must determine if there has been a contravention of the accountability framework, and
- (b) may apply one or more sanctions.

(11) If the Minister makes an order under subsection (10), the Minister must provide written reasons for the Minister's decision to

- (a) the person who made the complaint,
- (b) the person who was the subject of the determination or sanctions, if any,
- (c) the council, and
- (d) the appeals commissioner.

(12) In accordance with the accountability framework, the Minister must publish on the Minister's website

- (a) an appeal commissioner's recommendation,

- (b) the appeal commissioner's reasons for the recommendation, if any, and
- (c) the reasons provided under subsection (11) for the Minister's decision.

(13) The Minister may pay the costs of an appeal or, in accordance with the accountability framework, order the municipality to pay the costs of the appeal.

NOTE: (6) Division 1.01 Councillor Accountability Framework.

(7) Section 153 is amended by adding the following after clause (e):

- (e.2) to adhere to the accountability framework established under section 146.011(1);

NOTE: (7) Adds duty of councillors to adhere to accountability framework.

(8) Section 201.1(1)(b) is amended by adding the following after subclause (iii):

- (iii.1) the accountability framework established under section 146.011(1);

NOTE: (8) Adds to orientation training.

(9) Section 208 is amended

(a) in subsection (1) by adding the following after clause (d):

- (e) subject to subsection (3), the chief administrative officer notifies the council in writing after each use of the municipality's natural person powers.

(b) by adding the following after subsection (2):

(3) A notice under subsection (1)(e)

(a) must be provided to each councillor

- (i) by personal delivery,
- (ii) at a public meeting of the council, or
- (iii) by email,

(b) must be provided by the earlier of

- (i) the first council meeting following the use of the natural person power, or
- (ii) 14 days after the use of the natural person power,

and

(c) is not required when the natural person power was used for

- (i) a matter approved by a bylaw or resolution of council,
- (ii) a personnel matter,
- (iii) a routine operational matter,
- (iv) an emergency response, or
- (v) seeking a legal opinion on behalf of the municipality.

NOTE: (9) Adds requirement to report on use of natural person power and exceptions to the requirement to report.

(10) Section 208.1 is amended

(a) in subsection (2)

- (i) **in clause (b) by striking out** “*Freedom of Information and Protection of Privacy Act*” **and substituting** “*Access to Information Act*”;
 - (ii) **in clause (c) by striking out** “*Freedom of Information and Protection of Privacy Act*” **and substituting** “*Protection of Privacy Act*”;
- (b) **in subsection (3) by striking out** “Where” **and substituting** “Subject to subsections (3.1) and (3.2), where”;
- (c) **by adding the following after subsection (3):**
 - (3.1) Where the chief administrative officer or a person designated by the chief administrative officer provides publicly available information to a councillor, the chief administrative officer or a person designated by the chief administrative officer may provide the information to all other councillors.
 - (3.2) Subject to a bylaw passed under subsection (3.3), where a councillor makes a substantial information request, the chief administrative officer must provide the information to all other councillors within 72 hours of the information being provided to the councillor.
 - (3.3) A council may pass a bylaw respecting substantial information requests for the purposes of subsection (3.2).
 - (3.4) Subject to the regulations, a bylaw passed under subsection (3.3)
 - (a) must define a substantial information request, and
 - (b) may include the following:
 - (i) whether a resolution of council is required before the chief administrative officer complies with the substantial information request;
 - (ii) reporting requirements by the chief administrative officer in the case of a substantial information request;

- (iii) provisions respecting any matter or thing the council considers necessary or advisable to carry out the purposes of subsection (3.2) and this subsection.

(d) in subsection (5) by adding the following after clause (b):

- (c) substantial information requests and bylaws respecting substantial information requests.

