

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 11.0

MEDIA



MARCH 2018

Edmonton

APPENDIX 11: MEDIA

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1. INTRODUCTION

This appendix captures, to the best of the City's ability, media coverage on the City's proposed annexation from 2013 to February 2018.

2. NEWS ARTICLES

2.1. 2013

2.1.1. Global News Edmonton "Edmonton wants to annex 15,600 hectares of Leduc County, including airport" (March 5, 2013)

Byline Elise Stolte Edmonton Journal

EDMONTON – The City of Edmonton is negotiating with Leduc County to annex 15,600 hectares of land south of the city, including the international airport.

Mayor Stephen Mandel made the announcement Tuesday after city council voted 12 to one in favour. Councillor Linda Sloan was opposed.

Mandel said the additional land will give the city enough land to support 30 to 35 years of growth. The land will be used for both residential and industrial development, with large industrial areas surrounding the airport.

"We are an industrial region and the city needs to have that industrial land," Mandel said.

The annexation would not include Nisku and will be mainly limited to agricultural land. Mandel said the city has been quietly negotiating with Leduc County since last April. They will now complete formal negotiations and then bring the proposal to the Municipal Government Board.

Mandel said he expects that process to take about a year.

In the past, some have questioned Edmonton's growth, saying the constant expansion in the suburbs is leading to urban sprawl – an expensive and not environmentally sustainable practice.

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Mandel defended that growth.

“The City of Edmonton is a contiguous community that continues to grow to deal with the realities of what our housing mix is in the City of Edmonton. We’re not Vancouver; we’re not New York City,” he said. “We’re a city where people want to be able to live in a single-family environment or a multi-family complex. We have to offer different kinds of products and we’re pushing up at our borders at the south end of the city.

“We need to be able to ensure the long-term stability and success of our city.”

The City of Edmonton is negotiating with Leduc County to annex 15,600 hectares of land south of the city, including the international airport.

2.1.2. CTV News “City Starting Process to Annex Lands South of Edmonton, Including Airport” (March 5, 2013)

Julia Parrish, CTV Edmonton

Published Tuesday, March 5, 2013 3:34PM MST

Last Updated Tuesday, March 5, 2013 6:17PM MST

City Council is moving forward with plans to annex two large parcels of land south of the city, in an effort to continue expansion.

City administration was directed by City Council Tuesday to begin the process that would see the section of land directly south of Edmonton under city control.

Two parcels of land were outlined in the adjustment – one is the corridor along the west side of the QEII Highway, including the Edmonton International Airport, the other would extend the city’s southern boundary to Township Road 510, near the northern boundary of the Town of Beaumont, east of the QEII highway.

The proposed annexation doesn’t include land in the Leduc County Nisku Industrial area.

The city said notices of intent to move forward with the two annexation applications have been sent to the Municipal Government Board of the Government of Alberta, Leduc County, and the Town of Beaumont.

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According to the city, City of Edmonton and Leduc County officials have been discussing the matter since April 2012.

The processes are expected to take between two and five years to complete.

If they're successful, it's estimated the annexations would add about 15,000 hectares of land to the city.

The city said the added land would accommodate anticipated demand for growth of residential and business areas in the city – and would make it easier to extend the LRT to the airport in the future.

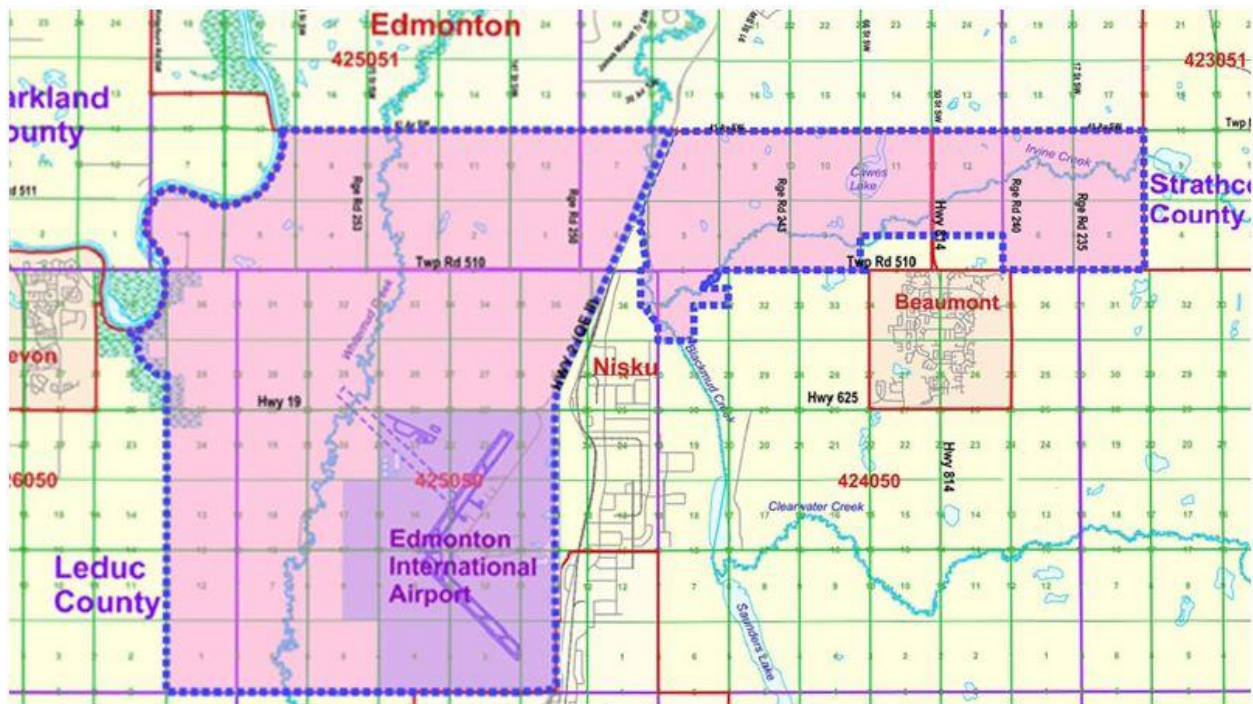
The annexation will be done through procedure laid out in the Municipal Government Act.

City officials said this is the first time the city has annexed land in 30 years – in comparison, Calgary has undertaken 16 annexations.

The city said planning ahead has meant the city hasn't needed to annex surrounding land for three decades, but some areas need more room to expand.

With files from David Ewasuk

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The city has moved to start the annexation process for this parcel of land, that would extend Edmonton's southern boundary to include the Edmonton International Airport west of the QEII, and to Township Road 510 east of the QEII. Supplied.

CLOSE X

2.1.3. CBC News Edmonton “Edmonton looks to annex part of Leduc County” (March 5, 2013)

City council wants to extend Edmonton’s southern boundary to the edge of Beaumont in an annexation that would also include the international airport.

The extension would also include land along the west side of the QEII Highway.

Edmonton wants the 15,600 hectares of land for more residential and business growth. The city also believes the extension would make it easier to build a future LRT line to the airport.

"We have to have the right to grow. I've said that before," Mayor Stephen Mandel said.

"We're not out to hurt anybody, we're not out to take their income, but we have to have the right to make sure the city of Edmonton is a strong central city. A weak Edmonton is a weak everything in this region."

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City officials have been negotiating the issue with Leduc County for the past year.

The city has sent annexation applications to the Municipal Government Board, Leduc County and the town of Beaumont.

The process is expected to take two to five years and will include a consultation period.

One person who lives in the affected area predicts that residents will fight the annexation.

Business owner Curt Makepeace lives in the community of Sprucedale where his family has farmed for five generations.

He believes that Edmonton should do a better job to increase the density of the land it already has instead of building over the best farmland in Alberta.

"It's beautiful land here," he said. "And to see it paved over by whoever — whether it's Leduc County, the airport or the city of Edmonton — it's a crime."

He says it will cost the city of Edmonton more to expand than to build within existing boundaries.

2.1.4. CTV News “Leduc County, Beaumont, Farmers Planning to Push Back Against Annexation” (March 6, 2013)

Julia Parrish, CTV Edmonton

Published Wednesday, March 6, 2013 12:13PM MST

Last Updated Wednesday, March 6, 2013 6:38PM MST

Communities, and farmers directly affected by the City of Edmonton's intention to annex two large parcels of land south of the city are questioning the city's plans.

On Tuesday, Edmonton's City Council voted to move forward with plans to annex two sections of land – totaling more than 15,000 hectares – in an effort to allow residential, business and industrial development to grow.

“We need to have our city grow and we hope that taxation as it grows will continue to be greater than the income that it produces,” Mandel said Tuesday.

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It's that growth farmers such as Ed Wedman are worried about – Wedmanvill Dairy Farms has been in production on the same half section of land, located just south of Edmonton in Leduc County for decades.

“This is not just a piece of dirt, we are talking communities that have been here for over 120, 150 years,” Wedman said.

Others in the area wonder what the move will mean for locally grown food.

“Why would you pave over some of the best land in the province? Where there's a lot of land, that's certainly not as productive,” Sprucedale community resident Curt Makepeace said.

The growth plan also conflicts with the plans of another community, as part of the eastern section of land had already been the subject of discussion between the Town of Beaumont, and Leduc County.

“Beaumont is one of the fastest growing communities in Canada, and the second fastest in Alberta,” Marc Landry with the Town of Beaumont said.

Landry said town administration has been in discussions with Leduc County, in the hopes of acquiring nearly 1,600 hectares of land – some of that is land outlined in the city's plans.

“The area being proposed by the City of Edmonton is in some of the same area that Beaumont was looking to grow, so this will have, for sure, an impact,” Landry said.

The county itself was quick to come out against the annexation plan as well – County Mayor John Whaley told CTV News the county is willing to hear about Edmonton's offer, but “If we had a preference or a choice in the matter, we would say, go away, leave us alone.”

On Wednesday, Leduc County issued a press release responding to the city's plan, and said county officials ‘feel no obligation to hand over County investments and future tax base to another municipality’, even though relations with neighbouring municipalities have been good.

“These lands are attractive to our neighbours because of the forward planning undertaken by Leduc County to ensure our sustainability,” Whaley said in the press release. “Annexation notices bring a sense of frustration when a neighbouring municipality wants us to forfeit our tax base for their benefit.”

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County officials said the ‘spirit of collaboration’ would continue as the city’s proposal is assessed – and residents and business community will be invited to participate in its evaluation.

Edmonton also needs approval from the provincial government before moving forward.

