



# Calgary Inner City Builders Association

PO Box 31004 Bridgeland

Calgary Alberta T2E 9A3

[info@cicba.ca](mailto:info@cicba.ca) - [www.cicba.ca](http://www.cicba.ca)

June 22, 2024

**RE: Land Use Bylaw Housekeeping Amendments: Appeals and Notifications of Decision  
EC2025-0649**

**Attn:** Mayor Gondek and Calgary City Council

On behalf of the Calgary Inner City Builders Association (CICBA), we are writing to express our strong support for the proposed motion directing administration to amend the Land Use Bylaw by:

1. Removing the redundant reference to the number of days (21) in the development permit appeal period;
2. Clarifying the existing practice of advertising permitted with relaxation development permits online; and
3. Removing the reference to the Court of Appeal in the direction to withhold the release of a development permit.

We urge Council to approve this motion for the following reasons:

## **Item 1 – Removing the Redundant Reference to Appeal Days:**

The number of days for an appeal is determined solely by the Municipal Government Act (MGA). The City of Calgary does not have the authority to alter or override that timeline. Therefore, referencing a specific number of days (e.g., 21) in the Land Use Bylaw is unnecessary and creates confusion. Additionally, if the province were to change the appeal period in the future, the City would not need to update its bylaw, as the MGA would continue to govern. This amendment increases clarity and removes a point of inconsistency without affecting anyone's right to appeal.

**We want to be clear that this change does not take away or limit any person's right to appeal. Instead, it ensures the bylaw aligns with Provincial regulations, reducing administrative burden and the potential for misunderstanding.**

## **Item 2 – Clarifying Online Advertising of Permitted with Relaxation Development Permits**

This amendment formalizes an existing practice and provides much-needed clarity to both communities and industry. By explicitly stating that notices of these development permits are advertised online, the bylaw will reflect current methods of communication, creating transparency and consistency in how information is shared. Increased certainty at all levels benefits everyone involved in the development process.

### **Item 3 – Removing Reference to the Court of Appeal**

The current reference to the Court of Appeal in the Land Use Bylaw is legally inappropriate. The City does not have jurisdiction over provincial courts, and suggesting otherwise creates unnecessary liability. By removing this reference, the City is acting prudently to limit its legal exposure, while in no way impacting an individual's right to pursue legal remedies through proper provincial channels. This is a matter of proper governance and risk management.

By supporting this amendment, Council is not removing or diminishing any public rights. Council is simply ensuring that the bylaw reflects legal realities, respects the boundaries of municipal jurisdiction, and provides clarity and consistency for both the public and the development industry.

We thank you for your continued efforts to improve Calgary's regulatory framework and urge you to approve this motion.

Thank you

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