NOTE: (10) Section 208.1 presently reads in part:

(2) Where the requested information is personal or confidential information, the chief administrative officer or a person designated by the chief administrative officer may refuse to provide the information after considering the following factors:

- (b) whether a public body would be authorized or required to disclose the information if it were contained in a record requested under section 7(1) of the Freedom of Information and Protection of Privacy Act;*
- (c) if the information is personal information, whether the use or disclosure of the information is authorized by the Freedom of Information and Protection of Privacy Act;*

(3) Where the chief administrative officer or a person designated by the chief administrative officer provides information referred to in section 153(d) to a councillor, the chief administrative officer or a person designated by the chief administrative officer must provide the information to all other councillors within 72 hours of the information being provided to the councillor.

(5) The Minister may make regulations respecting

- (a) procedures for the provision of information referred to in section 153(d) to a councillor under this section;*
- (b) additional factors for the purposes of subsection (2)(e).*

(11) The following is added after section 215:

**Part 6.1
Publishing Employee
Compensation**

Definitions

215.1 In this Part,

- (a) “compensation” means the total of all amounts paid and benefits provided in a year by a municipality to an employee that are required for tax purposes to be included in that employee’s income for that year, but does not include any amount of severance in respect of that year;
- (b) “Deputy Minister” means the Deputy Minister of the Minister responsible for this Act;
- (c) “non-monetary benefit” means the total amount or value of non-monetary benefits provided in a year by a municipality to or in respect of an employee that are not required for tax purposes to be included in that employee’s income for that year and includes the municipality’s portion of pension contributions in respect of the employee;
- (d) “severance” means the total of
 - (i) any amount paid or payable by a municipality to an employee in lieu of or supplementary to a notice of termination of employment or appointment,
 - (ii) any amount paid or payable by a municipality to an employee after the permanent termination of the employee’s employment or appointment, and
 - (iii) any retiring allowance as defined in the *Income Tax Act* (Canada);
- (e) “threshold” means threshold within the meaning of section 1(o)(ii) of the *Public Sector Compensation Transparency Act*.

Publishing employee compensation

215.2(1) Commencing in 2027, on or before June 30 of each year, a municipality, in respect of each employee whose total compensation and severance received from the municipality during the previous calendar year is greater than the threshold, must publish on the municipality's website the following employee information:

- (a) name;
- (b) position, appointment or classification;
- (c) amount of compensation received from the municipality in the previous year, if any;
- (d) total amount or value of non-monetary benefits received from the municipality in the previous calendar year, if any;
- (e) severance received from the municipality in the previous year, if any.

(2) If a municipality must publish an employee's compensation, the amounts paid portion and benefits portion of the compensation must be shown separately.

(3) If a municipality has no employees whose total compensation and severance received from the municipality for the previous year is greater than the threshold,

- (a) the municipality is not required under subsection (1) to publish information in respect of that year, and
- (b) the municipality shall, in the form and manner determined by the Minister,
 - (i) notify the Minister that the municipality has no employees whose total compensation and severance received from the municipality for the previous year is greater than the threshold, and
 - (ii) publish the notice on the municipality's website.

(4) On application by a municipality, the Deputy Minister may, in writing, exempt an employee or class of employees from having their information published if, in the opinion of the Deputy

Minister, that publication could unduly threaten the safety of the employee or class of employees.

(5) The Minister may, in writing, establish a process for correcting or providing a notice of correction in respect of information published under subsection (1).

(6) Before publishing information under subsection (1), the municipality must provide the information to the Minister in the form and manner determined by the Minister.

(7) The Minister may, in the form and manner determined by the Minister, aggregate or publish part or all of the information that must be published under subsection (1) or corrected in accordance with a process established under subsection (5).

(8) Division 2 of Part 1 of the *Access to Information Act* does not apply to information published under subsection (1) or (7).

Auditing municipality's disclosure

215.3(1) The Minister may order

- (a) that a municipality conduct an internal audit to determine whether the municipality is complying with section 215.2, and
- (b) that the results of the internal audit, including any further or corrected information relating to information published under section 215.2(1), be made public in the form and manner determined by the Minister.

(2) The Minister may appoint an auditor to audit the records of a municipality to determine whether the municipality is complying with section 215.2.