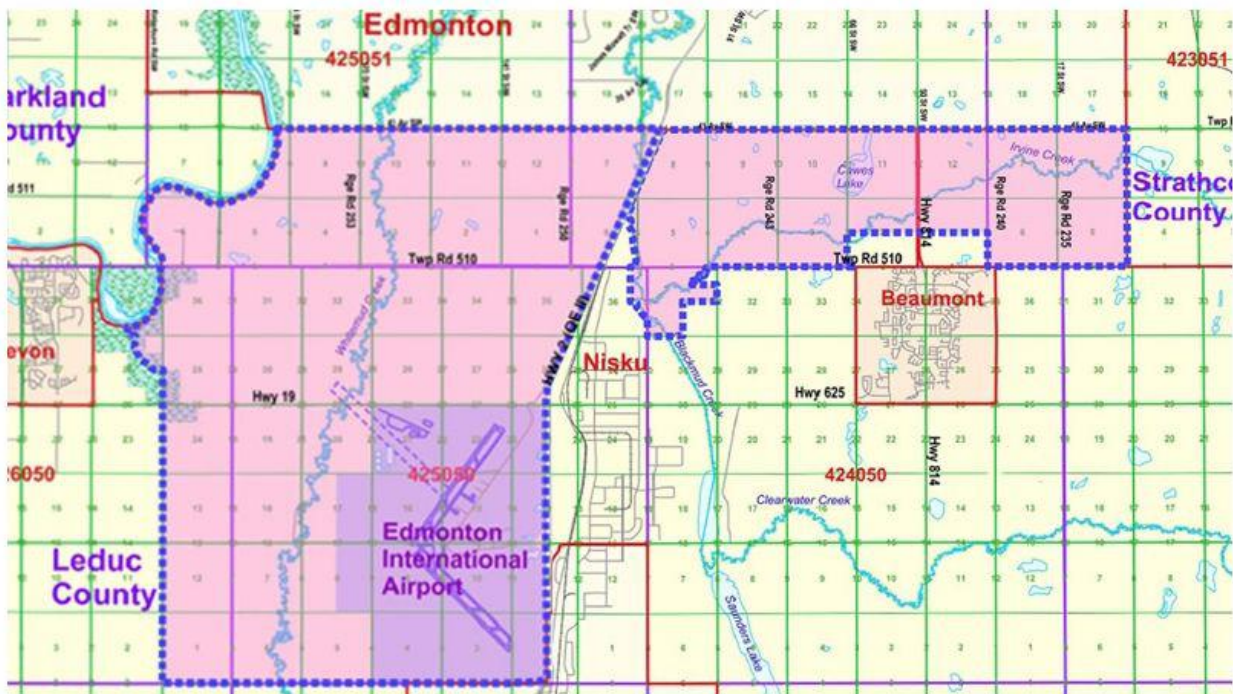
“It’s the same situation with every annexation,” Municipal Affairs Minister Doug Griffiths said.

“Nobody wants to give up the tax base, but municipalities need room to grow, and investments do too.”

The next step in the process includes municipal hearings – they’re hearings Wedman and Makepeace are planning to attend.

“This is good land, we have to protect it,” Makepeace said.

With files from Ashley Molnar

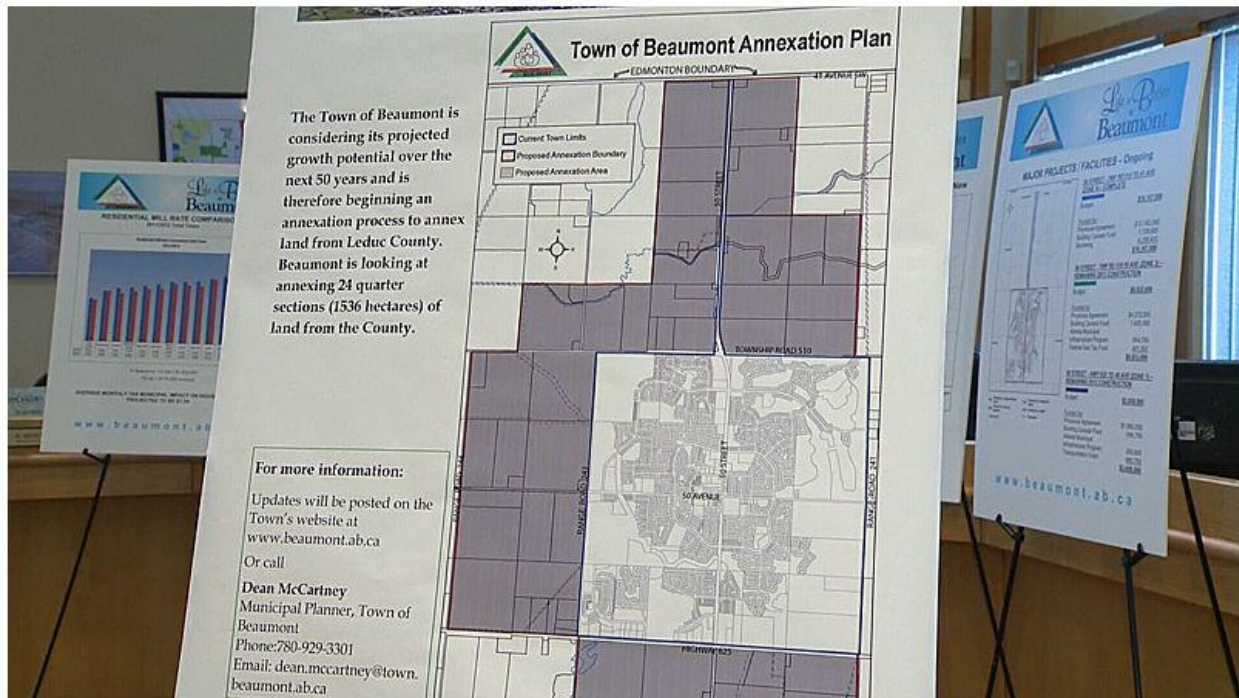


The city has moved to start the annexation process for this parcel of land, that would extend Edmonton’s southern boundary to include the Edmonton International Airport west of the QEII, and to Township Road 510 east of the QEII. Supplied.

Image 1 of 2

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The Town of Beaumont has put forward an annexation proposal to the County of Leduc. It wants to annex 24 quarters or 1,536 hectares, of land from the county to address a shortage of space.
Image 2 of 2

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2.1.5. Global News Edmonton “Neighbouring municipalities defend land in light of Edmonton’s annexation plans” (March 6, 2013)

Byline Emily Mertz

EDMONTON – The Mayor of Leduc County says the community won’t give up its land without a fight. John Whaley made the comments Wednesday, after Edmonton city council released plans to extend Edmonton’s southern boundary.

In a news release Wednesday, Leduc County explained it enjoys good relationships with its neighbours but doesn’t feel an obligation to hand over what it describes as County investments and future tax base to another municipality.

“These lands are attractive to our neighbours because of the forward planning undertaken by Leduc County to ensure our sustainability,” said Whaley in a news release.

“Annexation notices bring a sense of frustration when a neighbouring municipality wants us to forfeit our tax base for their benefit,” Whaley added.

The release went on to say the County has its own vision for growth.

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“It would damage the county quite badly if everything was taken away from us,” Whaley told Global News.

“We’re under pressure in this capital region, it’s a fast growing area, we understand that. But does that mean we have to take all the land and squander it away for stuff that maybe isn’t needed and wanted at this time,” Whaley added.

“That is some of the best farmland in Alberta...it cannot be squandered away.”

Whaley said he was surprised by the scope of the annexation proposal.

“The scale, the size of it was, caught me by surprise I would suggest.”

“I do not expect Edmonton to achieve everything that they expect,” he shared.

When it comes to the next step in the annexation process, he offered this:

“It will be hard-nosed. There’s no doubt about it. We have a lot to lose here and we’re not going to give it without a fight.”

When asked if he would still describe the County’s relationship with Edmonton as friendly, Whaley replied, “oh yes.”

In the news release, the County says it has a history of collaborating with neighbouring municipalities for their mutual benefit when population growth requires new plans. The County says it will continue this “spirit of collaboration” as Leduc County looks at Edmonton’s annexation proposal.

At Tuesday’s announcement, Edmonton Mayor Stephen Mandel reinforced that history of collaboration.

“We’ve had a year of discussions with the County of Leduc. We need to understand their challenges, their problems. We need to make sure we’re thoughtful in the process. The mayor has been good to deal with, but his job is to make sure there is a good deal for the County of Leduc and we respect that,” said Mandel.

However, Whaley said the process is still in its early stages.

“Our staff have been working together on a letter of intent...The politicians haven’t even met on this issue so ... We haven’t been negotiating, that word is wrong,” he clarified.

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Leduc's mayor acknowledged that annexation can be a challenge for people implicated by the possible boundary changes. In the release, the County says residents and businesses will be part of evaluating the proposal.

The County says any proposed annexation will be measured against Leduc's established and future plans for residential, industrial, commercial and agricultural development.

The Town of Beaumont is also trying to manage its growth while dealing with Edmonton's annexation plans.

"The Town of Beaumont is planning to grow, the Town of Beaumont will continue to grow. We just need now to identify, reassess what we've heard and which direction the Town of Beaumont will be growing," said Camille Berube, Beaumont's Mayor.

"Whether there are frustrations... Yes. But in the region, every community is expected to grow... That's part of the process."

"It's not a done deal yet," he added. "The landowners, the municipality, every possible affected party is, has an opportunity to dialogue in this, and we will as well."

Tuesday, the City of Edmonton revealed council had voted on and passed the next step in this annexation plan.

Edmonton hopes to annex about 12,000 hectares of land on the southwest side of Highway 2 and about 36,000 hectares on the southeast side. Most of the land is green space, with the exception of the International Airport.

Annexations are common among municipalities. Calgary has had 16 annexations since 1982. Edmonton has had zero.

"We haven't had any because we've had enough land to grow," explained Mandel Tuesday. "We've grown so exponentially we need to do this."

ANNEXATION PROCESS

So, what is the process of annexation?

The steps are laid out in the [Municipal Government Act](#).

"Our annexation process is a quasi-judicial process where they make an application, they'll go before the body," explained Minister of Municipal Affairs, Doug Griffiths. "It's like a hearing

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process. So, they will all give their perspective and point of view and discuss the impacts. We have a very good process set up for that.”

“That’s why we have the Municipal Government Board, so that they can discuss annexations and make sure that we find the balance between urban and rural development and the taxation authority,” he added.

Mandel says it will take some time to get all the details ironed out.

“It’s a government process, I could be a hundred years old,” Mandel joked.

“My guess is a year, a year plus. It can go quicker if there’s a way of moving it quicker. But, a year or so, you have to work with the County of Leduc, which we much look forward to, they’re a good group of people, land owners throughout the area, we have to listen and hear from them.”

According to the Municipal Government Act, the annexation process includes the initiation of annexation, direct negotiations, report on negotiations, disposition of report, general agreement on proposed annexation, notice of hearing and costs, board’s report which may be followed by an annexation order pending agreement by the Alberta Utilities Commission.

2.1.6. Leduc County Open Letter to Residents “Leduc County Residents and Businesses: Council Responds to City of Edmonton’s Proposed Annexation of 38,000 Acres” (March 12, 2013)

Residents and businesses,

The City of Edmonton proposes to annex 38,000 acres of land from Leduc County. Leduc County Council is committed to its residents, business owners and industry partners and will continue to act in the best interests of its ratepayers throughout discussions with the City of Edmonton. Due to the level of misinformation circulating about the City of Edmonton’s annexation proposal, Leduc County Council feels compelled to clarify the County’s position on a number of topics.

There is no existing deal with the City of Edmonton.

No negotiations have occurred between Leduc County and City of Edmonton regarding annexation. Leduc County agreed to explore how City of Edmonton and Leduc County could grow together through a letter of intent dated April 11, 2012. This was to be done by examining collaborative growth options. Unfortunately, participation in this collaborative process has simply delayed Leduc County’s growth planning, while City of Edmonton prepared its ambitious annexation bid. Alternative options for growth have never been explored despite the impression that this was the purpose of these discussions. Over the last year, Leduc County has requested an inventory of City of Edmonton’s remaining land supply, supported by documentation of its suggested growth demands. This request has been repeatedly denied. Based on existing public

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documents, City of Edmonton has sufficient land available within its current boundaries. It appears the City of Edmonton wants to curtail growth in the region unless it occurs within its Limits. All Capital Region municipalities, including City of Edmonton, have a responsibility to reduce sprawl by maximizing infrastructure, protecting agriculture, preserving the natural ecology and growing in a smarter, more-efficient manner.

Loss of important portions of Nisku would be devastating.

This annexation proposal boxes in Leduc County by preventing future development of its growth options. This causes uncertainty for investment and threatens the economy; Leduc County, the Capital Region and Alberta as a whole will be negatively affected. Nisku, and the planned industrial developments surrounding it, are integral to Alberta's economy. Serving industry is one of the most important responsibilities Leduc County has and the County intends to continue doing it well by developing its planned growth areas. Leduc County will work to ensure that these areas are protected in the long term, while continuing to foster growth during discussions with City of Edmonton.

