



THE CITY OF
EDMONTON

OFFICE OF THE CITY MANAGER

3RD FLOOR, CITY HALL
1 SIR WINSTON CHURCHILL SQUARE
EDMONTON, ALBERTA, CANADA T5J 2R7
PHONE: (780) 496-8222
FAX: (780) 496-8220

April 15, 2015

Registered Mail

Brian Bowles, County Manager
County of Leduc
1101 – 5th Street
Nisku, Alberta
T9E 2X3

Marc Landry, Chief Administrative Officer
Town of Beaumont
5600 – 49 Street
Beaumont, Alberta
T4X 1A1

Dear Sirs:

RE: Amended Notice of The City of Edmonton Annexation Application

On April 14, 2015 Edmonton City Council authorized the City's Administration to proceed with an amended notice of annexation in furtherance to the notice filed on March 5, 2013 (the "Original Notice").

The purpose of this letter is to fulfil the requirements of Section 116 of the *Municipal Government Act* ("MGA") and to initiate an annexation application for the areas on the attached map. By copy of this letter, all affected authorities as required by Section 116 of the MGA have been notified.

NOTIFICATION

This notification is being sent to the County of Leduc and the Town of Beaumont (the municipal authorities from which the land is to be annexed), to the Municipal Government Board and all relevant local authorities as defined in the Interpretation Section of the MGA under Section 1(1)(m) which includes the following:

- Strathcona County
- Edmonton Public School Board
- Edmonton Catholic School Board
- Black Gold Regional School Board
- St. Thomas Aquinas Catholic School Board
- Alberta Health Services Board
- Capital Region Southwest Water Services Commission
- Alberta Capital Region Wastewater Commission

DESCRIPTION OF LANDS TO BE ANNEXED

Appendix 1 contains a map and a description of the lands that are the subject of this proposed annexation. The City of Edmonton seeks to annex those lands outlined in blue.

REASONS FOR THE PROPOSED ANNEXATION

Appendix 2 contains a summary of the reasons for the proposed annexation. A complete justification for the annexation will be provided as part of the report required under sections 118 and 119 of the MGA.

PROPOSALS FOR CONSULTING WITH THE PUBLIC AND LANDOWNERS

Appendix 3 contains the proposed public consultation program.

AUTHORIZATION

Appendix 4 includes a copy of the City Council decision with respect to this amended notice, which authorizes the City's Administration to proceed with this notice.

NEGOTIATION / MEDIATION COMMITTEE

In order to address the requirements of Section 117 of the MGA, members of a negotiation / mediation committee (political and administrative) has been appointed by City Council.

ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD

Appendix 5 contains an expanded list of authorities that may be affected by the proposed annexation. These additional authorities have not been copied on this letter but are listed as required by Section 6.1 of the Municipal Government Board's Annexation Procedure Rules (effective January 1, 2013).

Should you have any further questions with respect to the proposed annexation, please contact Tim Brockelsby, Annexation Program Manager, at 780-496-6122 or tim.brockelsby@edmonton.ca.

Sincerely,



S.C. Farbrother, MCIP, RPP, MA
City Manager

SF/cc

Enclosure

c: Ken Lesniak
Chairman/Executive Officer
Municipal Government Board
15th Floor, Commerce Place
10155 – 102nd Street
Edmonton, AB T5J 4L4

Ron Coon
Chief Commissioner
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB T8A 3W7

Darrel Robertson
Superintendent of Schools
Edmonton Public School Board
Centre for Education, One Kingsway
Edmonton, AB T5H 4G9

Joan Carr
Superintendent
Edmonton Catholic School District
9807 – 106 Street NW
Edmonton, AB T5K 1C2

Dr. Norman Yanitski
Superintendent
Black Gold Regional Schools
3rd Floor, 1101 – 5th Street
Nisku, AB T9E 7N3

