

September 23, 2014

Mr. Peter Tarnawsky  
Chief Administrative Officer  
Sturgeon County  
9613 – 100<sup>th</sup> Street  
Morinville, AB T8R 1L9

Dear Sir:

**RE: Formal Notice of The City of Edmonton Annexation Application**

On September 23, 2014, Edmonton City Council authorized the City of Edmonton's (the "City") Administration to proceed with a notice of annexation.

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 you as the municipal authorities from which the land is to be annexed, to the Municipal Government Board, the Capital Region Board and all relevant local authorities as defined in Section 1(1)(m) of the MGA.

**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 identified in red.

**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 notice, which authorizes the City's Administration to proceed with the notice of annexation. Appendix 5 includes a copy of the motion from Sturgeon County's Municipal Council where Sturgeon County authorized their administration to initiate the process of a municipal boundary adjustment with the City of Edmonton with respect to the lands that are the subject to this Notice of Annexation.

## **NEGOTIATION / MEDIATION COMMITTEE**

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

## **ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD**

Appendix 6 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 Peter Ohm by telephone at 780-496-6215 or by email at [peter.ohm@edmonton.ca](mailto:peter.ohm@edmonton.ca).

Yours truly,

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

SF/

Enclosures

c: Ken Lesniak, Chairman/Executive Officer, Municipal Government Board  
Doug Lagore, Chief Executive Officer, Capital Region Board  
Deputy Minister Barry Day, Alberta Infrastructure  
Deputy Minister Andre Corbould, Alberta Transportation  
Laura Tomko, Properties Officer, CFB/ASU Edmonton, National Defence

## APPENDIX 1

### 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 STURGEON COUNTY

PLAN 1121688, AREA "A"

CONTAINING 15.70 HECTARES (38.80 ACRES)

EXCEPTING THEREOUT:                      HECTARES (ACRES) MORE OR LESS

A) PLAN 1322333 RIGHT OF WAY                      3.83    9.46

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 11.87

HECTARES (29.33 ACRES) MORE OR LESS

PLAN 1322333, AREA "C"

CONTAINING 3.83 HECTARES (9.46 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 3.83

