

----- **LPRT RESIDUAL PROCEDURE RULES** -----
(FOR MATTERS UNDER SUBSECTIONS 488(1)(D, E, E.1, G, H, AND K))

TABLE OF CONTENTS

PREFACE 3

Purpose of the *Rules* 3

Operating Principles 3

Part A – Interpretation and Application of these *Rules*..... 4

 1. Definitions 4

 2. Application of These Rules 4

 3. Effect of Non-compliance 5

Part B – Communication with and Representation before the Tribunal..... 6

 4. Communication with the Tribunal..... 6

 5. Representation..... 6

Part C – Applications under these *Rules*..... 6

 6. Putting a Matter before the LPRT 6

 7. Standing, Incomplete, Late, or Beyond the LPRT’s Jurisdiction..... 6

Part D – Case Management and Preliminary Hearings..... 7

 8. Case Management..... 7

 9. Preliminary Hearings..... 8

Part E – Submissions, Disclosure and Confidential Information..... 9

 10. Form of Documents 9

 11. Party Submissions..... 10

 12. Disclosure of Confidential Information 11

Part F – Postponements, Withdrawals and Agreements.....11

13. Postponements 11

14. Withdrawals..... 13

15. Agreements 13

Part G – Hearing Procedures and Directions.....14

16. Mode of Hearings..... 14

17. Location of Hearings..... 14

18. Cost of Participation..... 14

19. Identification of Participants and Notice of Submissions 14

20. Matters Consolidated, Heard at the Same Time or One After Another 15

21. Severance..... 15

22. Admission of Evidence from Other Proceedings..... 15

23. Recording of Proceedings..... 15

Part H – Recusal of Panel Members.....16

24. Withdrawal of Panel Members Owing to Apprehension of Bias..... 16

Part I – Post Hearing Procedures.....17

25. Costs 17

26. Rehearings/ Reviews..... 18

27. Access to Tribunal Decisions..... 19

28. Access to other Tribunal Records 19

APPENDIX "A".....20

COVER PAGE.....21

PREFACE

These *Residual Procedure Rules* are established under section 6 of the *Land and Property Rights Tribunal Act* and apply to all matters not covered by the Tribunal's other procedure rules. The Tribunal reviews and amends its rules from time to time to ensure continued relevance and consistency with governing legislation. This version applies as of July 4, 2023.

For further enquiries, readers may contact the Tribunal's office at 780-427-2444 (outside Edmonton call 310-0000 to be connected toll free) or by email lpvt.appeals@gov.ab.ca

Purpose of the *Rules*

The purpose of these *Rules* is to

- Provide information about the steps required to pursue matters not covered by other procedure rules.
- Ensure a fair, open and accessible process in accordance with the principles of natural justice.
- Increase the timeliness and efficiency of proceedings.

Operating Principles

These *Rules* recognize the following principles:

- Parties must have a fair opportunity to be heard and to understand and respond to one another's positions.
- Procedures should be accessible and easy to follow.
- Parties are encouraged to resolve as many issues as possible through informal discussions, case management, and alternative dispute resolution.

Part A – Interpretation and Application of these Rules

1. *Definitions*
- 1.1 “**Act**” means the Alberta *Municipal Government Act*, RSA 2000, c M-26, as amended from time to time.
- 1.2 “**Case manager**” means a Tribunal member or member of the Tribunal administration designated by the Chair as such.
- 1.3 “**Chair**”, for the purposes of these *Rules*, means the Chair of the Land and Property Rights Tribunal.
- 1.4 “**Days**” means calendar days.
- 1.5 “**LPRT**” means the Land and Property Rights Tribunal.
- 1.6 “**Matter**” means any matter under the Tribunal’s jurisdiction listed in section 2.1 of these Rules.
- 1.7 “**Panel**” means a panel selected pursuant to section 4 of the *Land and Property Rights Tribunal Act*.
- 1.8 “**Party**” means any person who files, responds to or becomes involved in a Matter under these Rules, but does not include the Minister of Municipal Affairs or the Lieutenant Governor in Council for a Matter they have referred to the Tribunal.
- 1.9 “**Person**” includes a natural person, government agency, corporate or other legal entity.
- 1.10 “**Rules**” means these *Residual Procedure Rules*.
- 1.11 “**Tribunal**” means the Land and Property Rights Tribunal (LPRT) and includes any panel of the Land and Property Rights Tribunal.
- 1.12 “**Tribunal administration**” means staff engaged to assist the Tribunal and Chair carry out their duties.
- 1.13 “**Tribunal member**” means a member of the Tribunal appointed by the Lieutenant Governor in Council pursuant to pursuant to section 3 of the *Land and Property Rights Tribunal Act*.
2. *Application of These Rules*
- 2.1 Subject to Rules 2.2 and 2.3, these *Rules* apply to matters under the Tribunal’s jurisdiction pursuant to sections 488(d), (e), (e.1), (g), (h), and (k) of the *Act*, as follows:

- (a) Disputes involving a management body referred to the Tribunal by the Minister under the *Alberta Housing Act*,
- (b) Inquiries and recommendations about any matter referred to it by the Lieutenant Governor in Council or the Minister, under section 514 of the *Act*,
- (c) Any other duties assigned to the Tribunal by the Lieutenant Governor in Council or the Minister not covered the Tribunal's other Procedure Rules,
- (d) Disputes under section 602.15 of the *Act*, being
 - (i) A dispute between regional services commissions or a municipal authority and a regional services commission that is not under the jurisdiction of another board, or
 - (ii) A dispute between a regional services commission and a municipal authority (other than an improvement district or special area) in respect of an expropriation that requires the municipal authority's consent,
- (e) Appeals pursuant to section 619 of the *Act*, involving situations where a municipality does not amend a statutory plan or land use bylaw under sections 619(2) or 619(3) of the *Act*,
- (f) Appeals of off-site levy bylaws pursuant to section 648.1 regarding levies to pay for costs of community recreation facilities, fire halls, police stations or libraries as described in section 648(2.1).

2.2 These *Rules* apply to the extent they are consistent with the *Act* and regulations made under the *Act*.

2.3 The Tribunal may give specific procedural directions which, to the extent of those directions, waive or modify the *Rules* for any given case.

3. *Effect of Non-compliance*

3.1 If a person fails to comply with the *Rules* or with an order of the Tribunal, a panel may

- (a) Limit or bar the presentation of evidence or argument or give it less weight, where the person has disregarded a

- Rule or Tribunal decision concerning the exchange of evidence or argument,
- (b) Order the non-complying person to reimburse another person for costs incurred as a result of the non-compliance, or
- (c) Take any other action it deems appropriate.

**Part B – Communication with and Representation
before the Tribunal**

- 4. *Communication with the Tribunal*
 - 4.1 Unless made during a hearing, preliminary hearing, or case management meeting, communications with the Tribunal about specific ongoing proceedings must be made through the Tribunal administration.
 - 4.2 Tribunal administration may copy correspondence received by the Tribunal from one party to other parties.
- 5. *Representation*
 - 5.1 Persons entitled to participate in Tribunal proceedings may represent themselves or be represented by another person.
 - 5.2 Upon the Tribunal’s or Tribunal Administration’s request, any person who acts for another person must provide, by the date requested
 - (a) Proof of authorization to act for the other person, and
 - (b) An address for service.

Part C – Applications under these Rules

- 6. *Putting a Matter before the LPRT*
 - 6.1 If the Act or its regulations do not prescribe a specific form of originating notice, a matter may be put before the Tribunal by filing a letter addressed to the Tribunal or using a form prescribed by the Tribunal.
 - 6.2 A letter or form filed under this Rule must describe the matter to be dealt with by the Tribunal and must be accompanied by the materials (if any) that are required by legislation.
- 7. *Standing, Incomplete, Late, or Beyond the LPRT’s Jurisdiction*
 - 7.1 If a person does not have standing to file an application, complaint or appeal under these Rules or files one that is
 - (a) incomplete or fails to comply with requirements of the Act or these Rules,

- (b) late, or
- (c) about a matter over which the LPRT has no authority.

The Tribunal Administration may notify the person that the matter will not be processed, subject to direction under Rule 7.2 and 7.3.

7.2 The Tribunal administration may direct a person to provide any information or take any action necessary to fulfil a requirement identified in the Notice under Rule 7.1 within any applicable limitation period.

7.3 A person who has received a notice or direction under Rules 7.1 or 7.2 may request a preliminary hearing to make a final determination on the matter and its effect on the appeal.