Leduc County has a vision for the area Leduc County has existing and proposed plans for most of the land City of Edmonton hopes to annex. Between Leduc County and the private sector, millions of dollars have been invested in planning, engineering and developing infrastructure in the following areas:

- Construction has begun for industrial development in the north end of Nisku between Township Road 510 and 41 Avenue SW. Development is underway and infrastructure is being built. Leduc County is determined to ensure this portion of Nisku will continue to be developed.
- Since 2006, Leduc County has planned the development of a business and logistics park north of Hwy 19. Construction is beginning with some work already completed. Leduc County is committed to servicing this area and moving forward with construction.
- Leduc County's largest water reservoir and portions of the County's utilities systems are located on lands included in City of Edmonton's annexation proposal. These critical investments cannot be handed over without causing significant harm to Leduc County's long-term sustainability. Leduc County is committed to protecting infrastructure vital for its communities.

Agriculture must be protected in Leduc County. While development is planned for much of the proposed annexation area, Leduc County has worked to ensure high-capability agricultural land is protected in the process of expanding industrial development. Leduc County has policies in place to protect agricultural land. Leduc County will work to ensure agriculture will maintain its essential role in the future of the region while providing for responsible development.

The International Airport does not need to be in Edmonton.

The International Airport is a key regional asset crucial to the entire region. The airport is serviced by Leduc County and a number of other regional commissions. A board with appointed

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members from the federal and provincial governments, City of Edmonton, Leduc County and surrounding municipalities governs this regional asset. Leduc County intends to continue this regional approach as the developments planned for the airport and surrounding land will be a significant benefit to the region.

In fact, the County has already identified lands for a future transit corridor and is participating in regional transit work through the Capital Region Board. Control of the airport by City of Edmonton threatens its regional nature. Tax revenue from the airport is shared with the City of Leduc and the provincial government. Leduc County has retained roughly 23 per cent of the annual tax revenue from the airport since 2002. Leduc County's interest in the International Airport is not based solely on revenue.

Leduc County's tax base supports the local region.

Leduc County partners with the City of Leduc, the towns of Beaumont, Devon and Calmar and the villages of Thorsby and Warburg, to provide services to ratepayers in the region. These services include emergency services, recreation, culture, library, infrastructure and more. Leduc County's ability to contribute to these services is dependent on its ability to generate revenue from its existing and future tax base.

If this tax base is eroded by annexation, partnering communities will see decreased revenue. In 2012, Leduc County spent approximately \$7.2 million in cost-shared services. Leduc County is determined to continue delivering on the responsibility to ensure the Leduc County region shares in the benefits of development.

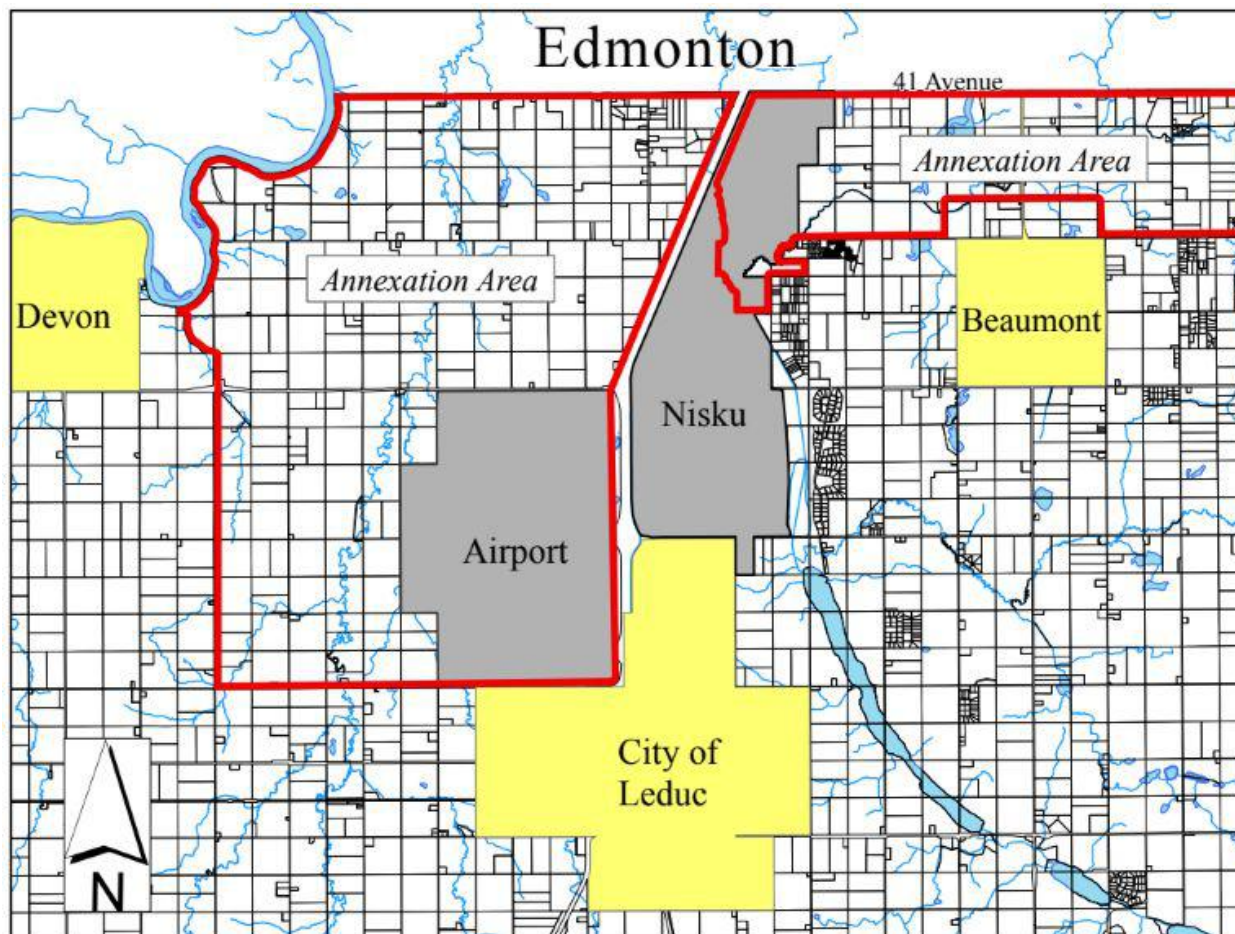
We will fight for the County's continued sustainability.

This annexation proposal is the start of a negotiation process. Leduc County has the right and obligation to negotiate with City of Edmonton in accordance with the Municipal Government Act and that is what we intend to do. Leduc County will strive to ensure the outcome of this process is a better result for ratepayers than what is currently being proposed by the City of Edmonton. In the meantime, Leduc County will continue to serve its citizens, businesses and industry partners with high-quality service. Leduc County Council strongly believes there are other options available to City of Edmonton and is committed to protecting the interests of County ratepayers. As an important component of this commitment, Council will be seeking participation of residents and businesses, while ensuring information and facts are available throughout this process. For more information visit www.leduc-county.com. If you have questions or comments, they can be directed to the Mayor's office at 780-955-4560 or by e-mailing annexation@leduc-county.com.

Sincerely,
John Whaley

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Mayor



2.1.7. CTV News “Leduc County Responds to City of Edmonton’s Annexation Plan” (March 13, 2013)

Julia Parrish, CTV Edmonton

Published Wednesday, March 13, 2013 4:22PM MDT

Last Updated Wednesday, March 13, 2013 5:07PM MDT

About a week after the City of Edmonton released plans to annex two large parcels of land south of the city, the county in charge of the land in question is publicly responding to the city’s plan.

Leduc County Mayor John Whaley released an open letter to residents and businesses, addressing “misinformation circulating about the City of Edmonton’s annexation proposal”, and clearing up the position the county has on the proposal.

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“It is important for residents, business owners and industry partners to know that Leduc County council has ratepayer’s best interests in mind,” Whaley said in a press release. “We are not prepared to hand over vital portions of Leduc County and council will challenge the City of Edmonton throughout the process.”

The letter states no negotiations between the city and the county on the annexation plans had taken place – the county had agreed to “explore how [the] City of Edmonton and Leduc County could grow together through a letter of intent dated April 11, 2012”.

According to the mayor, the county’s own growth plans were delayed by that process, while the city put together its annexation bid.

On March 5, the City of Edmonton went public with plans to annex a total of about 15,000 hectares of land, responding to a reported demand for residential and business growth in that part of the city, and to make it easier to build an LRT line to the airport in the future.

The county said officials had requested an inventory of the City of Edmonton’s remaining land supply – but that request had been denied. According to existing public documents, the county said the city has sufficient land available, but “It appears the City of Edmonton wants to curtail growth in the region unless it occurs within its limits.”

The mayor said in the letter, that the annexation “boxes in” the county, and prevents future growth options – which Whaley said would negatively impact the county, Capital Region, and province.

The letter goes on to outline the existing plans the county had for the area, and policies it had to protect agriculture in the area.

Included in the city’s annexation plans, is taking over the Edmonton International Airport – however, the county said the airport doesn’t need to be in Edmonton. The letter stated the county has identified lands for a transit corridor in the future, and is working with the Capital Region Board on the regional transit.

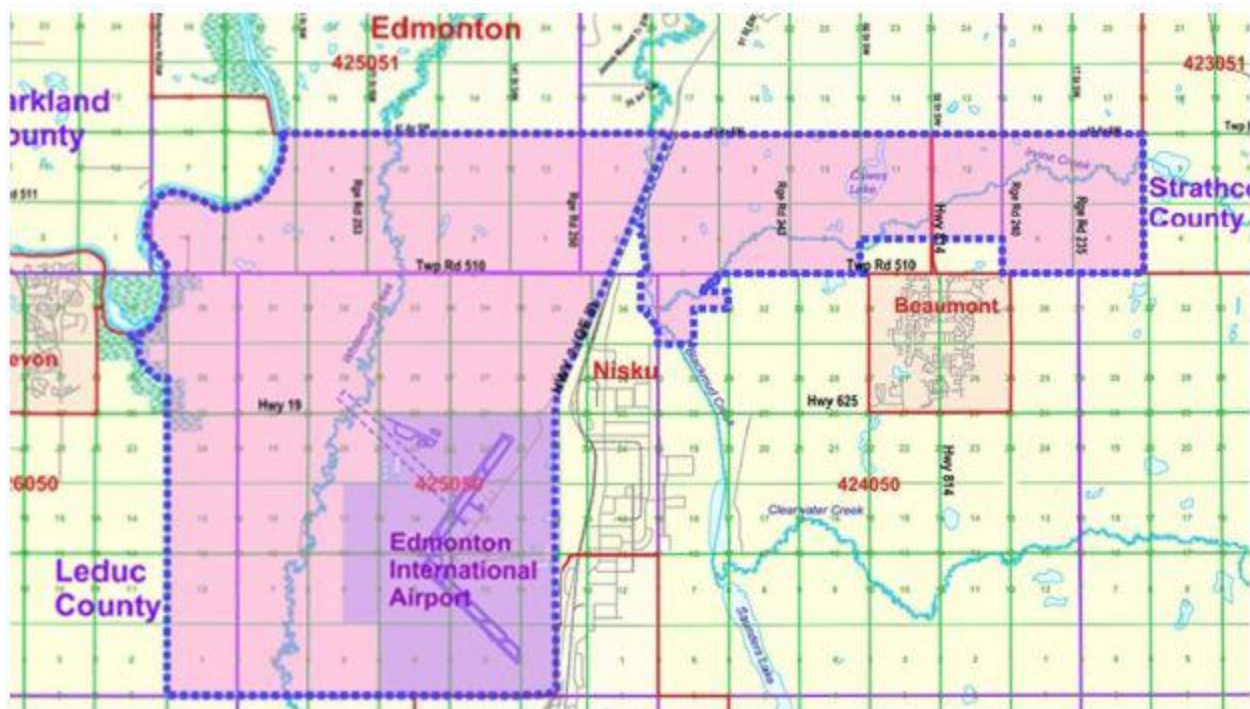
In addition, the letter states tax revenue from the airport is already split between the county, City of Edmonton and the province – with the county reportedly only collecting about 23 percent of its annual tax revenue since 2002.

