

Growing Together

A Conversation on Growth in the Capital Region

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The City of Edmonton is committed to having an engaging and open dialogue with you throughout the multi-year annexation process. We have designed the Growing Together newsletter for keeping you informed and inviting feedback from you. You will receive this newsletter from us on a regular basis.



Neighbours Growing Together

Greetings neighbour. The Capital Region is in an exciting period of growth. Meeting the challenges and seizing the opportunities of growth requires the City of Edmonton and Leduc County to work together. By working together, we can ensure that our region remains a top performing economic engine supporting prosperity for all Albertans.

Like many other municipalities in the region, we are planning ahead for the next 50 years to ensure we can fulfill our role as Alberta's strong capital city. Edmonton is proposing to annex six percent of Leduc County's land mass to support the growth of our city and major regional initiatives. As landowners, residents, and business owners, you have many insightful and complex questions – we want to hear from you, and I can assure you that our City staff are working hard to bring you answers.

Bringing you this newsletter is our first step. Inviting you to our meetings in April is our next step. Edmonton is committed to having open dialogue with you. We are also committed to having ongoing discussions with Leduc County to bring sustainable growth and prosperity to the region. Together with Leduc County and our regional partners, we will work in good faith – we believe that we can build a prosperous future in the Capital Region and for all Albertans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Iveson'.

Don Iveson
Mayor

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WHAT WE HEARD

Last November, the City of Edmonton held open houses to start the conversation about its proposal to annex land in Leduc County to support Edmonton's future growth.

Thank you for attending our open houses and filling out our questionnaires. We are sharing the top themes from your feedback, as well as responses to some of your more commonly asked questions.

Theme 1: Merits of the proposed annexations:

Is this annexation a way for the City to “grab” County land and revenue?

No, these annexation proposals will ensure that Edmonton has room to grow over the next 50 years (which is the typical time horizon of recent annexations in the region).

Securing land now gives Edmonton time to put plans in place for future land uses, infrastructure, and services so that Edmonton can accommodate its future growth efficiently and sustainably.

We acknowledge that accommodating our future growth through these annexations requires land from Leduc County. Edmonton will work towards a fair and equitable solution with Leduc County. A compensation deal will be part of the annexation negotiation process that will take into account the assessed impacts of the proposed annexations on Leduc County.

Why is Edmonton proposing to annex so much land?

Edmonton is one of the fastest growing employment centres in Canada and is expected to nearly double in population to 1.5 million people in the next three decades. Our existing land supply is not enough to meet our future growth. Edmonton needs to plan and acquire land now to ensure that these new residents have somewhere to live and work.

Theme 2: Impact of the proposed annexations on landowners:

Will my property taxes go up? What about a tax freeze or transition?

It is quite common to provide special consideration to annexed property owners in order to allow time for adjustment. This may include a moratorium for a fixed period of time with triggers in place for new development. The property tax issue is ultimately resolved based on negotiations between Edmonton and Leduc County and approved by the Province. Edmonton is committed to finding an amicable solution for all parties involved.

How will the annexation affect my services?

We will strive to ensure that residents do not suffer from any decrease in services and expect that most will see an increase in services. Some examples include roadside waste collection, full-time professional fire protection services, and police services would be provided by the Edmonton Police Service (EPS).

Theme 3: Importance of agricultural land and the potential impact of the proposed annexations on agricultural operations:

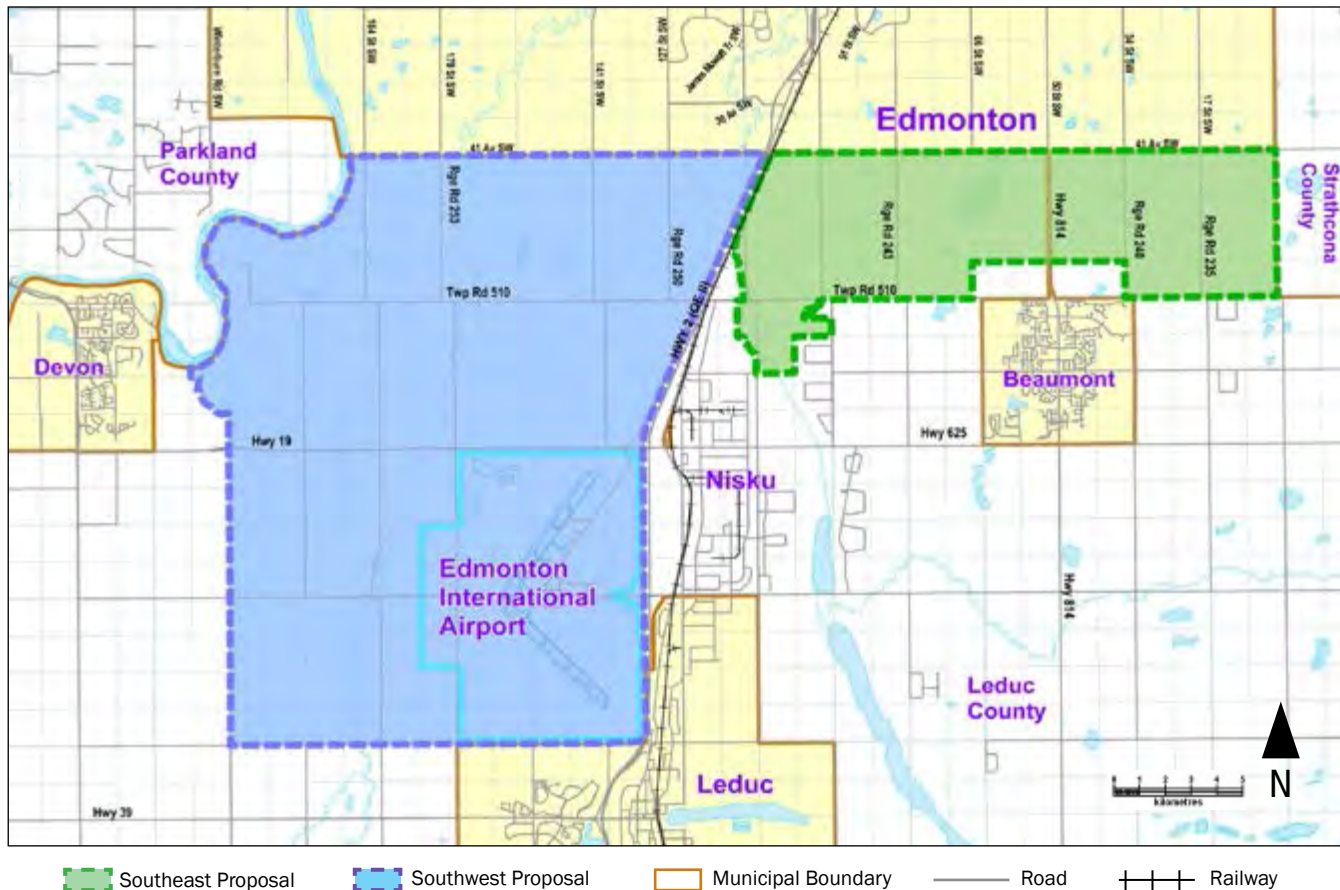
Once the farmland is developed, it cannot be replaced. How will Edmonton address this problem?

We share your concern for the preservation of agricultural land. This is a complex issue that does not lend itself to simple or easy answers. Land is needed for homes and places of work, as well as for agricultural production.

The Province of Alberta approved an urban vision for this area with the approval of the Capital Region Growth Plan. Therefore, regardless of which municipal jurisdiction these lands are under, the long-term vision for this area is for urban-style development.

It is our collective responsibility across the Capital Region to conserve agricultural land and only convert land to urban use when it is needed, and then in an efficient manner.

PROPOSED ANNEXATION AREAS



Edmonton uses land efficiently by building communities at transit-supportive densities and ensuring that new development is next to existing development. This maximizes the use of land and relieves pressure to convert agricultural land to other purposes across the region. Edmonton also has a food and agriculture strategy, FRESH, to support local food production and sustain long-term commitments to farming.

Will we still be able to farm?

Yes! The use of your land will not change unless you want it to. Edmonton supports the long term viability of agriculture within Edmonton and the Capital Region. If you wish to continue farming in the long-term we will work to integrate your operations into any future land use plans.

Stay tuned!

We will address more themes in future newsletters. Please visit our website for more information at www.edmonton.ca/annexation. We look forward to continuing the conversation in the spring at the small group landowner meetings.