Part D – Case Management and Preliminary Hearings

8. Case Management

8.1 A case manager may do one or more of the following:

- (a) Take any action available to Tribunal administration under these Rules,
- (b) Direct parties to
 - (i) Clarify or focus the issues in dispute,
 - (ii) Identify any relevant agreed facts,
 - (iii) Identify any witnesses to be called and provide a summary of the evidence intended to be introduced through those witnesses.
- (c) Facilitate discussion between the parties to help them identify and resolve issues in dispute, or direct them to attempt independent discussions, mediation or any other form of alternative dispute resolution and to report progress by specified dates,
- (d) Provide parties with copies of correspondence received, decisions, authorities and other information relevant to the matter filed with the Tribunal,
- (e) Determine an application is
 - (i) incomplete, or fails to comply with requirements of the Act or these Rules,
 - (ii) late, or

(iii) about a matter over which the Tribunal has no authority

and direct that applications about such matters will not be processed, subject to direction under Rule 8.1(f) or from a preliminary hearing under Rule 8.2,

- (f) Direct disclosure of material or information from parties to facilitate a fair, orderly and timely process or to promote compliance with these *Rules*,
- (g) Direct that communication with the Tribunal or disclosure of some or all material or information be made or remade in approved electronic format or in hard copy, or any combination of both,
- (h) Direct that evidence be submitted to the Tribunal by affidavit by a particular date,
- (i) Establish or reschedule dates for hearings, disclosure or exchanges of information, or other procedural steps
- (j) Hold meetings or discussions with parties together or separately to facilitate any of the above,
- (k) Refer any matter to a panel for a preliminary hearing.

8.2 A party who disagrees with a case manager's directive may request a preliminary hearing.

8.3 A Tribunal member who has acted as a case manager in respect of a matter will not participate in any subsequent hearing concerning the same matter unless all affected participants consent.

9. Preliminary Hearings

9.1 At a preliminary hearing, the Tribunal may

- (a) Direct parties to pursue discussions on their own, with a case manager, or with another independent facilitator by specified dates, or direct parties to attempt mediation or any other form of alternative dispute resolution and to report progress by specified dates,

- (b) Determine whether further disclosure is required and direct one or more party to provide or expand particulars, evidence summaries, legal analyses, authorities, or any other relevant documents or material,
- (c) Give directions for disclosure or exchange of material, including the timing for production of material, the persons by and to whom the material must be produced, measures to protect confidential information, and any further directions it deems necessary,
- (d) Establish or reschedule dates for hearings, disclosure, or other procedural steps
- (e) Determine whether procedures, filing or disclosure requirements established by legislation or the Tribunal have been met and the effects of any defects,
- (f) Determine whether a person may participate in a proceeding and the extent of that participation,
- (g) Determine what matters are properly before the Tribunal or whether one or more supporting grounds should be struck out as frivolous or not reasonably supportable,
- (h) Determine requests for postponements, withdrawals, or joint recommendations,
- (i) Make any order it deems appropriate to establish procedures by which a hearing may proceed in a fair and expeditious manner.

9.2 Tribunal members who have heard or participated in a panel for a preliminary hearing may also hear or participate in panels for any subsequent hearings concerning the same proceeding if so scheduled by the Chair.

Part E – Submissions, Disclosure and Confidential Information

10. Form of Documents

- 10.1 Documents may be filed electronically in a format directed by a case manager, Tribunal or Tribunal administration.
- 10.2 Material filed must be clear and understandable.

- 10.3 All pages must be numbered consecutively, throughout the entire text and graphic content, even if there are dividers or tabs.
- 10.4 Maps where possible should be in colour. Maps should have a north arrow and roads should be labelled.
- 10.5 If directed by a case manager, Tribunal or Tribunal administration, parties must file the specified number of hard copies of their material with the Tribunal.