Troy Davies
Superintendent
St. Thomas Aquinas Roman Catholic Separate Regional Division #38
4906 – 50 Avenue
Leduc, AB T9E 6W9

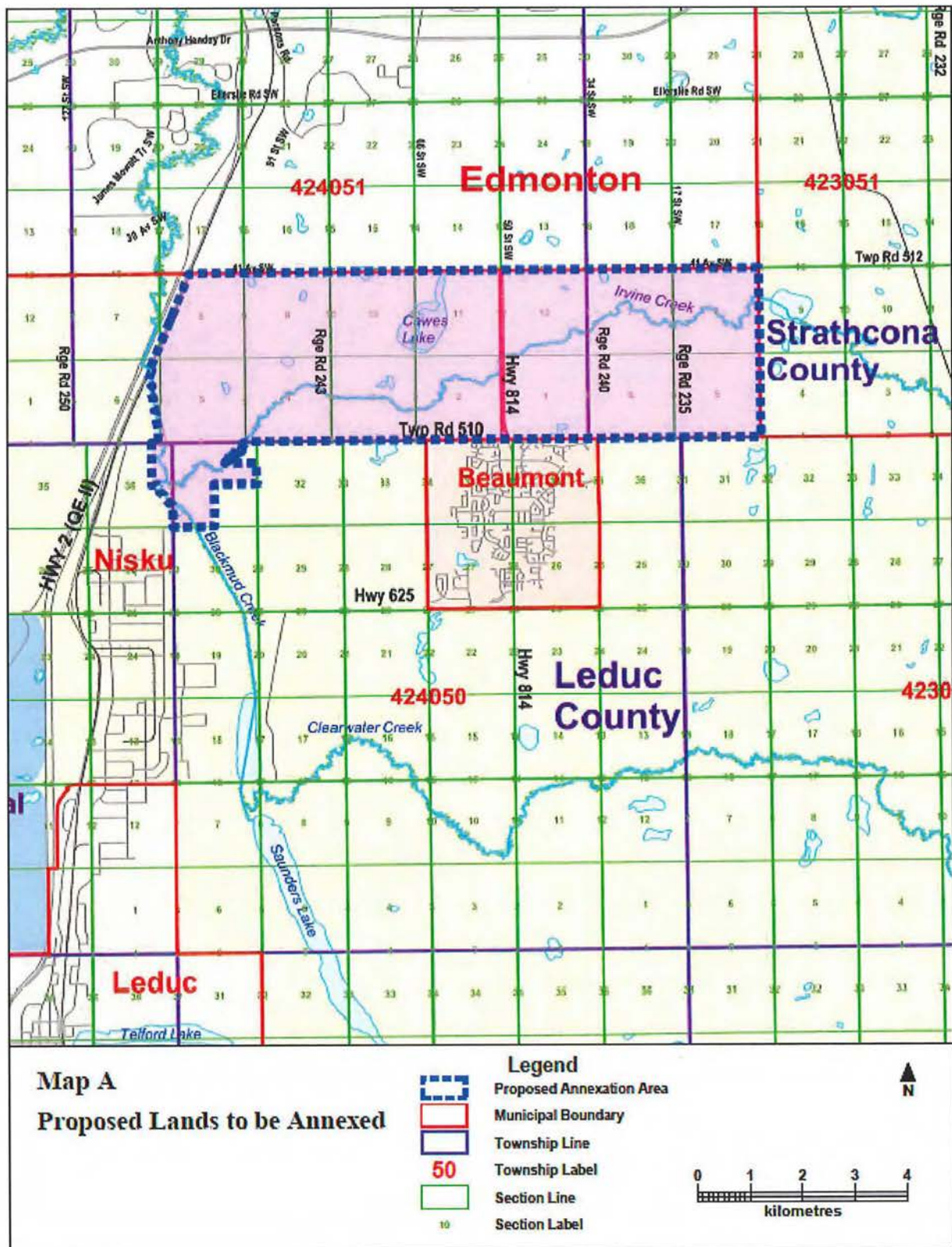
Vickie Kaminski
President and CEO
Alberta Health Services
Seventh Street Plaza - 14th Floor, North Tower
10030 – 107 Street NW
Edmonton, AB T5J 3E4

