

The word "Calgary" in white sans-serif font on a red rectangular background.

Overview of Bill 28 - The Municipal Affairs and Housing Statutes Amendment Act

IGA2026-0355

2026 April 16

Recommendation

That the Intergovernmental Affairs (IGA) Committee recommend that Council receive this presentation for the Corporate Record.

- Bill 28 is omnibus legislation amending:
 - *Municipal Government Act (MGA)*
 - *Alberta Housing Act*
 - *Libraries Act*
- Six broad topic areas under the MGA
 - Enabling Growth and Housing
 - Assessment and Property Tax
 - Governance and Accountability
 - Municipal Transparency
 - Public Institutions and Utilities
 - Aggregate Pits

Key proposed changes:

- Automated / “Automatic Yes” development approvals*
- Mandatory public reporting of development permit statistics
- Restrictions on use of Offsite Levies
- Limit use of non-statutory studies*
- Charter school access to reserve lands
- Community Design Codes*
 - Minister may by regulation create community design codes that regulate land use and development in all or part of a municipality
 - Potential to override existing statutory plans and LUBs
 - Public engagement anticipated in 2027

Assessment and Property Tax; Governance and Accountability

Assessment and Property Tax

Key proposed changes:

- “Municipal Vacancy Tax”
- Regulated Property Assessments (industrial properties)*
- Provincial Assessor Information Requests

Governance and Accountability

Key proposed changes:

New Councillor Accountability Framework*

- Province-wide standards for councillor conduct
- Complaint, investigation, and appeal processes
- Provincial roster of third-party investigators and appeal commissioners
- Defined sanctions and timelines
- Ministerial oversight and authority

Municipal Transparency

Key proposed changes:

- **Public disclosure of municipal employee salaries or “Sunshine List”** starting in 2027
 - Names, positions / classifications, salary, non-monetary benefits, severance
- Clarifications for provisions from *Municipal Affairs Statutes Amendment Act 2025*:
 - **Use of Natural Person Powers**
 - Reporting not required for matters approved by bylaw or resolution, personnel matters, routine operation matters, emergency response or when seeking legal opinion
 - **Councillor access to information**
 - Council may pass a bylaw to outline substantive information requests
- Modernization of **Business Improvement Area (BIA)** governance

Public Institutions and Utilities; Aggregate Pits

Public Institutions and Utilities

Key proposed changes:

- Potential for regulations requiring transfer of municipal utilities to corporate entities*

Aggregate Pits

Key proposed changes:

- Aggregate pit registrations to prevail over municipal planning tools
- Municipal approval required if registration complies with legislation

Timing and Engagement

- Cross-corporate review underway
- Continued clarification and engagement with Municipal Affairs
- Most provisions effective upon Royal Assent
- Industrial assessment changes effective January 1, 2027
- Provincial engagement planned for:
 - Councillor Accountability Framework
 - Automatic approvals
 - Non-statutory studies
 - Community Design Codes (2027)



Calgary



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