11. Party Submissions

- 11.1 Material must be disclosed in accordance with the Tribunal's directions and should be accompanied by the following unless otherwise ordered:
 - (a) Argument, identifying detailed particulars for each specific issue to be argued, together with supporting reasons, legislation, case law or other authorities, and a summary of the facts,
 - (b) All documentary evidence to be relied upon and a cross referenced list identifying the source of each document,
 - (c) A list of witnesses who will appear before the Tribunal and an estimate of the amount of time required for direct questioning of each witness,
 - (d) A signed statement for each witness identifying the subject areas of the anticipated testimony, the key facts within each subject area that the testimony is intended to establish, and the relevant qualifications of the witness,
 - (e) Where opinion evidence is contemplated, a detailed signed statement or expert report including a clear indication of
 - (i) The opinion(s),
 - (ii) The premises or assumed facts upon which the opinion(s) are based, and the source of those premises or assumed facts,
 - (iii) The rationale supporting the opinion(s), and
 - (iv) A curriculum vitae or résumé indicating the relevant qualifications and experience of the witness,

- (f) Any other information as directed by the Tribunal or Tribunal administration.

12. Disclosure of Confidential Information

- 12.1 Upon request, the Tribunal may make any order it deems appropriate to help protect the confidential nature of information contained in documents filed with it.
- 12.2 An order under Rule 11.1 may include a sealing order to exclude documents (or parts thereof) from the public record in accordance with section 525.1(5) of the Act.
- 12.3 Where the Tribunal requires production of information containing confidential or sensitive material, it may
 - (a) Order the first person to make and disclose a non-sensitive summary or extract of the original,
 - (b) Order the material to be provided to the other person subject to a signed undertaking satisfactory to the panel,
 - (c) Order restrictions on the use of information by observers to a hearing where confidential information is presented,
 - (a) Hold a hearing wholly or partially in private in accordance with section 525.1 of the Act,
 - (b) Make any other arrangement it deems suitable to allow parties to access the information without unnecessarily compromising its sensitive nature.

Part F – Postponements, Withdrawals and Agreements

13. Postponements

- 13.1 A request to postpone a scheduled hearing must
 - (a) Be made to the Tribunal as soon as the need arises, and copied to other parties affected by the request
 - (b) Include reasons for the postponement request, and
 - (c) Suggest suitable replacement dates for the hearing.
- 13.2 The party seeking a postponement must notify other parties affected by their request and seek their positions on the request and suitable replacement dates for the hearing.

13.3 The Tribunal may consider the following factors as relevant to deciding postponement requests:

- (a) The reason for the request,
- (b) The degree and likelihood of prejudice or cost to other persons, if the request is granted and to the person seeking the postponement, if the request is denied,
- (c) The number of persons affected by the delay and whether they have consented to the postponement,
- (d) The likelihood of unreasonable disruption to the Tribunal's schedule,
- (e) Where the request is based on relevant pending Tribunal or Court decisions
 - (i) Whether the decision(s) is expected within 30 days, and
 - (ii) Whether the relevant proceedings have been pursued expeditiously,
- (f) Legislated timelines for hearings and decisions,
- (g) Any other factor the Tribunal deems relevant.

13.4 The Tribunal may accept or reject a request for a postponement, or allow a postponement of a different length.

13.5 Subject to waiver from the Tribunal or Tribunal administration, parties must be prepared to proceed at the hearing date scheduled in case the request is not granted.

14. Withdrawals

- 14.1 Parties may request to withdraw appeals or applications they have made under subsection 488 d, g, h, or k.
- 14.2 Withdrawal requests are to be submitted to the Tribunal in writing at least 15 days in advance of the scheduled hearing.
- 14.3 An appellant who submits a withdrawal request after the hearing has been advertised or after notices of the hearing have been distributed shall appear on the scheduled date to explain the reasons for the late withdrawal.
- 14.4 The Tribunal may accept or reject a withdrawal or ask for further supporting information.

15. Agreements

- 15.1 Where two or more parties reach an agreement about an issue before the Tribunal, they may provide it with a notice of agreement.
- 15.2 Agreements are to be submitted to the Tribunal in writing.
- 15.3 The Tribunal may accept or reject an agreement, or ask for further submissions or supporting information.
- 15.4 Subject to waiver from the Tribunal or a case manager, parties must be prepared to proceed at the scheduled hearing date to explain the agreement and provide other submissions as may be required.