John Schonewille
Board Chairman
Capital Region Southwest Water Services Commission
c/o City of Leduc, Civic Centre
1 Alexandra Park
Leduc, AB T9E 4C4

Darrell Hollands
Board Chair
Alberta Capital Region Wastewater Commission
23262 Township Road 540
Fort Saskatchewan, AB T8L 4A2

APPENDIX 1

DESCRIPTION OF LANDS TO BE ANNEXED



DESCRIPTION OF LANDS TO BE ANNEXED

The lands proposed for annexation to the City of Edmonton are described on the attached map forming part of Appendix 1, including all titles and road plans that lie within listed Sections unless otherwise stated, and are described as follows:

LANDS WITHIN LEDUC COUNTY:

All lands described in the Original Notice as shown below with the addition of Township 51, Range 24, West of the 4th Meridian, the south half of Sections 1 and 2:

Township 51, Range 24, West of the 4th Meridian:

Sections 3, 4, 5, 9, 10, 11, 12, and the north half of Sections 1, 2, and all of those portions of Section 8 east of the eastern boundary of Queen Elizabeth II Highway (Highway 2) right-of-way, and all of those portions of the east half of Section 6 described as follows: all titles in Plan 032 4910; Lot R, Plan 1837 RS; Block R, Plan 752 1326; and all of those portions of Plan 4630 CL and Plan C&E1 lying north of the south bank of Blackmud Creek.

Township 51, Range 23, West of the 4th Meridian:

Sections 5, 6, 7, 8.

Township 50, Range 25, West of the 4th Meridian:

All of those portions Section 36 described as follows: east half of the NE Quarter, and Lot 1 and Lot 1R of Plan 5784 RS within the SE quarter.

Township 50, Range 24, West of the 4th Meridian:

West half of Section 31, and all of those titles within the NE Quarter of Section 31 described as follows: Lot C, Plan 1740 NY; Lot 1 Plan 902 2899; Lot 5 and Lot 6, Block 1, Plan 062 2076; Lots 7MR and Lots 8ER, Plan 062 2076; and Lot 4ER, Plan 932 0163.

LANDS WITHIN TOWN OF BEAUMONT:

The Original Notice is amended to include the portion of road right-of-way from the south boundary of the north half of Sections 1 and 2, Township 51, Range 24, West of the 4th Meridian to the south boundary of Township Road 510. The entire area described as:

Highway 814

All of those portions within the roadway right-of-way from the south boundary of the City of Edmonton at 41 Avenue SW to the south boundary of Township Road 510.

APPENDIX 2

ANNEXATION JUSTIFICATION

The Original Notice did not include the additional four quarter sections north of Township Road 510 and the adjacent road right-of-way now contained in this Amended Notice; however the justification given in the Original Notice for the annexation area remains accurate and applicable. Since the filing of the Original Notice, considerable technical studies and reports have been commissioned which demonstrate:

- All lands north of Township 510 are more effectively serviced from the north in a comprehensive and integrated manner that is orderly, efficient and with economies of scale.
- The City of Edmonton Growth Study indicates that the entire SE Annexation area will be fully developed at an accelerated rate well beyond the projections known at the time of the Original Notice.
- Beaumont's annexation application indicates an intention to develop these additional lands at the lowest end of the Capital Region Growth Plan density range for that Priority Growth Area. The City of Edmonton will develop this land at much higher densities near the upper limit of the Priority Growth Area in furtherance of the Capital Region goals of minimizing urban footprints and the efficient use of infrastructure.
- The City of Edmonton recognizes that annexation principles state that all municipalities need room to expand; however, on review of the Beaumont annexation application there is a clear ability for that municipality to grow without the need to expand towards Edmonton and constrain its logical growth path.