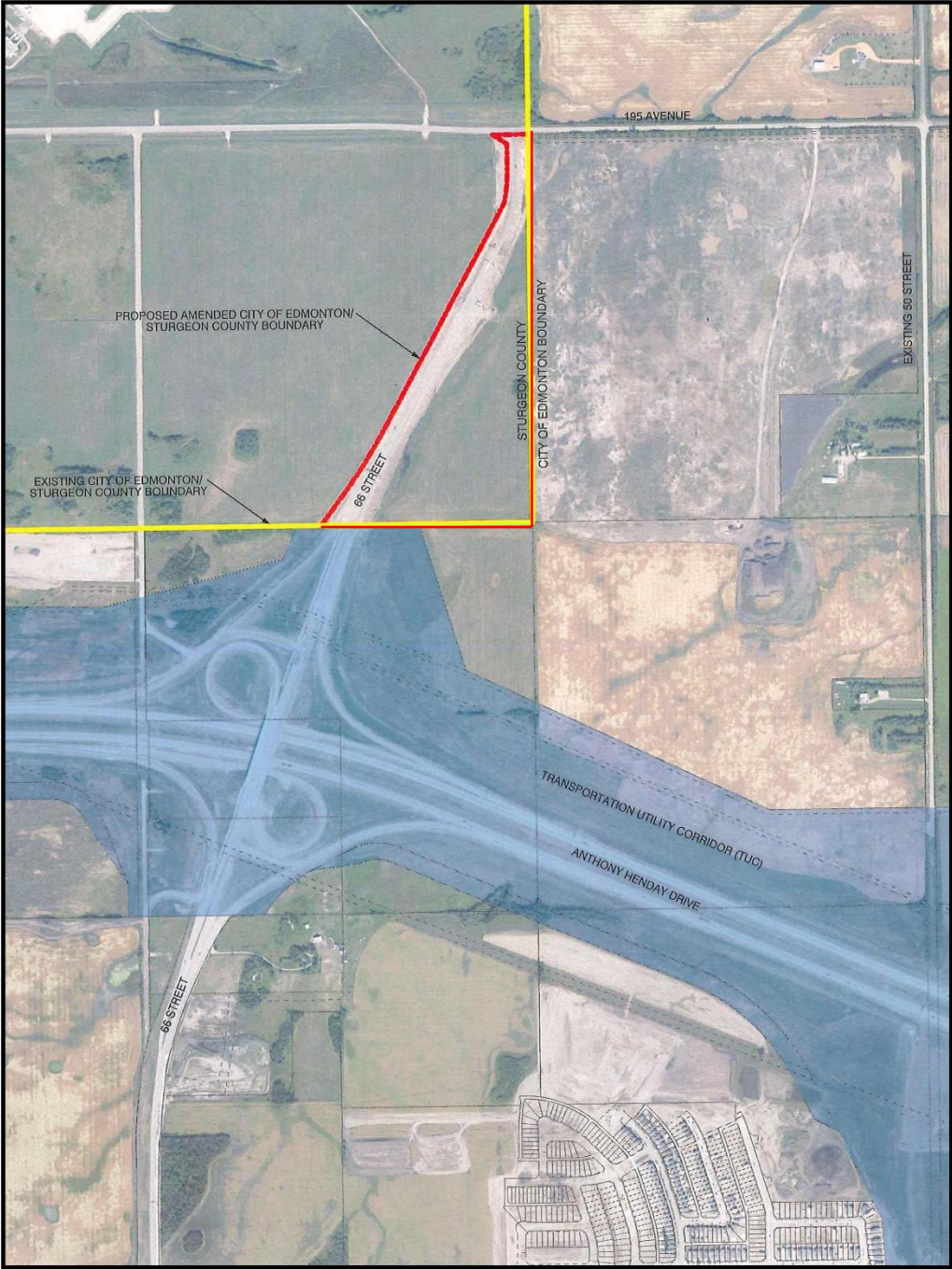
HECTARES (9.46 ACRES) MORE OR LESS

PLAN 1123582, AREA "B"

CONTAINING 0.432 HECTARES (1.07 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS AREA: 0.432

HECTARES (1.07 ACRES) MORE OR LESS



## APPENDIX 2

### ANNEXATION JUSTIFICATION

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 the following rationale:

At the current time, 66 Street NW between Anthony Henday Drive and 195 Avenue NW is constructed on land owned by the Province within Sturgeon County. The remainder of 66 Street NW is owned and maintained by the City of Edmonton as it is within the City of Edmonton’s current municipal boundary. The purpose of this request is to proceed with a boundary adjustment to relocate the City of Edmonton / Sturgeon County boundary such that 66 Street NW and its right of way are wholly included within the City of Edmonton. The intent is that the City of Edmonton would then assume the operation and maintenance of the 66 Street NW arterial roadway in perpetuity. 66 Street NW will serve current and future development in the Edmonton Energy and Technology Park.

In addition to the 66 Street NW roadway itself, the boundary adjustment would include an undeveloped triangle shaped parcel located east of the constructed 66 Street NW and north and west of the existing City/County boundary.

The triangular shaped parcel is deemed to be undevelopable due to development restrictions imposed by the Department of National Defence, which limits the height of any structure to less than 1.8 m in this location. The intent is that this parcel will remain undeveloped except for the construction of a section of east-west collector roadway to service the industrial land east of the existing City/County boundary. The collector roadway would intersect with 66 Street NW approximately 400 metres north of Anthony Henday Drive and 200 metres south of 195 Avenue NW. This intersection spacing would allow for the development of an all-directional intersection along 66 Street NW, with potential access to lands to the east as well as to the lands in the County to the west, if desired.

On July 8, 2014, the Municipal Council for Sturgeon County authorized their Administration to initiate the process of a municipal boundary adjustment with the

City regarding the lands which the City seeks to annex. A copy of the authorization is included in Appendix 5.

### **Conclusion**

This **overview** forms the initial justification for the proposed annexation boundary to facilitate negotiations and mediation with Sturgeon County, 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 Municipal Government Board.