Part G – Hearing Procedures and Directions

- 16. Mode of Hearings**
- 16.1 Hearings are by videoconference, subject to Rule 16.2.
- 16.2 Upon written request, a case manager or panel may direct a different mode of hearing if they deem a videoconference to be impractical or unfair in the circumstances. Potential modes of hearing include:
- (a) Teleconference,
 - (b) In person hearing,
 - (c) Written materials and submissions delivered to the Tribunal,
 - (d) Any of the above in combination or in combination with a videoconference, or any other means the panel or case manager deems appropriate.
- 17. Location of Hearings**
- 17.1 Any in person hearings will be scheduled in Edmonton.
- 17.2 Notwithstanding Rule 17.1, the Tribunal or Tribunal administration may choose a different location, having consideration for the circumstances, including convenience and cost to those attending the hearing and to the Tribunal.
- 18. Cost of Participation**
- 18.1 Subject to an award for costs under these Rules, persons who participate in Tribunal proceedings do so at their own expense.
- 19. Identification of Participants and Notice of Submissions**
- 19.1 A panel or case manager may make any arrangements they deem necessary to identify all participants at a hearing and ensure an orderly hearing process. Such arrangements may include:
- (a) Limiting time of presentations,
 - (b) Identifying parties with similar positions and requiring them to choose a lead spokesperson,
 - (c) Limiting presentations to avoid repetition of matters already covered by previous submissions,
 - (d) Limiting presentations to relevant matters.

- 19.2 Subject to waiver from the panel, persons intending to make oral submissions at a hearing must
- (a) notify the case manager of their intent within a reasonable time before the hearing begins, and
 - (b) follow any directions from a case manager or panel requiring disclosure of intended oral or written submissions and prehearing registration.
- 20. Matters Consolidated, Heard at the Same Time or One After Another**
- 20.1 The Tribunal may order that two or more matters be consolidated, heard at the same time or one after the other.
- 20.2 Where two or more matters are heard at the same time or one after the other, the Tribunal may order that the same evidence be admitted for more than one proceeding.
- 21. Severance**
- 21.1 The Tribunal may sever a single proceeding into two or more separate hearings dealing with separate participants or separate issues.
- 21.2 Where a proceeding is severed, evidence and submissions already made may be applied to the separate hearings that ensue, unless otherwise ordered by a panel.
- 22. Admission of Evidence from Other Proceedings**
- 22.1 The Tribunal may admit evidence that was previously heard by a tribunal, Court or another panel of the Tribunal if the Tribunal finds that doing so does not significantly affect the fairness of the proceeding.
- 22.2 When making an order under this Rule, the Tribunal may consider, without limitation, whether the matters, parties, and counsel involved in the other proceeding are the same, and whether testimony given in the other proceeding was subject to cross examination.
- 23. Recording of Proceedings**
- 23.1 No person shall make an audio, video, photographic or other electronic record of Tribunal proceedings or a verbatim record without obtaining permission from the Tribunal prior to the hearing.
- 23.2 If the Tribunal permits a party to make a verbatim record of the proceedings, the Tribunal is to receive paper and electronic copies of the record and the Tribunal may apply one or more of the following conditions:

- (a) The costs of transcription, including expedited transcription, if requested by the Tribunal, and copies for the Tribunal are to be borne by the person who requested the record, unless others agree to share the costs,
 - (b) Other persons specified by the Tribunal are to receive additional copies of any transcription or recording, provided they cover the cost of the copies they receive,
 - (c) The process of recording or transcription will not interrupt the orderly conduct of Tribunal proceedings,
 - (d) The recording or transcription proposed will be, in the view of the panel, of sufficient accuracy,
 - (e) Any other condition the Tribunal finds appropriate.
- 23.3 The Tribunal may provide for the recording of its own proceedings where it deems it necessary to do so.
- 23.4 The Tribunal will not provide copies of recordings or transcripts except as may be necessary to fulfill any legal requirements, including requirements under freedom of information and protection of privacy legislation.

Part H – Recusal of Panel Members

24. Withdrawal of Panel Members Owing to Apprehension of Bias

- 24.1 Where a panel member becomes aware of circumstances that he or she believes may raise a reasonable apprehension of bias, that member will
- (a) Disclose the circumstances and withdraw from the panel, or
 - (b) Disclose the circumstances and give the affected parties an opportunity to either
 - (i) Waive any objection to the member sitting on the panel, or
 - (ii) Give reasons as to why the panel member should or should not withdraw.
- 24.2 A party may ask a panel member to withdraw because of a reasonable apprehension of bias. A party who makes such a

request must do so as soon as the circumstances giving rise to it become known and must provide reasons for the request.

