



**Legislative Assembly  
Province of Alberta**

No. 44

## **VOTES AND PROCEEDINGS**

First Session

Thirty-First Legislature

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Wednesday, April 24, 2024

The Speaker took the Chair at 1:30 p.m.

### **Members' Statements**

Mr. McDougall, Hon. Member for Calgary-Fish Creek, made a statement regarding Government action to increase the supply of housing.

Ms Goehring, Hon. Member for Edmonton-Castle Downs, made a statement regarding the 50th anniversary of the Canadian Armed Forces Women's Corps 7415.

Mr. Wright, Hon. Member for Cypress-Medicine Hat, made a statement regarding several recent community mental health summits in Medicine Hat.

MLA Calahoo Stonehouse, Hon. Member for Edmonton-Rutherford, made a statement regarding several Government policies affecting young Albertans.

Mrs. Johnson, Hon. Member for Lacombe-Ponoka, made a statement regarding the Centennial Centre for Mental Health and Brain Injury in Ponoka.

Hon. Ms Phillips, Hon. Member for Lethbridge-West, made a statement regarding a proposed Alberta pension plan.

### **Notices of Motions**

Hon. Mr. Schow, Government House Leader, gave oral notice of the intention to introduce the following Bill:

Bill 20 Municipal Affairs Statutes Amendment Act, 2024 — Hon. Mr. McIver

## **Tabling Returns and Reports**

MLA Hoyle, Hon. Member for Edmonton-South:

Canadian Association of University Teachers website article dated April 17, 2024, entitled "CAUT calls on the Alberta government to scrap Bill 18"  
Sessional Paper 346/2023-24

Edmonton Journal website article dated April 15, 2024, entitled "Keith Gerein: Alberta takes its fight with Ottawa to petty extremes, and cities will wear the scars"  
Sessional Paper 347/2023-24

Confederation of Alberta Faculty Associations media release dated April 12, 2024, entitled "Bill 18: Turning Albertans into Second-Class Citizens"  
Sessional Paper 348/2023-24

Hon. MLA Ceci, Hon. Member for Calgary-Buffalo:

E-mail message dated April 20, 2024, from James Jodoin to Hon. MLA Ceci, expressing concern regarding Bill 18, Provincial Priorities Act  
Sessional Paper 349/2023-24

Hon. Mr. McIver, Minister of Municipal Affairs:

Letter dated April 24, 2024, from Jack Van Rijn, Mayor, Town of Coaldale, to Hon. Ms Smith, Premier, President of Executive Council, and Minister of Intergovernmental Relations, expressing support for Bill 18, Provincial Priorities Act  
Sessional Paper 350/2023-24

The Owl article dated April 23, 2024, entitled "Living together, Multi-family housing starts in Alberta"  
Sessional Paper 351/2023-24

Hon. Mr. Sabir, Hon. Member for Calgary-Bhullar-McCall, requested and received the unanimous consent of the Assembly to shorten the interval between division bells to one minute for the remainder of the afternoon, including for the first division in Committee of the Whole.

## **ORDERS OF THE DAY**

### **Government Bills and Orders**

#### **Committee of the Whole**

According to Order, the Assembly resolved itself into Committee of the Whole and the Speaker left the Chair.

(Assembly in Committee)

The following Bill was taken under consideration:

Bill 12 Consumer Protection (Life Leases) Amendment Act, 2024 — Hon. Mr. Nally

Ms Pancholi, Hon. Member for Edmonton-Whitemud, moved that Amendment A1 to the Bill be amended in Part A as follows:

(a) in clause (a) by striking out “by adding ‘and (4)’ after ‘section 41.4(3)’” and substituting “by striking out ‘Subject to section 41.4(3)’ and substituting ‘Subject to section 41.4(3) and (4) and section 41.41’”;

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

(c) by adding the following immediately after the proposed section 41.4:

**Previously terminated life leases**

41.41(1) In this section,

(a) “former leaseholder” means an individual who, under a previously terminated life lease, was granted the exclusive right to occupy a residential dwelling and, if applicable, the right to use areas intended for the common use of occupants of a building, or the estate of a deceased former leaseholder;

(b) “previously terminated life lease” means a life lease or lease substantially similar to a life lease that was terminated before the coming into force of this Part;

(c) “unreturned entrance fee amount” means the sum of the following:

(i) the portion of the amount, other than occupancy fees, paid by a former leaseholder to a lease operator or trustee which is owing and has not been returned to the former leaseholder on the date that this Part comes into force;

(ii) an amount in lieu of accumulated interest due to the delay in return of the amount in subclause (i) that is equal to 3% of that amount.

(2) A lease operator must return the unreturned entrance fee amount to the former leaseholder no later than August 1, 2024.

(3) If a lease operator does not return an unreturned entrance fee amount that is owed to a former leaseholder by the date specified in subsection (2), the former leaseholder may commence an action against the lease operator or a director of the lease operator in the Court of King's Bench in accordance with section 13.

(4) A director of a lease operator named in an action referred to in subsection (3) is jointly and severally liable with the lease operator for any damages awarded to the former leaseholder.

