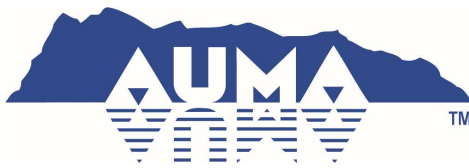




BILL 48, RED TAPE REDUCTION IMPLEMENTATION ACT, 2020 (NO. 2)
SUMMARY OF IMPACTS ON MUNICIPALITIES

Amendment	Impact on Municipalities
<p>Repeal authority for municipalities with a population over 15,000 to extend timelines for subdivision and development permits, with mutual consent extension authorities remaining in place.</p>	<p>Municipalities were not using the authority to extend timelines, so no direct impact. Ability for municipalities enter into agreements with project proponents to set alternate timelines for individual timelines is maintained.</p>
<p>Require development timeline reporting in Statistical Information Return for the 2020 reporting year.</p>	<p>AUMA has suggested that Municipal Affairs also look into reporting on provincial timelines related to referrals and MGB appeals. The Ministry is open to this suggestion.</p>
<p>Repeal the enabling provision for the additional 5 per cent Municipal and School Reserves in high density developments.</p>	<p>Municipalities were not taking the additional 5 percent reserves, so no immediate direct impact. They would have liked the ability to do so but provisions as written in MGA were difficult to implement. AUMA was advocating to make the provisions simpler to use (based on a resolution). We have also emphasized the importance of having tools to develop complete communities.</p>
<p>Align public hearing requirements for Community Services Reserve (CSR) with other types of reserves.</p>	<p>Public hearings are already typically being held in relation to CSR by larger municipalities who are the ones using CSR provisions.</p>
<p>Require that off-site levy formulas must be able to be replicated, and in order to do so, any necessary data, assumptions and other information required to recreate the formulas must be made public.</p>	<p>Most municipalities who use offsite levies already have a very transparent process and this is best practice recommended in the off-site levies guide developed by AUMA and RMA. There may be some municipalities that may need to change their practices in terms of requiring the consultants who assist with the calculations to make all their data available to the public.</p>



Elevate consultation and Annual Report requirements from the Off-Site Levy Regulation to the Act.	No impact unless requirements in the Regulation are different or expanded.
Allow the Municipal Government Board to hear off-site levy appeals for roads, sanitary/storm sewers and water systems.	Need to ensure that municipal perspectives are respected in the hearings. Differences in process and timelines for MGB hearings are yet to be seen.
Expand the Municipal Government Board (now amalgamated within Land Property Rights Tribunal) authority to hear development permit appeals related to authorizations granted by provincial regulators, and move development appeals related to provincial interest from local Subdivision and Development Appeal Boards to the provincial tribunal.	Need to ensure that tribunal members have municipal expertise and municipal perspectives are respected in the hearings. Differences in process and timelines for MGB hearings are yet to be seen.
Remove specific requirements for Growth Management Boards which will be moved to regulations.	May provide more flexibility for the establishment and operation of Growth Management Boards. Content of regulations will determine more specific impacts.
Repeal the list of optional matters that can be included in a land use bylaw and replaces it with a broad enabling provision, along with some examples to provide general parameters of the types of matters that can be addressed in a land use bylaw.	May provide a guidance “vacuum” for the development of land use bylaws and what content should or should not be included in them. Conflicts may arise if municipalities have nothing in the MGA to point to as justification for why a matter has been included in a land use bylaw. Province may address this issue by providing guidelines outside of legislation.
Establish ministerial authority to direct a municipality to amend a land use bylaw if it restricts unrelated seniors from living together (“golden girls” provision).	Not an issue in Alberta; concept came from Ontario. Provision added to satisfy a UCP election platform.