(3) A municipality

- (a) shall cooperate fully with an audit, and
- (b) is authorized to disclose the employees' personal information required by the auditor for the purposes of the audit.

(4) An auditor shall submit the results of the audit to the Minister within the time specified by the Minister.

(5) The results of an audit under subsection (2), including any further or corrected information relating to information published under section 215.2(1), may be made public in the form and manner determined by the Minister.

(6) The municipality is liable to the Minister for the costs the Minister incurs for an audit and for the costs, if any, the Minister incurs for publishing the results of the audit.

Exemptions from publication

215.4(1) Notwithstanding section 215.2(1) and (7), a municipality or the Minister, as the case may be, shall not publish information in respect of an employee who has a written contractual right of confidentiality that was acquired prior to January 1, 2026.

(2) Subsection (1) applies until the earlier of

- (a) the date on which the contractual right of confidentiality expires, if any,
- (b) the date on which the employee waives the right of confidentiality, if any, or
- (c) December 31, 2027.

Ministerial publication of failure to comply

215.5 The Minister may make public, in the form and manner determined by the Minister, the failure of a municipality to comply with this Part.

Limitation of actions

215.6(1) Except as provided in section 215.4, information published in accordance with section 215.2 does not breach or contravene any contractual or other legal right of confidentiality.

(2) No cause of action lies against a person by reason of that person publishing information as required or authorized by section 215.2.

Regulations

215.7 The Lieutenant Governor in Council may make regulations

- (a) defining terms used in this Part but not defined in this Act;

- (b) respecting any other matter or thing that the Lieutenant Governor in Council considers necessary or advisable to carry out the purposes of this Part.

NOTE: (11) Part 6.1 Publishing Employee Compensation.

(12) Section 232(2) is amended by adding “section 146.08(1), (2) or (3) or” **after** “resolution made under”.

NOTE: (12) Section 232(2) presently reads:

(2) A petition requesting a new bylaw under Part 8, 9, 10, 17 or 17.2 or an amendment or repeal of a bylaw or resolution made under Part 8, 9, 10, 17 or 17.2 has no effect.

(13) Section 284(1)(g.1) and (u.1) are repealed.

NOTE: (13) Section 284(1)(g.1) and (u.1) presently read:

284(1) In this Part and Parts 10, 11 and 12,

(g.1) “extended area network” has the meaning given to it in the regulations;

(u.1) “SuperNet” has the meaning given to it in the regulations;

(14) Section 293 is amended by adding the following after subsection (1):

(1.1) For the purposes of subsection (1), an assessment of designated industrial property or machinery and equipment is not unfair or inequitable if

- (a) the assessor has applied the valuation and other standards and followed the procedures set out in the regulations, and

- (b) the assessment differs from the assessment of comparable properties or from the results that would be obtained by using other valuation standards.

NOTE: (14) Clarifies fairness and equity of assessment.

(15) Section 295 is amended by adding the following after subsection (1):

(1.1) Where the Minister is of the opinion that a person has failed to provide the information requested by the provincial assessor as required in subsection (1) within 60 days from the date of the request, the Minister may, by notice in writing, require that person to pay to the Crown an administrative penalty in accordance with the regulations.

NOTE: (15) Minister may apply administrative penalty.

(16) Section 297 is amended

- (a) in subsection (2) by striking out “A council” and substituting “Subject to subsection (2.01) and the regulations, a council”;**

(b) by adding the following after subsection (2):

(2.01) If a council establishes a class 1 sub-class that applies to residential property that is not a primary residence and does not meet the requirements of any other class 1 sub-class, the assessor shall not assign that sub-class to a residential property that is wholly or partially owned by one or more individuals that reside in Alberta.

(2.02) For the purposes of this section, an individual resides in Alberta if the person

- (a) has lived in Alberta for at least 183 days in the current or previous calendar year, and
- (b) does not have an intention of taking up residence outside Alberta.

NOTE: (16) Section 297 presently reads in part:

(2) A council may by bylaw divide class 1 into sub-classes on any basis it considers appropriate, and if the council does so, the assessor may assign one or more sub-classes to property in class 1.