As stated above, the justifications presented below and as found in the Original Notice still apply to the area of annexation described in the Original Notice. They are as follows:

The Municipal Government Act in Section 116 (2) (b) requires, as part of a written notice of a proposed annexation, that the notice "set out the reasons for the proposed annexation". The following is an **overview** of the context and major reasons why the City of Edmonton is pursuing annexation of the lands identified on the map of proposed annexation areas. Further and more detailed annexation justification will be provided as part of the report to be prepared describing the results of the annexation negotiation / mediation, and public consultation processes.

The annexation justification is based on three categories of land supply need: strategic interests, long term growth, and opportunity.

1. Provision of an adequate land supply for orderly long term growth

At a high level, annexation of this area is required to provide Edmonton with an appropriate long term supply of developable land.

Growth in Edmonton varies by sector, with the southeast being one of the more robust sectors accounting for 27% of Edmonton's development of single family dwellings with an absorption rate of over 900 units on average annually over the last 10 years. Based on current absorption rates and assuming the Area Structure Plan for the Southeast Urban Growth Area (Decoteau) receives Council approval (currently in process), there is approximately a 17-year supply of residential development south to the city limits at 41 Avenue SW. Maintaining a contiguous supply of residential lands in this growth corridor is a logical and rational extension of development trends and demand for the southeast growth corridor. It is estimated that lands deemed suitable for residential between 41 Avenue SW and Township Road 510 will be fully planned and substantially developed within 35 years.

Edmonton was second in population growth among census metropolitan areas in Canada at 12.1% from 2006 to 2011; Calgary was first at 12.6%. The City of Edmonton is expected to continue growing at a robust pace, projecting to increase its population from 817,000 in 2012 to 1.4 million over the next 35 years, with much of this growth occurring in suburban areas. Growth outside of Edmonton's city limits has been growing at a faster pace than Edmonton over the last 30 years (since the last annexation), thus reducing the population share of the Capital Region from 75% to 70%. This diffusion of population is counter-productive to a strong central city which ultimately limits the success of the region as a whole.

Sustainable growth requires a mix of residential, commercial and industrial lands to ensure complete and strong communities and to provide a sufficient source of tax revenue to support this model. The land supply of business employment lands in the south part of Edmonton is quickly diminishing, with approximately a 10-year supply. The area east of the QE2 Highway and south of 41 Avenue SW offer that logical extension of industrial activity developing in Ellerslie Industrial.

2. Strategic and policy based needs and interest of the City of Edmonton

The City of Edmonton has been developing a series of strategic plans to ensure an integrated and holistic approach toward building a strong central city. The City of Edmonton plans for urban growth in ways that ensures that new development is economically, environmentally and socially sustainable. New development takes place as infill redevelopment and through developing new neighbourhoods as complete communities. Edmonton does not support urban sprawl developments, such as country residential, as it compromises the opportunity for future urban growth.

The Municipal Development Plan, *The Way We Grow* was passed by City Council in 2010. This is the guiding document that directs Edmonton's growth and development for

the next 30 years, and includes the following policy and objective themes that accommodate growth from both within and outside the city limits:

- Achieve a balance between residential, industrial, commercial institutional, natural and recreational land in the city through land development policies and decisions (MDP Policy 3.2.1.3).
- Ensure there is a sufficient land available to sustain economic opportunities (MDP Policy 3.2.1.2).
- Ensure a combination of single family and multi-family housing development potential is available for the next 30 years, and planning for growth in a way that meets or exceeds the Capital Region Plan's density target (MDP Policy 3.2.1.1 and MDP Objective 8.1.7).
- Plan for growth and major infrastructure and service provision with our intermunicipal and regional planning partners, within the framework of the Capital Region Growth Plan (MDP Objective 8.1.6).
- Plan for growth in the Capital Region based on an integrated and effective transportation system and an integrated approach to land use planning (MDP Objective 8.1.1).