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The mayor said the county “has the right and obligation to negotiate with [the] City of Edmonton in accordance with the Municipal Government Act,” and officials will work to “ensure the outcome of this process is a better result for ratepayers than what is currently being proposed by the City of Edmonton.”

Back on March 5, the city said this annexation was the first time the city has proposed expansion in about three decades – and the city hasn’t needed to grow beyond its limits in that time, but some areas need more room to expand.

The open letter from Leduc County is also expected to appear in area newspapers by the end of the week.



The city has moved to start the annexation process for this parcel of land, that would extend Edmonton’s southern boundary to include the Edmonton International Airport west of the QEII, and to Township Road 510 east of the QEII. Supplied.

2.1.8. Global News Edmonton “Leduc County wants Edmonton to end its ‘heavy handed’ annexation bid” (March 28 2013)

Date: Mar 28 2013

Byline: Shelia Pratt

Source: Edmonton Journal

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EDMONTON – Leduc County, worried about losing millions in future tax revenue, wants Edmonton to abandon its “confrontational” annexation bid and return to negotiations.

Mayor John Whaley said Thursday the county was “surprised” at the size of Edmonton’s bid — 15,600 hectares from the city’s southern boundary to the international airport west of Highway 2. “We don’t think they need that much land.”

In a strongly worded letter to Edmonton’s Mayor Stephen Mandel, Whaley called on the city to drop its “heavy handed and arbitrary proposal” which is creating uncertainty for area businesses.

Mandel said the city must move forward with its application in a bid to grow. The county “has been well aware of those plans” after many months of talks, he said.

“But that does not preclude the two sides from coming up with a collaborative solution” to avoid ending up in front of the municipal board for a final decision, Mandel said.

“John is a great guy, but they full well knew where were going, so I am surprised that they are surprised.”

Mandel also noted Edmonton is looking to annex raw land that produces little revenue for the county. The city has the capacity to provide services to develop it for the region, while the county may not, he said.

Edmonton is not requesting to annex any part of the established Nisku Industrial Park that provides the county with tax revenues today, he added.

But Whaley said he’s worried about the county’s future revenues. There are 200 hectares of undeveloped north of the Nisku industrial park and east of Highway 2, included in the annexation bid, that the county wants to keep. Those lands, when developed, would provide lots of revenue, “the county’s future sustainability fund,” he said.

When questioned, Whaley acknowledged that there has been talk for several years that Edmonton would pursue an annexation bid.

“But the size of it was a surprise,” Whaley said.

He said he wants to avoid an “adversarial battle” over growth in the region.

The county does not object to Edmonton taking over the international airport as it does not generate a lot of tax revenue and county has to provide services, he said. It’s the agriculture land around it that is the concern. Mandel noted extending city boundaries to the airport is the

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only way to get new infrastructure like LRT and interchanges built to serve the airport. You can't take the boundary half way and then leapfrog over to the airport, he said.

Also, Edmonton needs more industrial land to diversify its tax base, Mandel said. Most of the land around the airport is zoned industrial the airport overlay zoning and "Edmonton has the capacity to develop those land."

"There is the reality of what needs to be done to build region and the reality that we need more industrial to meet our obligations to city residents," Mandel said.

2.1.9. Global News Edmonton "City of Edmonton moving forward with Leduc County annexation plan" (November 8 2013)

Date: Fri Nov 8 2013

Byline: Caley Ramsay

Source: Global News Edmonton

EDMONTON – The City of Edmonton is moving ahead with its annexation process to take over land south of the city limits, despite much opposition from Leduc County.

The City is looking to acquire about 15,600 hectares of land south of its boundary at 41 Avenue SW, east and west of the QEII Highway.

"Strategically, it's a very key economic area for development," said Peter Ohm, Branch Manager of Urban Planning and Environment with the City of Edmonton. "While Edmonton is committed to growing up and in, we also need to grow out.

"Over the next 30 years, 2044, we anticipate that the city is going to grow to be well over 1.4 million people. And this particular annexation really is a 50-year annexation. It gives us a land supply for at least that long."

The land is currently the property of Leduc County, which has been strongly opposed to the annexation as it's been presented [since receiving the City's proposal in March.](#)

Leduc County says the loss of so much land would reduce its tax base by 17 per cent, and would jeopardize the County's existing services. The County says residents and businesses would also see tax hikes by joining the City of Edmonton.

"The annexation is not the appropriate process to address growth in the region," said County Councillor John Schonewille. "Leduc County has met with the residents and ratepayers, we've received overwhelming support in our opposition in the annexation."

But despite that push back, the City is moving ahead with the process. It will be holding three open houses later this month to meet with affected Leduc County residents and landowners.

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“This will be our first opportunity to meet with them face-to-face to hear their questions and their perspectives,” Ohm explained Friday.

“Although we, Leduc County, do not support the City of Edmonton’s annexation proposal, we are satisfied that the City is reaching out to our residents and ratepayers to get their opinion,” added Schonewille.

With 55 per cent of Edmonton’s growth occurring in the southside, Ohm believes the City has a strong case for the proposed annexation.

“We are concerned that if we didn’t take this on that it wouldn’t be developed as efficiently and for the highest value possible.”

The City expects the entire annexation process to take about two to five years.

The open houses will be held on the following dates:

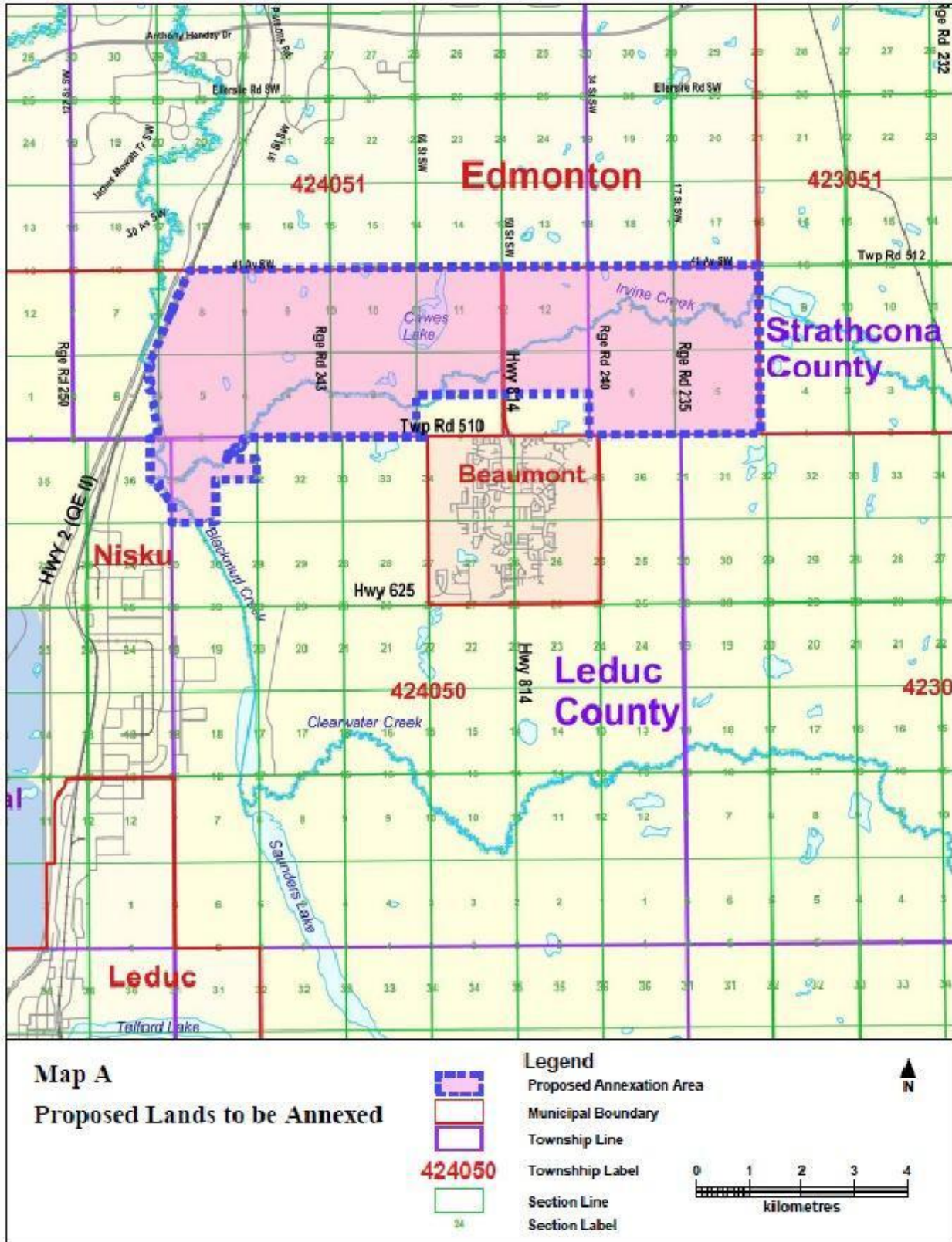
Mon, November 18, 5-8pm
Red Tail Landing Golf Club
7, 435 Airport Perimeter Rd
Edmonton Intl Airport

Tue, November 19, 5-8pm
Nisku Inn, 1101 4 St
Nisku, AB

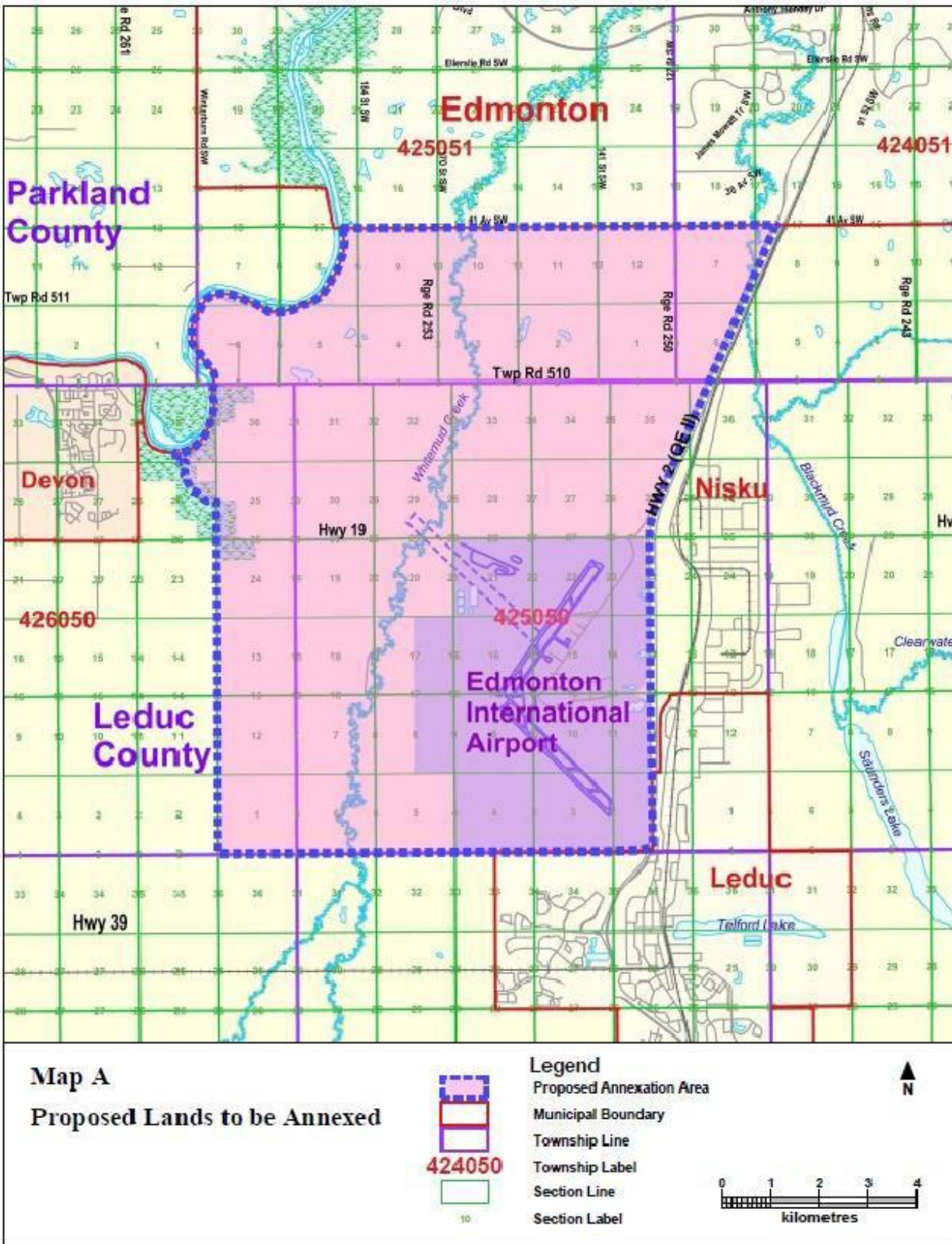
Tue, November 26, 5-8pm
Four Points Sheraton
10010 12 Ave SW
Edmonton, AB