## 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 City of Edmonton will undertake a consultation process to inform, update, and allow stakeholders and residents the opportunity to express their opinions regarding the proposed annexation of the subject lands.

The following public consultation program is proposed in order to meet this requirement of the *Municipal Government Act*.

#### 1. Website

The City of Edmonton will have a website to provide the general public with easy access to information. The website will utilize a Frequently Asked Questions format and includes a mechanism for contacting staff representatives from the City of Edmonton or Sturgeon County. Links to each municipality's website will be included.

#### 2. Mailing Lists

The lands that are proposed to be acquired by the City of Edmonton are owned by one land owner, Alberta Infrastructure.

The City of Edmonton and Sturgeon County will be working directly with Alberta Infrastructure to keep them informed and address any questions or concerns.

A second mailing list includes land owners within a specified distance from the annexation areas. A third mailing list has been established for members of the public and other parties who have expressed an interest in the annexation.

#### 3. Open Houses

A Joint Open House session is planned and would be hosted by representatives from the City of Edmonton and Sturgeon County. This Open House will allow members of the public to learn about the proposed boundary adjustment and provide feedback.

#### **4. Newsletter Mail Outs**

Direct and electronic mail outs are envisioned to individuals on the mailing lists during the public consultation processes. These joint mail outs are intended to assist in sharing of information related to the boundary adjustment, informing interested parties of public engagement opportunities, establishing contact with other affected stakeholders and providing an opportunity for feedback.

#### **Newspaper Advertisements**

All open houses will be advertised in the Edmonton Journal and a newspaper within Sturgeon County. Advertisements will also be posted on the City of Edmonton's annexation website.

#### **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 *Municipal Government Act*.



## APPENDIX 4

### AUTHORIZATION BY CITY OF EDMONTON

**On September 23, 2014, City Council passed the following Motions:**

1. That Attachment 1 to the September 23, 2014, Sustainable Development verbal report be added to the September 23, 2014, City Council meeting agenda.
2. That annexation of the land identified in Appendix 1 of Attachment 1 to the September 23, 2014, Sustainable Development verbal report be initiated and that written notice of the proposed annexation be given pursuant to section 116 of the Municipal Government Act.
3. That the September 23, 2014, Sustainable Development verbal report and presentation remain in private pursuant to sections 21, 24 and 25 of the Freedom of Information and Protection of Privacy Act, and that Attachment 1 to the September 23, 2014, Sustainable Development verbal report be made public.

## APPENDIX 5

### AUTHORIZATION BY STURGEON COUNTY



9613 - 100 Street

Morinville, AB T8R 1L9

County Centre 780-939-4321

Toll Free 1-866-939-9303

Fax 780-939-3003

[www.sturgeoncounty.ca](http://www.sturgeoncounty.ca)

July 15, 2014

City of Edmonton  
Office of the City Manager  
3<sup>rd</sup> Floor, City Hall  
1 Sir Winston Churchill Square  
T5J 2R7

Dear Mr. Simon Farbrother – City Manager,

**Re: Request to Initiate Municipal Boundary Adjustment Process – 66 Street**

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This letter is to inform you that on July 8 2014, Sturgeon County Council considered the City of Edmonton's request regarding boundary adjustments, as outlined within the letter dated June 26, 2014. Based upon this discussion, the Council carried the following motion unanimously:

*That County Council authorizes Administration to initiate the process of a municipal boundary adjustment to incorporate land (approximately +/- 40 acres) in the vicinity of 66 Street north of Anthony Henday Drive into northeast Edmonton, in the location as presently in Attachment 1 (66<sup>th</sup> Street Map).*

Please contact Collin Steffes, Associate General Manager – Planning and Economic Development at 780-939-4321, to initiate the application.

Best regards,

A handwritten signature in black ink, appearing to read "Peter Tarnawsky".