- 24.3 Where a member has been asked to withdraw, the panel will provide the parties an opportunity to address the question of whether the circumstances raise a reasonable apprehension of bias.
- 24.4 The decision to grant or dismiss a request to withdraw must be made by the member in question.
- 24.5 A Tribunal member may confer with other panel members before deciding whether or not to withdraw.
- 24.6 A panel from which one or more members has withdrawn may
 - (a) Proceed to hear the matters before it, subject to the quorum requirements, or
 - (b) Make arrangements to reschedule a matter so that it may be heard by a full panel.

Part I – Post Hearing Procedures

25. Costs

- 25.1 A request for costs under Section 501 of the Act must
 - (a) Specify the total sum sought for costs together with a description of how the amount has been calculated and an itemized list of any expenses sought to be recovered,
 - (b) Specify the reasons why an award of costs is appropriate in the circumstances.
- 25.2 When determining whether a person’s action(s) or omission(s) related to a Matter justify an award of costs, the Tribunal may consider whether that person has
 - (a) Acted contrary to an agreed-upon or Tribunal-directed process,
 - (b) Caused unreasonable delays, postponements or expense,
 - (c) Acted unreasonably or engaged in conduct worthy of an order to reimburse another person for costs and expenses incurred as a result of that conduct.

**26. Rehearings/
Reviews**

- 26.1 Subject to Rule 26.2, a party may request the Tribunal to rehear, review, vary or rescind any decision under the discretionary power granted by section 504 of the Act.
- 26.2 The Tribunal will only reconsider a recommendation to the Minister or the Lieutenant Governor in Council if the matter is referred back to the Tribunal by the Minister or Lieutenant Governor in Council.
- 26.3 Requests under this Rule must be filed with the Tribunal no later than 30 days following the date of the decision.
- 26.4 A request under this Rule must include
- (a) A detailed statement explaining how the request meets the grounds for a rehearing or review listed under this Rule, and
 - (b) The following background information:
 - (i) Name of the applicant,
 - (ii) Identification of the Matter that is affected by the request, and
 - (iii) Tribunal decision number.
- 26.5 After a request is filed pursuant to this Rule, the Chair may
- (a) Dismiss the request, determine that the matter should be reheard, or give directions for further submissions,
 - (b) Refer the request to a case manager for case management,
 - (c) Refer the request to the panel that originally heard the matter for further direction or final determination of the matter,
 - (d) Refer the request to a new panel for further direction or final determination of the matter.
- 26.6 The Tribunal may exercise its power under section 504 of the Act in the following circumstances:

- (a) New facts, evidence or case-law that was not reasonably available at the time of the hearing, and that could reasonably have affected the decision's outcome had it been available,
- (b) A procedural defect during the hearing which caused prejudice to one or more of the parties,
- (c) Other material errors that could reasonably have changed the outcome of the decision, or
- (d) Any other circumstance the Tribunal considers reasonable.

26.7 The following are generally not sufficient grounds to grant a rehearing or review:

- (a) Disagreement with a decision,
- (b) A party's failure to provide evidence or related authorities that were reasonably available at the time of the hearing,

27. Access to Tribunal Decisions

27.1 The Tribunal may publish its decisions or have them published in any form, including posting them on the Internet.

27.2 Despite this Rule, the Tribunal will not publish a recommendation or report prepared under section 514 or 515 of the Act unless authorized to do so by the Minister or Lieutenant Governor in Council.

28. Access to other Tribunal Records

28.1 Records filed with the Tribunal will be made available for public viewing upon appointment at the Tribunal's offices in Edmonton during the Tribunal's regular office hours subject to

- (a) Restrictions imposed by Tribunal Orders, freedom of information and protection of privacy legislation or other legal requirements, and
- (b) Payment of any prescribed fee.

APPENDIX "A"

COVER PAGE

Type of Application as listed in Rule 2.1: _____

In the Matter of:

Name of the Party Filing this Document:

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Name of Representative (if any):

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Mailing Address

<i>(Street, PO Box, RR)</i>	<i>(Suite, Apartment)</i>
<i>(City, Town, Village)</i>	<i>(Province) (Postal Code)</i>

Contacts:

<i>Telephone No.</i>	<i>Email</i>
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Name of Document
