



ALBERTA
MUNICIPAL AFFAIRS

Office of the Minister
MLA, Lac La Biche - St. Paul

AR38496

June 4, 2008

Ms. Heather Douglas, President and Chief Executive Officer
Calgary Chamber of Commerce
100 - 6 Avenue SW
Calgary, Alberta T2P 0P5

Dear Ms. Douglas:

Thank you for your recent letter and a copy of the Calgary Chamber of Commerce report entitled, "Municipal Land Development Policies and Regulations and the Impact on Calgary Housing Affordability." I appreciate the initiative shown by the chamber to tackle issues of great social importance to the City of Calgary.

While most of your recommendations are appropriately addressed to the city, there are two recommendations in the report that identify where the Alberta Government may assist in the affordable housing issue in Calgary. First is recommendation six, which requests that the Alberta Government provide the authority to the city to impose owner occupancy restrictions on all secondary suites. I am not aware of any provisions in the *Municipal Government Act* that are a potential barrier to a council's adoption of a permitted use policy for secondary suites. Section 640, and more specifically section 640(2)(b), clearly authorizes a municipality in its land-use bylaw to establish permitted and discretionary uses with or without conditions. Further, Section 9 provides that the power to pass bylaws is stated in general terms to "give broad authority to councils and to respect their right to govern municipalities in whatever way the councils consider appropriate, within the jurisdiction given to them..." Accordingly, I would suggest that a municipal council has the requisite legislative authority to adopt permitted uses for secondary suites within its land-use bylaw, should it choose to do so.

The second is recommendation eight, regarding the regional growth management and governance framework for the Calgary Regional Partnership (CRP). Municipal Affairs has provided funding for the CRP and supports the development of a regional growth management plan. I would be pleased to consider specific proposals from the CRP as these proposals are forwarded to me.

Thank you for writing on behalf of the Calgary Chamber of Commerce. I appreciate knowing your association's views on municipal land development policies and regulations, their impact on Calgary's affordable housing and your efforts to work with the city to address these important issues.

Sincerely,

Ray Danyluk
Minister