Maps of the proposed southeast and southwest annexation areas have been posted below:

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APPENDIX 11: MEDIA



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2.1.10. Metro Edmonton “Leduc County mayor feels snubbed by Edmonton in looking land takeover” (November 8)

Leduc County mayor feels snubbed by Edmonton in looming land takeover

By Stephanie Dubois

The City of Edmonton will host three public open houses later this month in relation to the proposed Leduc County annexation.

Leduc County’s mayor says he feels ignored by Edmonton’s new mayor as the city moves closer to gobbling up a sizable swath of the southern area.

Mayor John Whaley said communication has been non-existent with Edmonton officials since their last annexation meeting with previous Edmonton mayor Stephen Mandel in the summer.

Whaley told Metro that as of Thursday afternoon, he had not had his call to Mayor Don Iveson returned after two days.

“We’ve had no discussion with the new mayor or with anybody else...and we don’t know the plans at this time. They’re just doing their own thing as if we’re not here.”

It was back in March that the City of Edmonton announced their plans to annex Leduc County lands, which would include lands south of Edmonton, bordered by Highway 2. The International Airport, as well land north of Beaumont, are also part of the proposed takeover.

Since then, talks of the annexation have mostly played out in the media, said Whaley.

“I was hoping for a fresh start with the new mayor, I’m still hopeful we can still have that. What is going to sour the relationships is this is all been played out in the press before we even had discussions. That’s what is wrong with this process.”

On Friday, the City of Edmonton announced their next steps in the plans is to host three open houses so they can hear from affected landowners from Edmonton, Leduc County and Town of Beaumont on the proposed annexation of roughly 38,000 acres of county land.

“This will be our first opportunity to meet with [landowners] face-to-face, hear their questions, their perspectives and respond to that,” said Peter Ohm, manager of Urban Planning and Environment with the city.

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Annexation discussions between the City of Edmonton and Leduc County were put on hold prior to the election, explained Edmonton officials, with no specific date of when they will re-commence.

The three City of Edmonton open houses will be held as follows:

Nov. 18 from 5-8 p.m. at the RedTail Landing Golf Club at the Edmonton International Airport

Nov.19 from 5-8 p.m. at the Nisku Inn in Nisku

Nov. 26 5-8 p.m. at the Four Points Sheraton in Edmonton

2.1.11. iNews “City launching annexation open houses” (November 8)

City launching annexation open houses

Edmonton, Alberta / iNews880

Scott Johnston

Posted: November 08, 2013 04:58 pm



The city is ready to get moving on its annexation plan involving the County of Leduc that was announced this past spring.

Things have been quiet through the summer and the election however Edmonton Planning Manager Peter Ohm says they're now ready to start getting feed back from residents during three open house sessions.

The County has posted [on its website](#) that those residents who live in the annexation area could see their taxes increase by as much as 60%.

Ohm says that sticker shock won't happen right away.

“As is the case with most annexations, and there have been quite a few in the Edmonton region over the last decade, there is usually a provision for transition. So that over a period of time, the taxes are graduated from that which would be charged by the municipality that's ceding the land to the one that's taking it.”

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Edmonton wants the green space because it feels it can develop that land to maximum economic benefit. "This is what we consider a very strategic location, south of Edmonton relative to the International Airport, Port Alberta, and strategically it's a key area for economic development," Ohm told reporters. "We see ourselves as being in the best position to be able to develop that as the central city in the region and having the capacity to develop land to a full urban standard."

The first open house is November 18th at the Redtail Landing Golf Club, followed by November 19th at the Nisku Inn, and then November 26th at the Four Points Sheraton in Edmonton. All three run from 5 p.m. until 8 p.m.

2.1.12. The Edmonton Sun "Land deal in works; Leduc promised annexation compensation" (November 9)

Land deal in works ; Leduc promised annexation compensation

Publication: The Edmonton Sun

Date: Sat Nov 9 2013

Page: 3

Section: News

Byline: Jeff Cummings, Edmonton Sun

Source:

Story Type:

Length: 547 Words

Compensation for Leduc County from Edmonton is in the cards as the city hammers out an annexation deal.

Leduc County says the proposed deal would mean a loss of 17% in tax revenues, but Peter Ohm, manager with Edmonton's urban planning department, says compensation is in the works for county coffers.

In terms of how much compensation, that's to be determined, said Ohm.

"(The county) sees some future opportunity there that we are going to have to talk about and that is going to have to come to a formula for compensation," said Ohm.

"The negotiations are about the terms for any kind of settlement."

The city's planned boundary extension includes the corridor along the west side of the QEII highway and encompasses Edmonton International Airport -- an area that totals 12,000 hectares of land.

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The city is also proposing to extend Edmonton's southern boundary to Township Road 510 -- close to the northern edge of Beaumont and east of Alberta's busiest highway. This area is 3,600 hectares in size.

It's a move Ohm says will address Edmonton's rapid growth on the city's south-side.

The city says that currently, more than 55 per cent of Edmonton's population growth occurs south of Whitemud Drive, and more than 73 per cent of housing starts in the Capital region are occurring in the city.

"We anticipate the city is going to grow to well over 1.4 million people and this particular annexation really gives us a land supply of 50 years," said Ohm.

But Leduc County, on its website, warns "taxes will increase by 62% for residents in the annexation area" once land is taken over by the city. County officials also warn businesses and industry in the annexed areas will see their taxes double.

Ohm says the massive tax hike would be slowly phased in "by 10 or 20 years" for affected residents and businesses.

So far, government officials have only met once to discuss the the annexation deal, with civil staff meeting dozens of times to discuss the plan.

However, "substantial work" is underway for the city as work on the annexation deal continues, said Ohm.

The city will be holding three open houses for those residents and businesses in those affected areas, including one at the Nisku Inn at 5 p.m. Nov. 19.

However, the entire annexation process can take from two to five years before boundaries are adjusted, says the city.

Talks will include the provincial government, officials with Leduc County and Beaumont.

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LEDUC COUNTY ANNEXATION

According to its website, Leduc County says "NO " to annexation because:

- * The City of Edmonton intends to annex roughly 38,000 acres of county land and an annexation this size would significantly impact Leduc County, its residents and neighbouring municipalities.

- * Leduc County residents will see a 10% tax hike if Edmonton annexes 38,000 acres of land from Leduc County.

- * A 17% reduction in tax base would jeopardize Leduc County's existing services to residents and neighbours.

- * Taxes will increase 62% for residents in the annexation area if Leduc County loses the land to the City of Edmonton.

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* Taxes will double for business/industry in the annexation area if the City of Edmonton's bid is successful.

*Figures are based on the 2012 municipal and tax assessment. These figures do not take into consideration any possible tax protection plan which might be implemented by the City of Edmonton.

Illustration:

- photo by Amber Bracken/Edmonton Sun
- City of Edmonton Urban Planning and Environment manager Peter Ohm speaks to the media about the proposed annexations on Friday.
- A copy photo of Edmonton's annexation history, including proposed annexation land, created by the City of Edmonton.
- A copy photo of Edmonton's historic growth map created by the City of Edmonton.

2.1.13. The Edmonton Journal “Public meeting to hear annexation plan” (November 9)

Public meetings to hear annexation plan

Publication: Edmonton Journal

Date: Sat Nov 9 2013

Page: A4

Section: City &Region

Byline: Gordon Kent

Source: Edmonton Journal

Story Type: News

Length: 390 Words

Edmonton is starting major work on its bid to annex big chunks of Leduc County with three public meetings to outline the proposal later this month.

The city announced last March it wants to take over 156 square kilometres of its southern neighbours, including the Edmonton International Airport and a slice of Beaumont, to give Edmonton room to grow for the next 50 years.

Politicians and staff had an initial exchange of views in May, but with the municipal elections there hasn't been much activity since then, says Peter Ohm, Edmonton's urban planning and environment manager.

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Meetings Nov. 18 (Red-Tail Landing Golf Course), Nov. 19 (Nisku Inn), and Nov. 26 (Four Points Sheraton) will be the first chance for residents to hear directly what the city is planning and express their opinion, he said Friday.

The events run from 5 p.m. to 8 p.m. "We expect certainly a lot of questions. 'What's this about, how will it affect me ... how will my services change?' " Ohm told a news conference.

"If we don't annex it, the county will in its own fashion eventually develop it. However, we don't know what the timeline is, we don't know if there will be a missed opportunity."

It can take more than 10 years from the time property is assembled for housing until the owners start moving in, so the city needs to look for extra space now, Ohm said.

"Strategically, it's a very key economic area for development. We're concerned if we didn't take this on, it wouldn't be developed as efficiently and for the highest value possible."

The annexation process can take two to five years, he said.

During the election campaign, Mayor Don Iveson said he wants to negotiate a "diplomatic conclusion" to the annexation bid.

Leduc County Coun. John Schonewille said he's happy the city is reaching out to ratepayers, but the county still doesn't support Edmonton's proposal.

People like the service they receive from their local government, and are concerned by the possibility taxes will rise if they're part of the city, Schonewille said.

He's one of three county councillors on a committee with three Edmonton councillors hoping to start negotiating a resolution to the issue next year.

"There is other ways to do partnerships and cooperation with other municipalities that do not result in annexation, and still achieve the same goals."

gkent@edmontonjournal.com

• Greg Southam, Edmonton Journal / Edmonton is moving ahead with an annexation bid that will include the international airport.

2.1.14. CBC News "Annexation Bid Gets Thumbs Down at Leduc County Meeting (November 19, 2013)

County residents make emotional plea at public meeting

CBC News Posted: Nov 19, 2013 7:58 AM MT Last Updated: Nov 19, 2013 8:28 AM MT

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Emotions ran high at a public meeting last night about the City of Edmonton's a plan to annex land south of the city in Leduc County.

More than half of all the city's growth over the past 30 years has been south of Whitemud Drive and with planners predicting the city's population doubling in the next three decades, the city is running out of room.

But Leduc County residents like Alan Roth say they're not interested in becoming Edmonton citizens. "It's 24 hours after a snowstorm," Roth told CBC News after the hearing at the RedTail Landing Golf Club near the Edmonton International Airport. "Our roads are already plowed. If we have the city taking care of our roads we won't get that kind of service.

"If i want a meeting with the mayor of the county of Leduc, I can just pick up the phone and see him. It's not a problem. We're not going to have those services when the city takes over."