(17) The following is added after section 297:

Transitional

297.1(1) Within 45 days of the coming into force of this section, a municipality that has passed a bylaw under section 297(2) that establishes a class 1 sub-class or sub-classes that may be assigned for the 2026 taxation year but does not comply with section 297(2.01) must, subject to subsection (8),

- (a) amend the bylaw so that it does not conflict with section 297(2.01), and
- (b) amend any other bylaw or resolution that no longer has its intended effect as a result of an amendment or change made in accordance with this section.

(2) An amendment made in accordance with subsection (1)(a) or (b) is deemed to come into force on January 1, 2026.

(3) A bylaw may be amended under subsection (1)(a) or (b) notwithstanding section 354(4).

(4) A municipality must, within 30 days after amending a bylaw under subsection (1)(a) or (b), provide the Minister with a copy of the amended bylaw.

(5) If, on the coming into force of this section, a sub-class has been assigned to a property for the 2026 taxation year in contravention of section 297(2.01), that assignment is deemed to be an error for the purposes of correcting the assessment roll under section 305(1).

(6) A municipality that prepares and sends an amended assessment notice as a result of a deemed error in accordance with subsection (5) must publish in one issue of a newspaper having general circulation in the municipality, or in any other

manner considered appropriate by the municipality, a notice that amended assessment notices have been sent.

(7) The tax rate and amount of tax imposed in respect of a property for the 2026 taxation year is deemed to be an error for the purposes of section 330(1) if

- (a) a municipality prepares an amended assessment notice as a result of a deemed error in accordance with subsection (5), and
- (b) the amount of tax to be imposed in respect of a property as a result of the amended assessment notice is different from the amount of tax imposed in respect of the property as a result of an assessment with a deemed error in accordance with subsection (5).

(8) A municipality may not amend a bylaw or resolution in accordance with subsection (1)(a) or (b) unless

- (a) on the coming into force of this section, the bylaw or resolution permits an assessor to assign a class 1 sub-class to a property, that assignment does not comply with section 297(2.01) and the bylaw or resolution is amended only to the extent required to comply with section 297(2.01), or
- (b) the bylaw or resolution no longer has its intended effect as a result of an amendment made in accordance with this section and the bylaw or resolution is amended only to the extent required to restore the intended effect.

NOTE: (17) Transitional.

(18) Section 298(1)(cc) and (3) are repealed.

NOTE: (18) Section 298(1)(cc) and (3) presently read:

298(1) No assessment is to be prepared for the following property:

- (cc) linear property in the extended area network that is used for SuperNet purposes.*

(3) Despite subsection (1)(cc), where linear property referred to in that provision is used for business, the linear property is, subject to the regulations, assessable to the extent the linear property is used for business.

(19) Section 322(1) is amended

(a) by repealing clauses (b.1) and (c.1);

(b) by adding the following after clause (d.3):

- (d.4) respecting designated industrial property and machinery and equipment, including, without limitation, regulations
 - (i) dividing designated industrial property or machinery and equipment into categories on any basis the Minister considers appropriate,
 - (ii) respecting processes and procedures for assigning one or more categories to designated industrial property or machinery and equipment, and
 - (iii) respecting the valuation and other standards that must be applied by an assessor when preparing an assessment for each category of designated industrial property and machinery and equipment;

(c) by adding the following after clause (e.1):

- (e.101) respecting the application of previous valuation standards and procedures, with or without modifications, to the assessment of designated industrial property or machinery and equipment, including
 - (i) distinguishing between comparable designated industrial property or comparable machinery and equipment on the basis of the date of their previous or current assessments, in whole or in part, and
 - (ii) the use of previous assessments, in whole or in part, to prepare assessments of designated industrial property or machinery and equipment,

notwithstanding the current valuation standards and procedures;

(e.102) respecting administrative penalties for the purposes of section 295(1.1), including