(5) A person who contravenes subsection (2) is guilty of an offence.

The question being put, the subamendment was defeated. With Ms Pitt at the Table, the names being called for were taken as follows:

For the subamendment: 16

Boparai	Elmeligi	Metz
Ceci	Ip	Pancholi
Chapman	Irwin	Renaud
Dach	Kasawski	Sabir
Deol	Loyola	Shepherd
Eggen		

Against the subamendment: 43

Amery	Johnson	Schow
Armstrong-Homeniuk	LaGrange	Schulz
Boitchenko	Loewen	Sigurdson (Highwood)
Bouchard	Long	Sinclair
Cyr	Lovely	Singh
de Jonge	Lunty	Stephan
Dreeshen	McDougall	Turton
Dyck	McIver	van Dijken
Ellis	Nally	Wiebe
Fir	Neudorf	Williams
Getson	Nicolaides	Wilson
Glubish	Nixon	Wright (Cypress-Medicine Hat)
Guthrie	Petrovic	Yao
Horner	Rowswell	Yaseen
Hunter		

Ms Pancholi, Hon. Member for Edmonton-Whitemud, moved that Amendment A1 to the Bill be amended in Part A as follows:

- (a) by striking out clause (a) and substituting the following:
  - (a) by striking out the proposed section 41.2 and substituting the following:

**Application**

41.2(1) Subject to subsection (2) and section 41.4(3) and (4), this Part applies to each of the following:

    - (a) a life lease entered into on or after this Part comes into force;
    - (b) a life lease or lease substantially similar to a life lease that was entered into and terminated before the coming into force of this Part.

(2) Sections 41.3 and 41.5 do not apply to a life lease or lease substantially similar to a life lease referred to in subsection (1)(b).
- (b) in clause (b) by striking out all the words after “in the proposed section 41.4” and substituting the following:

- (i) by adding the following immediately after subsection (1):
    - (1.1) For the purposes of this section, the termination date of a life lease or lease substantially similar to a life lease referred to in section 41.2(b) is deemed to be the date on which this Part comes into force.
  - (ii) by adding the following immediately after subsection (4):
    - (5) Nothing in this section affects any provisions in a
      - (a) life lease,
      - (b) a lease terminated before the coming into force of this Part that is substantially similar to a life lease, or
      - (c) a lease subsisting on the coming into force of this Part that is substantially similar to a life lease,
- respecting the order in which entrance fees are to be returned.

The question being put, the subamendment was defeated. With Ms Pitt at the Table, the names being called for were taken as follows:

For the subamendment: 16

Boparai	Gray	Metz
Chapman	Ip	Pancholi
Dach	Irwin	Renaud
Deol	Kasawski	Sabir
Eggen	Loyola	Shepherd
Elmeligi		

Against the subamendment: 43

Amery	LaGrange	Schow
Armstrong-Homeniuk	Loewen	Schulz
Boitchenko	Long	Sigurdson <sup>(Highwood)</sup>
Bouchard	Lovely	Sinclair
Cyr	Lunty	Singh
de Jonge	McDougall	Stephan
Dreeshen	McIver	Turton
Dyck	Nally	van Dijken
Ellis	Neudorf	Wiebe
Fir	Nicolaides	Williams
Getson	Nixon	Wilson
Glubish	Petrovic	Wright <sup>(Cypress-Medicine Hat)</sup>
Guthrie	Rowswell	Yao
Horner	Sawhney	Yaseen
Hunter		

And after some time spent therein, the Deputy Speaker assumed the Chair.

The following Bill was reported with some amendments:

Bill 12 Consumer Protection (Life Leases) Amendment Act, 2024 — Hon. Mr. Nally

Mr. Cyr, Acting Chair of Committees, tabled copies of all amendments considered by Committee of the Whole on this date for the official records of the Assembly.

Amendment to Bill 12 (A1) (Hon. Member for Leduc-Beaumont) — Agreed to

Sessional Paper 345/2023-24

Subamendment to Bill 12 (A1-SA1) (Hon. Member for Edmonton-Whitemud) — Defeated on division

Sessional Paper 352/2023-24

Subamendment to Bill 12 (A1-SA2) (Hon. Member for Edmonton-Whitemud) — Defeated on division

Sessional Paper 353/2023-24

Subamendment to Bill 12 (A1-SA3) (Hon. Member for Calgary-Falconridge) — Defeated

Sessional Paper 354/2023-24

### **Second Reading**

On the motion that the following Bill be now read a Second time:

Bill 16 Red Tape Reduction Statutes Amendment Act, 2024 — Hon. Mr. Nally

A debate followed.

Hon. Mr. Sabir moved adjournment of the debate, which was agreed to.

On the motion that the following Bill be now read a Second time:

Bill 18 Provincial Priorities Act — Hon. Ms Smith

A debate followed.

Debate adjourned, Mr. Shepherd speaking.

### **Adjournment**

Pursuant to Standing Order 4(2), the Assembly adjourned at 6:00 p.m. until Thursday, April 25, 2024, at 1:30 p.m.

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Hon. Nathan M. Cooper,  
Speaker

Title: Wednesday, April 24, 2024