Besides *The Way We Grow*, the City's other strategic plans also provide direction towards building a strong central city. These include:

- *The Way We Move*: contains policies that integrates the transportation network with surrounding land uses, provide a range of transportation choices, and work with our regional partners to facilitate expansion of the transportation system where it crosses municipal boundaries.
- *The Way We Green*: contains policies to ensure the protection and sustainability of key ecological features and networks within Edmonton and across jurisdictions.
- *The Way We Live*: provides direction ensuring that Edmonton maintains a high standard of quality of life.
- *The Way We Prosper*: provides the policy and strategic framework to ensure that Edmonton can continue to grow as a prosperous, competitive world city.
- *The Way We Finance* has not yet been approved by City Council. *The Way We Finance* is proposed to provide a policy and strategic framework for City Council and Administration, addressing Edmonton's financial sustainability and development of a long-range financial plan.

The City of Edmonton is proposing annexation to meet both future residential and industrial/commercial needs and to achieve a balance of housing and employment by location. Lands immediately south of 41 Avenue SW to approximately Township Road 510 will provide significant residential opportunities with some commercial and business industrial development thus providing a healthy mix of uses. In addition, it provides the City increased jurisdiction and environmental stewardship over the lands within and immediately surrounding Blackmud and Irvine Creeks. Those creeks will also be a key stormwater management for future

development within the application area and for lands north of 41 Avenue SW in the South East Urban Growth Area (Decoteau ASP).

3. Regional Planning and Growth Coordination

A long term land supply is being sought in recognition of the high development pressures within the southwest sector of Edmonton, along with increasing development pressures and fragmentation along the border areas in Leduc County. The City of Edmonton is concerned about the constraints and impacts associated with a growing regional form, and requires longer term protection of established growth corridors.

To minimize the regional footprint, the plan concentrates new urban growth to six Priority Growth Areas (PGAs). The southwest portion of Edmonton shares PGA C_e with Leduc County and has a density target of 25-35 dwelling units per net residential hectare.

To facilitate regional growth and plan development in an orderly and efficient manner as contemplated in the MGA, the Capital Region Growth Plan was developed and approved in 2010 and can be summarized by six core principles. The City of Edmonton is best equipped to accommodate future development pressures and achieve the Capital Region Growth Plan's core principles in the following ways:

- 1) *Protect the environment and resources*: Edmonton's policies through *The Way We Green* ensure that natural areas and ecological systems are protected from encroaching development.
- 2) *Minimize regional footprint*: Edmonton's has a history of facilitating higher intensity developments compared to its municipal neighbours, concentrating those developments in areas serviced by transit.
- 3) *Strengthen communities*: Edmonton already currently implements the policies to support this principle, such as providing affordable housing options and mechanisms to create inclusive communities.
- 4) *Increase transportation choices*: Edmonton would facilitate implementation of key transportation infrastructure projects such as the QE2/41 Avenue SW interchange, and LRT service to the Ellerslie area that would provide a variety of commuting options..
- 5) *Ensure efficient provision of services*: Edmonton has the capacity, experience and financial wear-with-all to service the greenfield lands in PGA C_e to an urban standard and provide services to future residents and businesses.
- 6) *Support regional economic development*: much of the land within this application would be utilized to support industrial activity, take advantage of its proximity to the airport and position the Edmonton and Capital Region is competitive on the global stage.

Conclusion

This **overview** of the three categories of need (strategic interests, long term growth, and opportunity) forms the initial justification for the proposed annexation boundary to facilitate negotiations and mediation with the County of Leduc and for public

consultation. Further and more detailed annexation justification will occur as part of the annexation negotiations and public consultation processes, providing the basis for the City of Edmonton's annexation application to the Province of Alberta.