- (i) penalty amounts,
- (ii) the contents of notices of administrative penalties,
- (iii) timelines for payment of penalties,
- (iv) appeals of administrative penalties,
- (v) limitation periods,
- (vi) service of notices and documents, and
- (vii) enforcement of administrative penalties;

(d) by repealing clause (g.01);

(e) by adding the following before clause (g.1):

(g.02) to prohibit the application of class 1 sub-classes under section 297(2) that would result in a higher tax rate being applied to a residential property that is wholly or partially owned by one or more individuals that reside in Alberta;

(g.03) to remedy any confusion, difficulty, inconsistency or impossibility resulting from the retroactive application of section 297(2.01) or any other matter the Minister considers necessary or advisable, including making regulations with retroactive effect;

NOTE: (19) Section 322(1) presently reads in part:

322(1) The Minister may make regulations

(b.1) defining “extended area network” and “SuperNet”;

(c.1) respecting the assessment of linear property referred to in section 298(3), including, without limitation, respecting information to be provided,

and by whom it is to be provided, for preparing the assessment;

(g.01) prescribing sub-classes for the purposes of section 297(2.1);

(20) Section 326(1)(a)(v) is amended by adding “or 7.1” after “section 7”.

NOTE: (20) Section 326(1)(a)(v) presently reads:

326(1) In this Part,

(a) “requisition” means

(v) the amount required to be paid to a management body under section 7 of the Alberta Housing Act, or

(21) Section 334 is amended by adding the following after subsection (3):

(4) Despite subsection (2), a tax notice may show, separately from all other tax rates shown on the notice,

(a) the portion of the tax rates set by the property tax bylaw that is required to raise the revenue to pay the amounts owing under section 4(1) of the *Police Act* or under an agreement referred to in section 22(1) of the *Police Act*, and

(b) the amount of tax imposed in respect of the portion of the tax rates referred to in clause (a).

NOTE: (21) Adds to permissible contents of tax notices.

(22) Section 370(b.1) is repealed.

NOTE: (22) Section 370(b.1) presently reads:

370 The Minister may make regulations

(b.1) respecting the setting of tax rates referred to in section 354(3.1);

(23) Section 488(1) is amended by adding the following after clause (h):

- (h.1) to hear appeals under section 619.1 respecting whether a proposed statutory plan amendment or land use bylaw amendment is consistent with a registration in respect of a pit issued under section 68 of the *Environmental Protection and Enhancement Act*,

NOTE: (23) Adds jurisdiction for Tribunal to hear appeals under section 619.1.

(24) Section 499(2) is repealed and the following is substituted:

- (2) The Tribunal must dismiss a complaint
 - (a) that was not made within the proper time or that does not comply with section 491(1), (2) or (3), or
 - (b) from a person referred to in section 295(4).

NOTE: (24) Section 499(2) presently reads:

(2) The Tribunal must dismiss a complaint that was not made within the proper time or that does not comply with section 491(1), (2) or (3).

(25) Section 546(1) is amended by striking out “, because of its unsightly condition,” and substituting “or because of its unsightly condition”.

NOTE: (25) Section 546(1) presently reads in part:

(1) If, in the opinion of a designated officer, a structure, excavation or hole is dangerous to public safety or property, because of its unsightly condition, is detrimental to the surrounding area, the designated officer may by written order

(26) Section 557 is amended by striking out “or” at the end of clause (c), adding “or” at the end of clause (d) and adding the following after clause (d):

(e) section 146.04,

NOTE: (26) Section 557 presently reads in part:

557 A person who contravenes or does not comply with

(c) an order under section 545, 546, 551 or 567, or

(d) section 436.05,

or who obstructs or hinders any person in the exercise or performance of the person’s powers under Part 17 or the regulations under Part 17, is guilty of an offence.

(27) Section 616 is amended

(a) by renumbering clause (a) as clause (a.001) and adding the following before clause (a.001):

(a) “accredited independent school” means accredited independent school as defined under the *Education Act*;

(b) by adding the following after clause (a.1):

(a.101) “charter school” means charter school as defined in the *Education Act*;

NOTE: (27) Adds definitions.