Clarence Shields argued that annexing the segment of Leduc County north of the Edmonton International Airport will completely limit growth of the Nisku Industrial Park.

More meetings are planned before the Alberta's Municipal Government Board finally decides what will happen.

2.1.15. Leduc OneFM “City of Edmonton begins public meetings on annexation” (November 19)

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City Of Edmonton Begins Public Meetings On Annexation

[News Home](#) [More from Local News](#)

Tuesday, November 19th, 2013 11:30am

First meeting held at Red Tail Landing, second to be held at Nisku Inn

Leduc County residents gathered last night for the first of three public meetings to hear the city of Edmonton's proposal to annex 38-thousand acres of land from the County.

One of the concerns brought up was if the annexation went through, would property taxes increase on the land assumed by the city of Edmonton.

Tim Brockelsby, Senior Planner of Sustainable Development for the City of Edmonton says although property taxes might see an increase, land value would also rise.

Pat Wilson, President of Camex Equipent in Nisku, is worried and sees the annexation as a land and tax grab.

He feels it will take away the businesses competitive edge with increased taxes, and will reduce the number of International businesses that want to move their operations to Nisku because there will no longer be any room to grow.

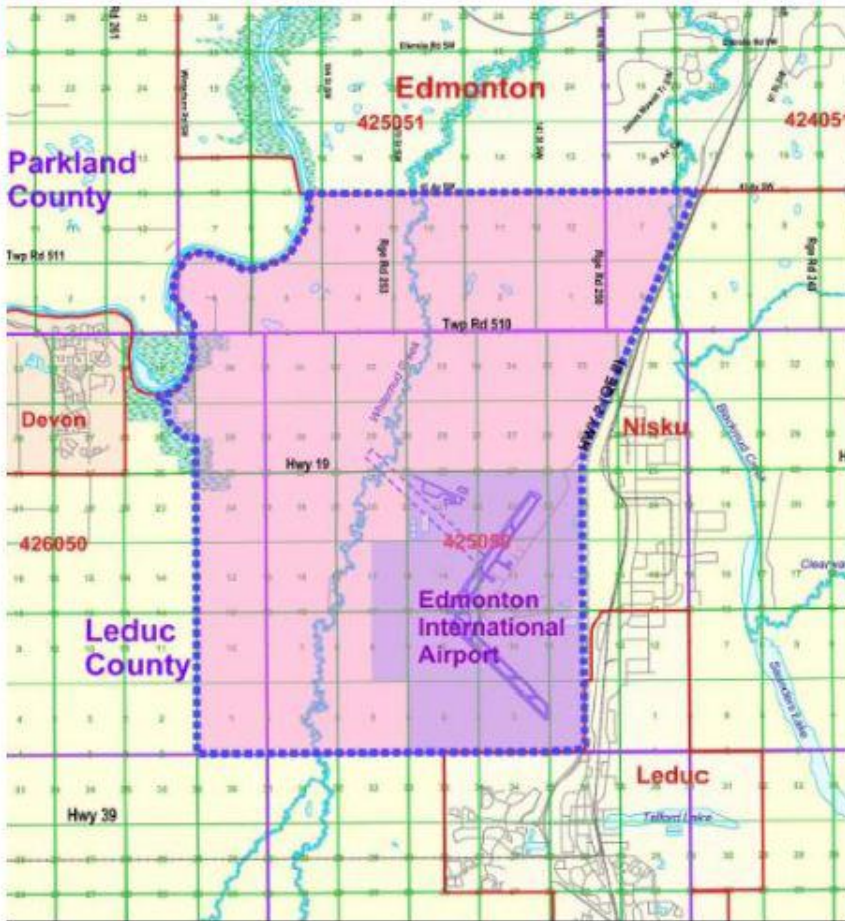
A second meeting will be held at the Nisku Inn tonight between 5 and 8 pm.

2.1.16. News “Leduc County fighting back against proposed annexation” (November 20)

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Leduc County fighting back against proposed annexation

November 20, 2013 05:58 pm



The David vs Goliath battle being fought over land south of Edmonton has taken another turn.

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Leduc County mayor John Whaley is calling on residents to push back at Edmonton's attempt to annex land for future expansion.

He says residents need to write to their MLA's to encourage action on the issue.

"Elected officials need to know what the people's views and opinions are, I mean, we can't just sit back and talk about (the annexation) in the coffee shops, because not everybody gets to hear that."

Whaley says residents need to fear an annexation from Edmonton because, he thinks, services will go down, while taxes go up.

The county is sending information to property owners, urging them to educate themselves on what will actually happen if an annexation goes through. *(lk)*

2.1.17. Leduc Representative "Edmonton's annexation attitude irks area residents, officials" (November 22)

Edmonton's annexation attitude irks area residents, officials

Publication: Leduc Representative

Date: Fri Nov 22 2013

Page: A4

Section: News

Byline: Omar Mosleh Qmi Agency

Source:

Story Type:

Length: 944 Words

Leduc County residents were united in their opposition to Edmonton's proposed annexation plans at a recent open house meeting held by the city.

Edmonton held two open house consultation meetings with question and answer sessions on Nov. 18 and 19. A third will take place on Nov. 26 at 5 p.m. at the Four Points Sheraton in south Edmonton.

Edmonton is looking to annex two quadrants of land that lie within Leduc County to accommodate its growth: one to the west of the QE II highway, and one on the east side, which would include a three kilometre long strip of land along 50th Street and Highway 814.

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The total size of the proposed annexation area is 15,600 hectares and includes about 900 people. The meeting was held to solicit public feedback before the city holds more consultation meetings in the spring.

Top of mind concerns were the loss of prime agricultural land, diminished opportunities for the county to grow and a potential tax hike when the annexation becomes official.

"The biggest concern (for me) is the loss of great agricultural land," said Leduc County resident Iris Zelter, whose family has been farming and ranching in the area for more than 20 years.

"Black chernozemic soil is the most productive soil in North America and it's all over this area," she said. "That's why people originally settled here, because it can produce crops really well."

She argued that areas to the west and north of Edmonton are more abundant in sandy and saline soil, which are not as well suited for agriculture.

"I think they need to consider the long term," she said. "Not just where people will live, but how are you going to feed those people?"

Edmonton's annexation proposals conflict with Beaumont's proposal's to annex 24 quadrants of land to its north, west and south, all within Leduc County and some falling within the same area that Edmonton is seeking.

"We understand that everybody is looking for an opportunity to grow and maintain their sustainability," said Edmonton's Urban Planning and Environment Manager, Peter Ohm. "So we're looking forward to those discussions in negotiations."

Ohm stressed that during the annexation process, residents would be largely unaffected; there would be no changes to land use, the county would still have jurisdiction over zoning and development, and there would be no changes in service levels.

The annexation process could take roughly two to five years before boundaries are adjusted.

The land development process takes approximately 10 years, from the time of assembling the land to the time people move into the newly built subdivisions and work areas.

Leduc County resident Ed Wedman, who lives just south of Edmonton in the proposed area near Devon, said the open house presentation did little to ease his opposition to the annexation.

"There's lots of questions, and lots of roundabout, but no answers," he said. "There just trying to soften the blow."

Wedman, who first had his family farm homesteaded in 1892, said the annexation could force him to move out of the capital region.

"With this whole proposal, buying land for farming is out of the question," he said. "So regardless, we're going to have to move if we want to expand."

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During a question and answer session, several residents expressed significant concerns of a future tax hike, as well as having additional taxes for their farm houses, which are currently exempted in Leduc County.

"You put a new roof on an outhouse, you'll get taxed for it," Wedman said sarcastically.

Ohm said any tax increases would be phased in over a number of years.

Edmonton Assessment and Taxation official Rod Risling said farm buildings could be exempted from additional taxes for an extended period as part of the transitional process.

Reduced service levels was also a concern, as expressed by Zelter during the question and answer period.

"The City of Edmonton is already strapped by your own admission in providing policing, infrastructure and transportation," she said. "How are we going to be serviced, if you can't even take care of your own city?"

Beaumont resident Carole Hudson said the open house did have some positive points.

"It was fairly well organized," she said. "There were a lot of display boards, and people could post little suggestions on them."

She was also encouraged by the feedback forms and the fact that City of Edmonton officials were taking note of people's comments.

Hudson is opposed to Edmonton taking a portion of 50 Street, which turns into Highway 814, from Beaumont because she sees it infringing on the town's growth opportunities.

"If we're not allowed to grow, how are we going to make (Beaumont) better? Because all they're going to do is grab up the land and put a bunch of houses in it," she said. "When you have communities like Devon, Beaumont and Leduc, and we've established our particular identities, I don't see why anyone has to come over and manage us," she said.

Leduc County Mayor John Whaley bluntly stated that he didn't see any positives in the proposal, and said the annexation could harm the county's future sustainability.

"It's a high priority growth area. If they take all this land, that's all the area that can be easily serviced with sewer and water," he said. "Anything else cannot, so that limits our development anywhere else in the county."

Whaley has hopes the city will pace itself strategically and come to an amicable compromise with its partners in the capital region.

"The city should be looking at doing what's reasonable and use some common sense going forward here," he said. "And understand that there's more than just a city in this region. We all have to live here."

2.1.18. The Edmonton Journal "Annexation plans raise fears over farmland" (November 28)

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Annexation plans raise fears over farmland

Publication: Edmonton Journal

Date: Thu Nov 28 2013

Page: A6

Section: City &Region

Byline: Gordon Kent

Source: Edmonton Journal

Story Type: News

Length: 319 Words

A proposal to annex part of Leduc County has some people concerned about the future of agriculture in the area, says the City of Edmonton's urban planning manager Peter Ohm.

About 300 people attended three recent open houses to discuss city plans to take over 156 square kilometres of its southern neighbours, including the Edmonton International Airport and a slice of Beaumont, Ohm said Wednesday. The city argues it needs the land so it will have room to grow for 50 years, but Ohm said numerous speakers indicated they enjoy their rural lifestyle. They also asked what would happen to the district's high quality farmland.

Most of the property involved is already designated as a priority growth area slated for urban development, he said. "It's certainly not a continuance of what's there. ... In some cases, there's an element of displacement here."

Participants also wanted to know how much property taxes would go up if they became part of Edmonton and what services would be offered, Ohm said. Leduc County has the capital region's lowest residential tax rate. While Ohm said higher taxes could be phased in, possibly based on how soon property will be developed, this will have to be worked out with county officials as part of negotiations expected to start next year.

Another issue that arose was the operation of the airport. Some wanted to know the city's position on a proposed third runway, which would create noise that could limit housing projects nearby, and if the city intends to stop the facility operating 24 hours a day, Ohm said. He wants to study these issues before making any commitments. But Leduc County Mayor John Whaley said many questions won't be answered for months, and he had to correct information at the final meeting Tuesday about the county's contribution to the 41st Avenue SW interchange. He doesn't think there's much support for annexation among people living in the area.
gkent@edmontonjournal.com

2.1.19. Leduc-Wetaskiwin Pipestone Flyer "Annexation vexation" (November 28)

Annexation Vexation

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Nov 28 2013

Page: L1 /Front

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Section: News

Byline:

Source: The Flyer

Story Type: Caption

by Lorna Lowe

Monday, December 02, 2013

The Pipestone Flyer

Leduc - Things got a little heated at the annexation informational meeting hosted by the City of Edmonton at RedTail Landing Golf Course on the evening of November 18th.

Over 100 people packed the room to hear the two presentations planned for the night. Both presentations were giving out the same information with the timing staggered by an hour to ensure those people who could not make it until later did not miss anything.

Originally the presentations were going to be given by the Manager of Urban Planning and Environment for the City of Edmonton, Peter Ohm, but he was stuck in traffic and was only able to make it for the second presentation.

As residents and concerned business owners entered the room they were greeted by a series of informational boards with Edmonton City staffers placed at each display in order to answer questions. The displays included maps of the proposed annexation area, the next steps of the annexation proposal itself, numbers showing the differences in taxation rates between the County of Leduc and City of Edmonton, and boards to encourage people to paste on their sticky note questions, amongst others.