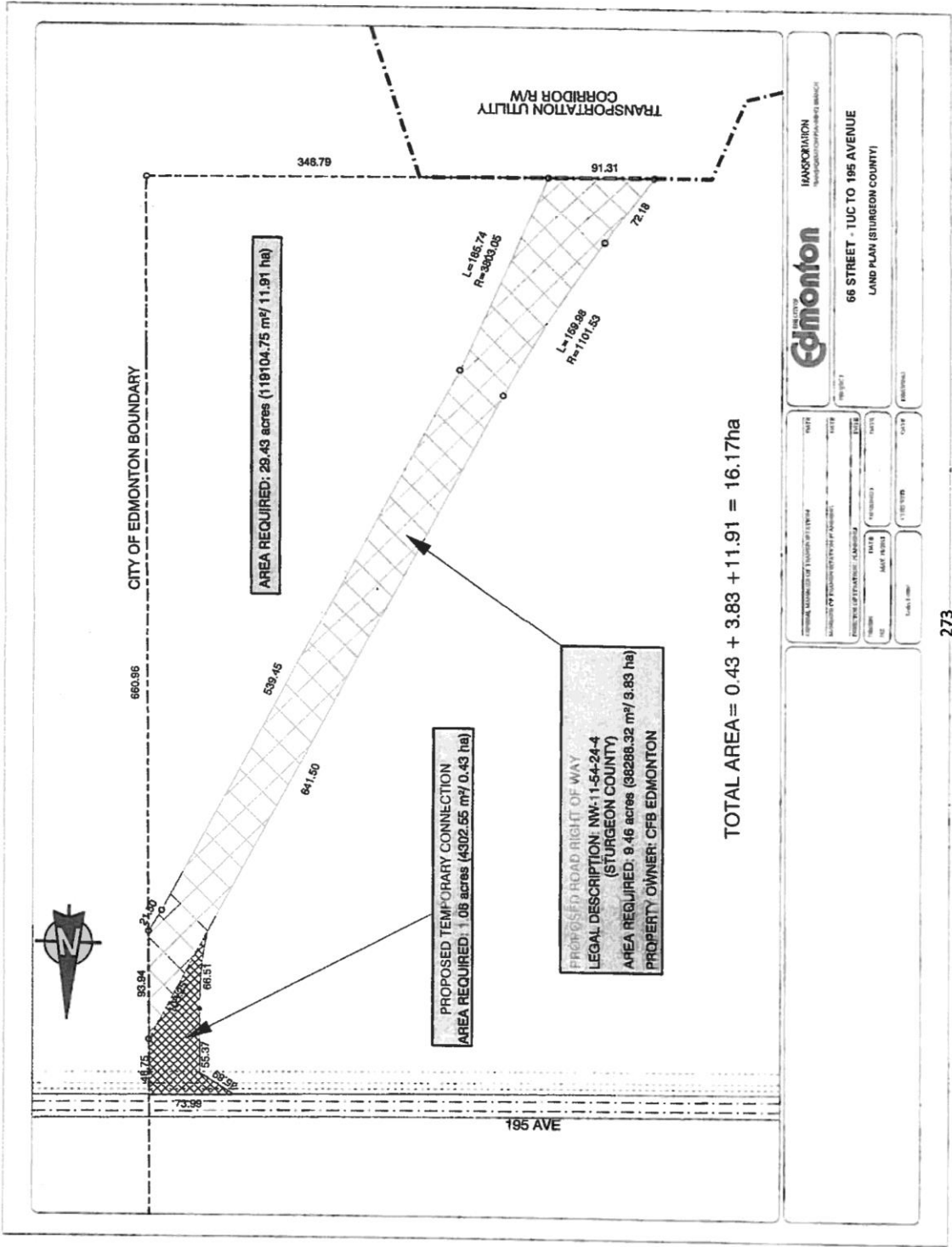
for Peter Tarnawsky  
County Commissioner/CAO

PT/kp

Attachment: 66<sup>th</sup> Street Map

c. Mayor Tom Flynn, Sturgeon County  
Brian Hartman, Sturgeon County  
Leslie Chivers, Sturgeon County  
Clayton Kittlitz, Sturgeon County  
Ian Mackay, Sturgeon County  
Collin Steffes, Sturgeon County