(28) The following is added after section 619:

Pit registration under Environmental Protection and Enhancement Act

619.1(1) In this section,

- (a) “Director” means a Director as defined in the *Environmental Protection and Enhancement Act*;
- (b) “registration” means a registration issued by a Director under section 68 of the *Environmental Protection and Enhancement Act*.

(2) A registration in respect of a pit prevails, in accordance with this section, over any statutory plan, land use bylaw, subdivision decision or development decision by a subdivision authority, development authority, subdivision and development appeal board, or the Land and Property Rights Tribunal or any other authorization under this Part.

(3) When a municipality receives an application for a statutory plan amendment, land use bylaw amendment, subdivision approval, development permit or other authorization under this Part and the application is consistent with a registration in respect of a pit, the municipality must approve the application to the extent that it complies with the registration.

(4) An approval of a statutory plan amendment or land use bylaw amendment under subsection (3)

- (a) must be granted within 90 days after receipt of the application or a longer time agreed on by the applicant and the municipality, and
- (b) is not subject to the requirements of section 692 unless, in the opinion of the municipality, the application relates to matters not included in the registration.

(5) A subdivision approval or development permit under subsection (3) may include one or more conditions permitted under section 640(2)(c)(iv) or 655 if the condition does not conflict with the registration.

(6) If a municipality that is considering an application under subsection (3) holds a hearing, the hearing may not address

matters already decided by a Director in the registration, except as necessary to determine whether an amendment to a statutory plan or land use bylaw is required.

(7) If a municipality does not approve an application under subsection (3) to amend a statutory plan or land use bylaw or the municipality does not comply with subsection (4), the applicant may appeal to the Land and Property Rights Tribunal by filing with the Tribunal

- (a) a notice of appeal, and
- (b) a statutory declaration stating why mediation was unsuccessful or why the applicant believes that the municipality was unwilling to attempt to use mediation.

(8) The Land and Property Rights Tribunal, on receiving a notice of appeal and statutory declaration under subsection (7),

- (a) must commence a hearing within 60 days after receiving the notice of appeal and statutory declaration and give a written decision within 30 days after concluding the hearing, and
- (b) is not required to notify or hear from any person other than the applicant and the municipality against whom the appeal is launched.

(9) The Land and Property Rights Tribunal, in hearing an appeal under subsection (8), may only hear matters relating to whether the proposed statutory plan or land use bylaw amendment is consistent with the registration.

(10) In an appeal under this section, the Land and Property Rights Tribunal may

- (a) order the municipality to amend the statutory plan or land use bylaw to comply with a registration, or
- (b) dismiss the appeal.

(11) Section 692 does not apply when the statutory plan or land use bylaw is amended pursuant to a decision of the Land and Property Rights Tribunal under subsection (10)(a).

(12) A decision made under subsection (10) is final but may be appealed by the applicant or the municipality in accordance with section 688.

NOTE: (28) Pit registration under Environmental Protection and Enhancement Act.

(29) Section 640 is amended

(a) in subsection (2) by adding the following after clause (c):

(c.1) may authorize the use of an automated system for making decisions on applications for development permits and issuing development permits, if applicable;

(b) by adding the following after subsection (2):

(2.1) Notwithstanding subsection (2)(c.1), the Minister may, by regulation, require a municipality to use an automated system referred to in clause (c.1).

(2.2) A regulation under subsection (2.1) may apply either generally or specifically.

NOTE: (29) Adds contents of a land use bylaw.

(30) The following is added after section 640.2:

Community design codes

640.3(1) In this section, “community design code” means a community design code established under subsection (2).

(2) The Minister may, by regulation, establish one or more community design codes for residential and commercial subdivision, development and redevelopment.