Everyone was also greeted by a couple of members of a newly formed group of County business owners and residents calling themselves the "Leduc County Coalition" who are opposed to the annexation proposal. To their benefit the City of Edmonton made no attempt to stop the LCC from handing out their information at the meeting or asking questions during the Q & A sessions.

At 6pm everyone was asked to take a seat and the emcee for the evening explained that the purpose of this meeting was to share information during the "early days" of the annexation proposal. It was also stated that the City of Edmonton "...wants to hear your questions."

Then Mr. Gord Jackson, Director of Regional Planning for the City of Edmonton came to the podium to begin the first presentation. He said that the City was there that night to "...start a longer discussion as this process can take a number of years." He then thanked the Leduc County representatives in the audience; Mayor Whaley and Councillors Stumph and Schonewille, along with County Manager Brian Bowles and the head of Long Range Planning, Phil Newman, for attending.

Gord continued on by saying that "There are some things we have the answers to now but other things we will be working with the County on over time." He then posed the question "Why

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are we doing an annexation?" and answered it from the City of Edmonton's point of view. He said that the City of Edmonton had been experiencing rapid growth over the last several years and they are now looking at the next 50 years of future growth. "In some areas of the City we are not totally uncomfortable with our land supply," admitted Gord, "but in the south we are hitting levels of supply, depending on what timelines you are looking at, (for this portion of the presentation the City was looking at the next 12 years) we are in a precarious situation for housing supply. This area has been designated a priority growth area by the CRB Growth Plan and this is more or less why we are planning this annexation."

At this point Gord stressed that they have no plans to attempt to annex the City of Leduc, to which an audience member shouted "Yet!", which drew a slight chuckle from the crowd. That chuckle abruptly changed to an uncomfortable murmur when Gord responded with the statement, "Well the City of Leduc may decide to amalgamate with us."

A few of the promises from Edmonton that were made during the presentation included no freezes for business development, a taxation adjustment period of up to 15 years for residents and businesses in the affected areas, and no changes to the service levels in the annexation area. In a strange twist, immediately following these promises Gord stated that through all of these changes Leduc County "...will continue to do the excellent job that they do."

As his closing statements Gord said that "Our obligation is to find out what your concerns are and to find resolutions." He informed all present that there would be further informational meetings hosted in the spring and that any questions could also be emailed to annexation@edmonton.ca.

Once the formal presentation was finished the floor was opened up for questions and a number of hands shot into the air. Edmonton staffers were peppered with questions asking about residential density in Edmonton, urban sprawl, growing up as opposed to out, infill, the amount of currently owned undeveloped land, and one of the biggest concerns, property taxes. Very few of the questions were answered directly and several people were told they would be spoken to privately at a later time to receive their answers, and some questions never received an answer at all.

As this process continued it was obvious from the increasingly aggressive comments from the crowd which included references to land grabs, and "getting their stakes in the ground before anyone else" that the feelings in the room were predominantly anti-Edmonton. However, it was at the point when the emcee attempted to stem the Q & A session in order to begin the second presentation that people got a little upset. One gentleman in the audience loudly told the emcee "Don't cut us off! This is the only time we are getting any answers from you guys!" It was at this time a couple of security guards quietly appeared to stand at the door of the room.

The Q & A was allowed to continue for longer than planned which pushed back the 7:00pm presentation until 7:25 but this gave Mr. Peter Ohm time to arrive and conduct the next one. The

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second presentation went smoother with people gradually drifting out of the meeting and very few questions remaining to be taken at the end of the night.

In speaking with one resident it does appear that rate payers' fears of a huge residential tax hike are well founded.

Mr. Norm Helm still owns property within the last area to be annexed by the City of Edmonton which took place in 1982. Norm originally owned and farmed a quarter section (160 acres) in the County of Leduc with 8 acres subdivided on the property which held his house and all his outbuildings. After the annexation Norm sold off the bulk of his farm but kept his home and eight acres on which he still resides. "When I owned the full quarter I paid about \$400.00/year in property taxes." stated Norm. "Now, with only eight acres left I pay just over \$6,000.00/year and none of the services I receive have ever changed."

It is anticipated that this process will be entering into negotiations and remain unresolved for several years. The Pipestone Flyer will continue to keep Leduc and County up to date with any new information or upcoming events as they are released. For up to the moment information please follow us on Twitter @Pipestoneflyer.

Illustration:

- / Urban Planning and Environment Manager for the City of Edmonton, Peter Ohm, was on hand for the second presentation of the evening. Page 10. Lorna Lowe.

2.1.20. Leduc-Wetaskiwin Pipestone Flyer "The Growth of Leduc" (November 28)

The Growth of Leduc

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Nov 28 2013

Page: L2

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

Length: 902 Words

One can never predict the growth of a community. The early settlers of Edmonton would most likely be amazed to see how their small trading post has grown to become a large metropolitan center and the capital of a province that didn't even exist in their time.

When Robert Telford decided to put down roots along side a beautiful lake he may have had a vision that the area had a lot of potential for growth, he certainly did all he could to encourage that growth, but it is unlikely he could imagine what the area would become.

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When the 29-year-old Telford arrived in the Leduc area he came equipped with a vast amount of experience as a carpenter and as a member of the North-West Mounted Police. He and his wife Belle were well suited for life on the prairies and it did not take them long in seeing the potential of their new homestead. They established a "stopping house" which would become Leduc's first hotel. The stopping house was known as Telford Place and would later become known as the Waldorf Hotel. Knowing that settlers were going to need supplies he worked with partners to establish a general store to provide material for the newcomers. He knew that the homesteaders would need wood to build their homesteads so he got into the lumber business. He also knew for his business to grow the community also had to grow and he encouraged other businessmen to join him and his associates.

Things did not go smoothly as in 1893 there was a major economic slump called the Panic of 1893 and it was followed by a major depression that lasted for five years. For two years Leduc saw more settlers leaving the area than entering and a number of early businesses closed their stores and moved away.

Leduc's future looked grim, but Telford and his associates believed in the opportunities the area possessed and when the federal government made changes to the Dominion Lands Act that allowed homesteads to be established closer to the railroad they were able to realize Leduc's potential. Leduc's growth was slow but steady during the late 1890's, and on December 15, 1899 the North-West Territories approved the incorporation of a village and approved the village's name as Leduc. The name Telford Place was removed from the maps of Alberta and disappeared into history. In 1906 the people of Leduc honored Telford by changing the name of Leduc Lake to Telford Lake.

The village council of Leduc held their meetings in informal settings wherever they could find space. As Leduc continued to grow from the 112 residents in 1901 to the 500 by 1906 the council knew that they would need a town hall if they were to become a town. In 1905, when Ephraim Kirkpatrick decided to return to the United States, he and William Mogg sold their building to the village and it was converted into Leduc's first town hall. On December 15th, 1906, just seven years after becoming a village, Leduc became a town.

The building would serve the town until 1940 when it was replaced by a new structure that would be both town hall and fire hall. It also served as the town's jail.

By 1955 the Leduc's population had grown to 2,168 and they replaced the fifteen year-old town hall to accommodate the growing needs of the community. Twenty-eight years later Leduc's population crossed the 10,000 mark and Leduc became the province's 13th city in 1983 with a population of 12,700. Three years later the Civic Centre is completed and becomes the home for the city council.

Robert Telford established a tradition of community service as he helped the community grow. He served as the community's postmaster then became its first justice of the peace, was its first representative in the Legislative Assembly of Alberta in 1905 and served for two terms. He then

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became Leduc's Mayor in 1915 completing T.A. Norris's term. After he sold his businesses in 1919 he served on the school board for a number of years.

In the beginning municipal elections were held every year and over time progressed to two then three-year terms and beginning with the 2013 elections are now four year terms. Economics is generally given as to the reason for extending the period of time an official serves. It's costly to hold elections.

Today Leduc continues to grow and as the population moves closer to 30,000 we are seeing the city do things for the first time. In the near future we will see for the first time there are two fire halls and schools built west of the highway.

In the beginning the railroad was what drew people to Leduc and businesses were established near the depot and became known as Downtown. Residents knew Leduc for the variety of stores available. Today the railroad no longer draws people, but Downtown Leduc still offers a variety of stores and an opportunity for residents and visitors to see what it was like in Leduc when their grand folks were young.

What will Leduc look like fifty years from now? Will we be absorbed by the City of Edmonton? Will we be an independent city of 100,000 or more? Both scenarios are possible and only time will tell. The people that established Leduc in the 1890's believed in the future of Leduc and that same spirit can still be observed today so if we had to choose we would favor Leduc's independence to continue long into the future.

Illustration:

- Photos Provided By City Of Leduc / (See hardcopy for photo)
- Photos Provided By City Of Leduc'S Website /

2.1.21. iNews “Lots of questions few answers as annexation meetings wrap-up” (November 28)

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NEWS TRAFFIC WEATHER SPORTS CONNECT

Lots of questions few answers as annexation meetings wrap up

Scott Johnston

November 28, 2013 06:00 am



Three days worth of public meetings have wrapped up as the city tries to smooth things over in its attempts to annex part of Leduc County.

What is known for sure is there are lot of unanswered questions, and Leduc County residents don't like the proposed change in address, because it'll mean higher taxes.

"We acknowledged they would go up," confirmed Edmonton's urban planning manager Peter Ohm. "They asked how would they manage that? As specific as we got was we'd look at that because we know that that's a concern of many of the property owners in this area, and there are a number of different formulas for dealing with that."

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"I'm not saying this is the answer but it could look like a moratorium on an increase, it could look like a transition where it's a graduated increase over a number of years. For example if you're in the further reaches of the area, and you're some years away from being developed for urban purposes, that might be a consideration for when your taxes shift or how fast they shift."

Ohm says they also had questions about the International Airport, and the alignment of highway 19, as well as some considerations about the race track.

The 300 residents who attended the three meetings were told that it'll likely be a year of negotiations between County officials and urban planners for the city before any details will be worked out. Those details will help shape the agreement that will go before the provincial board that will have to approve any annexation.

That decision could take anywhere from two to five years he said.

(sj)

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2.1.22. Leduc OneFM “City of Edmonton holds third public meeting on annexation” (November 27)

City of Edmonton Holds Third Public Meeting On Annexation

 [News Home](#)

 [More from Local News](#)

Wednesday, November 27th, 2013 11:54am

Edmonton seeking public feedback on 38,000 acre annexation bid

The third public meeting regarding the possible annexation of Leduc County land was held last night.

A lot of questions and concerns were raised by the people in attendance, some who weren't entirely satisfied with the answers they recieved.

Peter Ohm, Manager of Urban Planning and Environment Branch for the city of Edmonton, says even though the public meetings are on hold for now, there's lots of ways people can still voice their feedback to the annex.

Part of the land in the proposed annex includes a water treatment plant in the north part of Leduc county.

Pat Wilson, president of Camex Equipment in Nisku, is worried what would happen if the city of Edmonton assumes the water plant.

The city of Edmonton plans to return in the spring of 2014 with answers to Leduc County residents concerns in hopes of moving forward with the annexation proposal.

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2.1.23. Metro Edmonton “City of Edmonton's proposed annexation is just buying time” (November 28)

City of Edmonton's proposed annexation is just buying time



By: Metro Edmonton Published on Thu Nov 28 2013

When the City of Edmonton made a notice of intent to annex 156 square kilometers of land, from Leduc County and the town of Beaumont, it didn't just surprise neighbours but Edmontonians too.

In 2011, the City formed a sustainable development plan, The Way We Grow, which was supposed to guide it for the next 30 years. The word “annexed” appears once, on the first page, in a photocopy of the bylaw declaring it an official development plan, and in legal language that has nothing to with land mass.