APPENDIX 3

PROPOSED PUBLIC CONSULTATION PROGRAM

Section 116 (2) (c) (i) and (ii) requires that the notice for an annexation must include proposals for consulting with the public and meeting with the owners of the land to be annexed and keeping them informed about the progress of the negotiations. The following public consultation program is proposed in order to meet this requirement.

1. Website

A website has been set up in order to provide affected property owners and the general public with easy access to information and will be updated to reflect this amended Notice. The website utilizes a Frequently Asked Questions format and includes a mechanism for contacting staff representatives from the City of Edmonton. Links to the County of Leduc and Town of Beaumont have been included. "Maps of the proposed annexation boundaries will be updated shortly on the website.

2. Mailing Lists

Two mailing lists have been set up. The first is a list of landowners within the annexation boundary, which will be updated to reflect the ownership of additional land proposed to be annexed. The second list is comprised of members of the public and other parties who have expressed an interest in annexation. The landowner list is compiled by using the property ownership list from the County of Leduc assessment rolls.

3. Open Houses/Landowner Meetings

Three rounds of public engagement sessions have been held in support of the Original Notice and are as follows:

- November 2013 - Three public open houses were held to share information, answer questions and gather feedback about the proposed annexation.
- April 2014 – Five small group landowner meetings were held to give landowners with land in the proposed annexation areas an opportunity to talk with City of Edmonton staff.
- November 2014 - Three public open houses were held to share information, answer questions and gather feedback about the proposed annexation.

The City is committed to hosting additional rounds of open houses and direct meetings with landowners to ensure all affected stakeholders and interested are updated on the project's status, progress on negotiations and address questions raised through previous rounds of public engagement sessions. Landowners of the additional land proposed will be directly consulted to ensure their input is received.

4. Newsletter Mail Outs*

Numerous direct mail outs have and will be provided to individuals on the mailing lists during the public consultation processes.

*Note: additional update mail outs may be sent out throughout the negotiation / mediation process if required, particularly if there are any time delays.

Advertising

All open houses are advertised in Edmonton newspapers and newspapers within Leduc County, City of Leduc and the Towns of Beaumont and Devon.

Summary of the Public Consultation Program

A summary will be included in the report to the Municipal Government Board as required in Sections 118 and 119 of the MGA.

APPENDIX 4

AUTHORIZATION

On April 14, 2015, City Council passed the following Motions:

1. That Council approve the actions outlined in Attachment 3 of the April 14, 2015, Sustainable Development report CR_2357.
2. That the April 14, 2015, Sustainable Development report CR_2357 remain private pursuant to sections 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*.

APPENDIX 5

ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD

Section 6.1 of the Municipal Government Board's (MGB) Annexation Procedure Rules (effective January 1, 2013) requires that written notice to the MGB under section 116(1)(b) of the Municipal Government Act (MGA) must be accompanied by a list of the authorities that the City of Edmonton believes may be affected by the proposed annexation. The following list of authorities is provided in order to meet this requirement.

List of affected authorities that notice has been provided to by copy of this letter, as required by the MGA:

- County of Leduc
- Town of Beaumont
- Municipal Government Board (MGB)
- Strathcona County
- Edmonton Public School Board
- Edmonton Catholic School Board
- Black Gold Regional School Board
- St. Thomas Aquinas Roman Catholic Separate Regional Division #38
- Alberta Health Services Board
- Alberta Capital Region Wastewater Commission
- Capital Region Southwest Services Commission

List of authorities that may be affected, as required by the MGB's Annexation Procedure Rules:

- Alberta Transportation
- AltaGas Utilities Inc.
- ATCO Electric
- ATCO Gas
- Direct Energy Regulated Services
- ENMAX Energy Corporation
- EPCOR Distribution and Transmission Inc.
- EPCOR Energy Inc.
- Fortis Alberta Inc.
- TransAlta Utilities Corporation