(3) A community design code may

(a) create rules regulating aspects of land use and development in all or part of a municipality, including

- (i) architectural styles,
 - (ii) districting,
 - (iii) frontage standards and heights,
 - (iv) historical architectural styles,
 - (v) landscaping, parks and open spaces, or
 - (vi) parking and street design,
- (b) create processes and procedures for a municipality to adopt the community design code by bylaw, or
 - (c) establish alternative criteria and timelines for subdivision and development approvals in those parts of a municipality where the community design code has been adopted.

(4) Unless the contrary is expressed in the community design code, the community design code

- (a) operates despite any statutory plan, land use bylaw or other regulations under this Part, and
- (b) is binding on a subdivision authority, development authority and subdivision and development appeal board and the Land and Property Rights Tribunal.

(5) A municipality may, by bylaw, adopt a community design code.

(6) Notwithstanding subsection (5), the Minister may by order require a municipality to pass a bylaw adopting a community design code in respect of all or part of the municipality.

NOTE: (30) Community design codes.

(31) Section 642 is amended by adding the following after subsection (5):

(6) A development authority that issues a development permit under subsection (1) or a notice under subsection (4) must do so in accordance with the regulations.

NOTE: (31) Adds regulation requirements for the issuance of development permits and notices re their refusal.

(32) Section 648 is amended

(a) by repealing subsection (1.2) and substituting the following:

(1.2) A bylaw may not impose an off-site levy on land required for a

- (a) school building project that is owned by a school board or charter school,
- (b) school building project that is leased to
 - (i) a school board in accordance with section 187.1(4)(b) of the *Education Act*, or
 - (ii) a charter school,
- (c) development for a school building on land that is owned by an accredited independent school, or
- (d) development for a school building on land that is leased by an accredited independent school.

(b) by adding the following after subsection (2.1):

(2.11) An off-site levy may not be used to pay for the following:

- (a) operational costs;
- (b) capital costs relating to commercial retail facilities included in the design of a facility referred to in subsection (2) or (2.1) that are not required to deliver the facility's core services;

- (c) anything not permanently affixed to a facility referred to in subsection (2) or (2.1);
 - (d) capital costs referred to in subsection (2) or (2.1) incurred to build to a standard higher than the standard required under any applicable building codes.
- (c) in subsections (2.2), (4)(a) and (b) and (6) by striking out “subsection (1)” and substituting “subsection (1.1)”.**

NOTE: (32) Section 648 presently reads in part:

(1.2) A bylaw may not impose an off-site levy on land required for a school building project that is

- (a) owned by a school board, or*
- (b) leased to a school board in accordance with section 187.1(4)(b) of the Education Act.*

(2.2) Subject to an appeal under section 648.1, an off-site levy may be imposed and collected for a purpose referred to in subsection (2.1) only if no off-site levy has been previously imposed under subsection (1) for the same purpose with respect to the land on which the off-site levy is being imposed.

(4) An off-site levy imposed under this section or the former Act may be collected once for each purpose described in subsection (2) or (2.1), in respect of land that is the subject of a development or subdivision, if

- (a) the purpose of the off-site levy is authorized in the bylaw referred to in subsection (1), and*
- (b) the collection of the off-site levy for the purpose authorized in the bylaw is specified in the agreement referred to in subsection (1).*

(6) A bylaw under subsection (1) must be advertised in accordance with section 606 unless

(33) Section 648.01(1) and (2) are amended by striking out “section 648(1)” and substituting “section 648(1.1)”.

NOTE: (33) Section 648.01(1) and (2) presently read:

648.01(1) For the purpose of section 648(1) and subject to the requirements of section 12, 2 or more municipalities may provide for an off-site levy to be imposed on an intermunicipal basis.

(2) Where 2 or more municipalities provide for an off-site levy to be imposed on an intermunicipal basis, the municipalities shall enter into such agreements as are necessary to attain the purposes described in section 648(2) or (2.1) that are to be funded by an off-site levy under section 648(1), by a framework made under Part 17.2 or by any other agreement.

(34) Section 671 is amended by adding the following after subsection (2):

(2.01) A charter school may use municipal reserve, school reserve or municipal and school reserve for the operation of the charter school.