Tim Brockelsby, City of Edmonton  
Gilbert Davis, City of Edmonton  
Gord Jackson, City of Edmonton  
Scott Mackie, City of Edmonton  
Peter Ohm, City of Edmonton  
Kristine Whalen, City of Edmonton



CITY OF EDMONTON BOUNDARY

PROPOSED TEMPORARY CONNECTION  
 AREA REQUIRED: 1.08 acres (4302.55 m<sup>2</sup> / 0.43 ha)

PROPOSED ROAD RIGHT OF WAY  
 LEGAL DESCRIPTION: NW-11-54-24-4  
 (STURGEON COUNTY)  
 AREA REQUIRED: 9.46 acres (38286.32 m<sup>2</sup> / 3.83 ha)  
 PROPERTY OWNER: CFB EDMONTON

AREA REQUIRED: 29.43 acres (118104.75 m<sup>2</sup> / 11.91 ha)

TOTAL AREA = 0.43 + 3.83 + 11.91 = 16.17ha

TRANSPORTATION UTILITY  
 CORRIDOR R/W



66 STREET - TUC TO 195 AVENUE LAND PLAN (STURGEON COUNTY)	
PROJECT NUMBER: 118104.75	DATE: 1/15/19
PROJECT TITLE: 66 STREET - TUC TO 195 AVENUE	DATE: 1/15/19
DRAWN BY: J. B. BROWN	CHECKED BY: J. B. BROWN
DATE: 1/15/19	DATE: 1/15/19

**MINUTES OF THE REGULAR COUNCIL MEETING HELD ON JULY 8 PAGE 1**

**MINUTES OF THE REGULAR COUNCIL MEETING**

**JULY 8, 2014**

**STURGEON COUNTY, MORINVILLE, ALBERTA**

Adopted

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<b>A.</b>	<b><u>CALL TO ORDER AND OTHER RELATED BUSINESS</u></b>	
<b>MEMBERS PRESENT:</b>	Tom Flynn	Mayor
	Ferd Caron	Division 1
	Susan Evans	Division 2
	Wayne Bokenfohr	Division 3
	Karen Shaw	Division 6
<b>MEMBERS ABSENT:</b>	Jerry Kaup	Division 4
	Patrick Tighe	Division 5
<b>STAFF:</b>	Peter Tarnawsky	County Commissioner (CAO)
	Ian McKay	General Manager, Integrated Growth
	John Maysky	General Manager, Municipal Services
	Rick Wojtkiw	General Manager, Corporate Support
	Sheila Macaulay	Senior Communications Officer, Corporate Communications
	Nanette Best	Legislative Officer

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E.11

**REQUEST FOR DECISION**  
**REQUEST BY CITY OF**  
**EDMONTON TO INITIATE**  
**MUNICIPAL BOUNDARY**  
**ADJUSTMENT PROCESS –**  
**66<sup>th</sup> STREET SOUTH ACCESS**  
**INTO EDMONTON ENERGY**  
**AND TECHNOLOGY PARK**

**. . . continued**

245/14

A Request for Decision pertaining to a Request by the City of Edmonton to Initiate Municipal Boundary Adjustment Process – 66<sup>th</sup> Street South Access into Edmonton Energy and Technology Park was reviewed by Collin Steffes, Associate General Manager, Integrated Growth.

F. Caron MOVED:

That County Council authorizes Administration to initiate the process of a municipal boundary adjustment to incorporate land (approximately ± 40 acres) in the vicinity of 66 Street north of Anthony Henday Drive into northeast Edmonton, in the location as presented in Attachment 1 (66<sup>th</sup> Street Map).

CARRIED UNANIMOUSLY

## APPENDIX 6

### ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD

Section 6.1 of the Municipal Government Board's Annexation Procedure Rules (effective January 1, 2013) requires that written notice to the Municipal Government Board under section 116(1)(b) of the *Municipal Government Act* 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 *Municipal Government Act*:**

- Municipal Government Board
- Capital Region Board
- Sturgeon County

**List of authorities that may be affected, as required by the Municipal Government Board's Annexation Procedure Rules:**

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