NOTE: (34) Adds to use of reserve land.

(35) Section 683.1 is amended

(a) in subsection (2)

(i) by striking out “An application” and substituting “Subject to the regulations, an application”;

(ii) by striking out “other”;

(b) in subsection (6) by adding “subject to the regulations,” after “incomplete,”;

(c) in subsections (7) and (8) by striking out “information and documents” and substituting “documents and information”;

(d) in subsection (10)

- (i) **by adding** “, subject to the regulations,” **after** “development authority may”;
- (ii) **by striking out** “information or documentation” **and substituting** “documents or information”.

NOTE: (35) Section 683.1 presently reads in part:

(2) An application is complete if, in the opinion of the development authority, the application contains the documents and other information necessary to review the application.

(6) If the development authority determines that the application is incomplete, the development authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the development authority in order for the application to be considered complete.

(7) If the development authority determines that the information and documents submitted under subsection (6) are complete, the development authority must issue to the applicant an acknowledgment in the form and manner provided for in the land use bylaw that the application is complete.

(8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.

(10) Despite that the development authority has issued an acknowledgment under subsection (5) or (7), in the course of reviewing the application, the development authority may request additional information or documentation from the applicant that the development authority considers necessary to review the application.

(36) The following is added after section 683.1:

Development statistics

683.2 Commencing in 2027, on or before March 31 of each year, each municipality with a population of more than 15 000 people must publish the following on the municipality's website in respect of the previous calendar year:

- (a) the total number of applications for development permits that were received;
- (b) the total number of development permits issued;
- (c) the average and median number of days from when an application for a development permit was received to when the application is determined, deemed or acknowledged to be complete under section 683.1(1), (4) or (7), as the case may be, or deemed to be refused under section 683.1(8);
- (d) the average and median number of days from when an application was determined, deemed or acknowledged to be complete under section 683.1(1), (4) or (7), as the case may be, to when a development permit is issued under section 642(1) or (2) or refused under section 642(2) or 684(3), as the case may be;
- (e) a comparison between the averages in clauses (c) and (d) to required timelines in sections 683.1(1) and 684(1).

NOTE: (36) Development statistics.

(37) Section 688(1)(b) is amended by adding the following after subclause (i):

- (i.1) under section 619.1 respecting whether a proposed statutory plan or land use bylaw amendment is consistent with a registration in respect of a pit issued under section 68 of the *Environmental Protection and Enhancement Act*,

NOTE: (37) Adds an appeal to the Court of Appeal re a decision made under section 619.1.

(38) Section 694 is amended

(a) in subsection (1)

(i) by renumbering clause (a) as clause (a.02) and adding the following before clause (a.02):

- (a) respecting the use of an automated system for the purposes of section 640, including
 - (i) making decisions on applications for development permits, and
 - (ii) issuing development permits;
- (a.01) prescribing processes, timelines or other requirements for the purposes of issuing a development permit under section 642(1) or a notice under section 642(4);

(ii) by adding the following after clause (h.2):

- (h.3) respecting the documents and information that a development authority may require as part of an application under section 683.1;

(b) by adding the following after subsection (2):

(2.1) Regulations under subsection (1)(a.01) may modify the requirements in this Part to any extent the Minister considers necessary or appropriate to give effect to the regulations.

NOTE: (38) Adds regulation-making authority.

(39) Subsections (2), (23), (28) and (37) come into force on Proclamation.

NOTE: (39) Coming into force.

(40) Subsection (16) is deemed to have come into force on January 1, 2026.

NOTE: (40) Coming into force.

(41) Subsection (20) comes into force on January 1, 2027.

NOTE: (41) Coming into force.

RECORD OF DEBATE

Stage	Date	Member	From	To
		Interventions	From	To
Stage	Date	Member	From	To
		Interventions	From	To
Stage	Date	Member	From	To
		Interventions	From	To
Stage	Date	Member	From	To
		Interventions	From	To
Stage	Date	Member	From	To
		Interventions	From	To