The next 180 pages make no mention of needing to increase the city's size by 22 per cent in order to last us the next five decades. That is not to say Edmonton doesn't need more land. It does, there's no denying it.

In just over a decade 160,000 new people have made it home. Edmonton's current land supply can last another 15 to 25 years, according to Peter Ohm, branch manager of Urban Planning and Environment.

By 2044, the City estimates that another 650,000 people will move to the city. These are generous estimates, but even if you go by older projections, like that in The Way We Grow, which puts the population growth at 300,000, can we really believe that 156 square km will last another 50 years?

History tells us no, at least not at the pace of our current development, on which these projections are based.

Consider Edmonton's last and most aggressive and contentious annexation in 1982. It was more than twice the size of the current proposal, 370 square kilometers, more than doubling the city's landmass.

It also marked the beginning of the suburban development that is the norm today. The bulky homes, triple-car garages, strip malls — these are luxuries of a prairie city with plenty of elbow room. But it also left us where we are now, 30 years later, scrambling for more land.

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Now consider the newly proposed boundaries. It's half the size of the 1982 annexation and yet supposed to help accommodate double the population growth. Plus it has to contend with the Edmonton International Airport's noise contours, which limits much of the development to non-residential.

So it's likely this area will have an even lower population density than in the newest subdivisions around the Anthony Henday. In fact, the Capital Region Board has set the density targets lower in the proposed new boundaries than anywhere else in the area.

How then, can we expect this to last 50 years?

At this rate of development, we can't. At this rate, we're just buying time.

Unless, of course, we turn the corner and start building a more compact urban form in greenfields, and not just infill.

The annexation, should it pass, is a great opportunity to create denser, less car-reliant neighbourhoods with more housing options; more apartments, perhaps, to quell the 1.2 per cent vacancy rate and glut of suburban housing.

2.1.24. Pipestone Flyer "Annexation Vexation" (December 1)

by Lorna Lowe

Monday, December 02, 2013

Lorna Lowe

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Over 100 people packed the room to hear the two presentations planned for the night. Both presentations were giving out the same information with the timing staggered by an hour to ensure those people who could not make it until later did not miss anything. Originally the presentations were going to be given by the Manager of Urban Planning and Environment for the City of Edmonton, Peter Ohm, but he was stuck in traffic and was only able to make it for the second presentation.

As residents and concerned business owners entered the room they were greeted by a series of informational boards with Edmonton City staffers placed at each display in order to answer questions. The displays included maps of the proposed annexation area, the next steps of the annexation proposal itself, numbers showing the differences in taxation rates between the County of Leduc and City of Edmonton, and boards to encourage people to paste on their sticky note questions, amongst others.

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attempt to stop the LCC from handing out their information at the meeting or asking questions during the Q & A sessions.

At 6pm everyone was asked to take a seat and the emcee for the evening explained that the purpose of this meeting was to share information during the "early days" of the annexation proposal. It was also stated that the City of Edmonton "...wants to hear your questions."

Then Mr. Gord Jackson, Director of Regional Planning for the City of Edmonton came to the podium to begin the first presentation. He said that the City was there that night to "...start a longer discussion as this process can take a number of years." He then thanked the Leduc County representatives in the audience; Mayor Whaley and Councillors Stumph and Schonewille, along with County Manager Brian Bowles and the head of Long Range Planning, Phil Newman, for attending.

Gord continued on by saying that "There are some things we have the answers to now but other things we will be working with the County on over time." He then posed the question "Why are we doing an annexation?" and answered it from the City of Edmonton's point of view. He said that the City of Edmonton had been experiencing rapid growth over the last several years and they are now looking at the next 50 years of future growth. "In some areas of the City we are not totally uncomfortable with our land supply," admitted Gord, "but in the south we are hitting levels of supply, depending on what timelines you are looking at, (for this portion of the presentation the City was looking at the next 12 years) we are in a precarious situation for housing supply. This area has been designated a priority growth area by the CRB Growth Plan and this is more or less why we are planning this annexation."

At this point Gord stressed that they have no plans to attempt to annex the City of Leduc, to which an audience member shouted "Yet!", which drew a slight chuckle from the crowd. That chuckle abruptly changed to an uncomfortable murmur when Gord responded with the statement, "Well the City of Leduc may decide to amalgamate with us."

A few of the promises from Edmonton that were made during the presentation included no freezes for business development, a taxation adjustment period of up to 15 years for residents and businesses in the affected areas, and no changes to the service levels in the annexation area. In a strange twist, immediately following these promises Gord stated that through all of these changes Leduc County "...will continue to do the excellent job that they do."

As his closing statements Gord said that "Our obligation is to find out what your concerns are and to find resolutions." He informed all present that there would be further

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informational meetings hosted in the spring and that any questions could also be emailed to annexation@edmonton.ca.

Once the formal presentation was finished the floor was opened up for questions and a number of hands shot into the air. Edmonton staffers were peppered with questions asking about residential density in Edmonton, urban sprawl, growing up as opposed to out, infill, the amount of currently owned undeveloped land, and one of the biggest concerns, property taxes. Very few of the questions were answered directly and several people were told they would be spoken to privately at a later time to receive their answers, and some questions never received an answer at all.

As this process continued it was obvious from the increasingly aggressive comments from the crowd which included references to land grabs, and "getting their stakes in the ground before anyone else" that the feelings in the room were predominantly anti-Edmonton. However, it was at the point when the emcee attempted to stem the Q & A session in order to begin the second presentation that people got a little upset. One gentleman in the audience loudly told the emcee "Don't cut us off! This is the only time we are getting any answers from you guys!" It was at this time a couple of security guards quietly appeared to stand at the door of the room.

The Q & A was allowed to continue for longer than planned which pushed back the 7:00pm presentation until 7:25 but this gave Mr. Peter Ohm time to arrive and conduct the next one. The second presentation went smoother with people gradually drifting out of the meeting and very few questions remaining to be taken at the end of the night.

In speaking with one resident it does appear that rate payers' fears of a huge residential tax hike are well founded.

Mr. Norm Helm still owns property within the last area to be annexed by the City of Edmonton which took place in 1982. Norm originally owned and farmed a quarter section (160 acres) in the County of Leduc with 8 acres subdivided on the property which held his house and all his outbuildings. After the annexation Norm sold off the bulk of his farm but kept his home and eight acres on which he still resides. "When I owned the full quarter I paid about \$400.00/year in property taxes." stated Norm. "Now, with only eight acres left I pay just over \$6,000.00/year and none of the services I receive have ever changed."

It is anticipated that this process will be entering into negotiations and remain unresolved for several years. The Pipestone Flyer will continue to keep Leduc and County up to date with any new information or upcoming events as they are released. For up to the moment information please follow us on Twitter @Pipestoneflyer.

2.1.25. Global News Edmonton "Edmonton's annexation proposal sees resistance" (December 17, 2013)

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Byline Emily Mertz

The Edmonton International Airport is a valuable piece of property, as is the land around it.

The City of Edmonton wants that land to become part of Edmonton proper, but Leduc County is worried. “Our residents are saying, ‘no, we’re not ready for this, yet,’” said Leduc County Mayor John Whaley. The annexation proposal could see the City of Edmonton take up large parcels of land on both sides of the QEII Highway. However, Leduc County is fighting back.

It’s created a radio ad telling residents about Edmonton’s plan.

“The City of Edmonton wants to annex land from Leduc County,” the ad says. “And whether you live in Leduc County or Edmonton, that has major implications for you.”

“A lot of the land the City is after is a lot of industrial tax base,” explained Whaley. “So, I hate to say it’s a tax grab, but it maybe could look like that.”

Edmonton Mayor Don Iveson says he understands Leduc County has its own perspective on the issue.

“They appear resistant to the need for Edmonton to grow. But, the decision for this land to develop was actually made at the Capital Region Board table, with Leduc County’s participation. I’m sort of surprised that they’re now sort of seeking to revisit that.”

“If there’s going to be growth between the City’s current boundary and the airport... I think the City is in a very good position, actually, to manage that better than any other actor in the region, frankly,” said Iveson.

The Leduc County website informs residents they will likely see an estimated ten per cent increase in taxes if the annexation goes ahead. Those living in the annexation area could see a potential increase of 62 per cent.

Edmonton’s mayor disputes the information, saying affected landowners will be grandfathered when it comes to taxation.

“It’s part of making sure that it’s a reasonable and smooth transition for landowners who experience annexation,” said Iveson. “So, taxes won’t automatically go up. That’s a bit misleading.”

During his time on council, Whaley has dealt with several annexations. The latest proposal is the first from Edmonton. Whaley is calling for collaboration when it comes to dealing with growth. “Maybe there’s another way for us all to work together,” he said. “There’s always a compromise. There’s always a win for both sides here.” The City announced its intentions earlier

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this year, but it's expected to take several years before the issues are finally resolved and the proposal works its way through the system. The two mayors have not met in person to discuss the issue. A meeting is expected to take place in the New Year.

2.1.26. iNews 80 "Leduc County resisting land annexation from Edmonton" (December 17)

Leduc County resisting land annexation from Edmonton

Edmonton, Alberta / iNews880

Joel Lefevre

Posted: December 17, 2013 10:16 pm



The plan to annex land south of Edmonton is being met with resistance by Leduc County.

The City wants to annex 15,600 hectares of Leduc County land including the International Airport and parts of the QEII.

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The City announced these intentions earlier in the year but it could take several years before the issue is resolved.

Leduc County Mayor John Whaley tells Global News what Edmonton's annexation plan looks like from many people's perspective.

"A lot of the land the City is after is industrial, so I dare to say it could be a tax grab, but it maybe could look like that" says Whaley.

Residents in Leduc County are concerned that the annexation could result in a tax increase of up to 10% for residents and as much as 62% for those living in the annexed land.

Mayor Don Iveson though says affected landowners will be grandfathered when it comes to taxation adding that should this plan go through taxes will not automatically go up. *(JSL/Global)*

2.2. 2014

2.2.1. Edmonton Sun "Leduc Coalition will battle Edmonton annexation plans" (January 14)

Leduc coalition will battle Edmonton annexation plans

Publication: The Edmonton Sun

Date: Tue Jan 14 2014

Page: 8

Section: News

Byline: Allison Salz, Edmonton Sun

Length: 218 Words

Despite a promised annexation compensation deal from the City of Edmonton, Leduc businesses have united to battle the city's proposal to swallow a chunk of Leduc County.

The Leduc County Coalition (LCC), made up of business, landowners and county residents, wants to halt Edmonton's plan to annex 38,000 acres of "prime Leduc County land."

The group wants to force Edmonton to come back to the table and hammer out a plan that would benefit both parties.

"We are not against growth. Far from it," said co-chair Clarence Shields.

"Annexing huge tracts of productive farmland, prime commercial and industrial land and our regional airport just isn't right."

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Last November, the manager of Edmonton's urban planning department said compensation is in the works for county coffers.

The city's planned boundary extension includes the corridor along the west side of the QEII highway and encompasses Edmonton International Airport.

The city is also proposing to extend Edmonton's southern boundary to Township Road 510 -- close to the northern edge of Beaumont and east of Alberta's busiest highway. So far, government officials have only met once to discuss the annexation deal and more meetings are expected this winter.

Talks will include the provincial government, officials with Leduc County, Beaumont, and the City of Edmonton.

A final decision by the province isn't expected for several years.

2.2.2. Leduc Representative "Annexation could threaten services: Thorsby Mayor" (January 17)

Annexation could threaten services: Thorsby mayor

Publication: Leduc Representative

Date: Fri Jan 17 2014

Page: 6

Section: News

Byline: Russell Piffer Leducrep.newstwo@sunmedia.ca

Length: 344 Words

Edmonton's proposed annexation of 38,000 acres of Leduc County land could pose a threat to small communities' public services, according to Thorsby mayor Barry Rasch.

"[It] is very concerning as the mayor for the community, what the impact will be if they are successful with their bid to annex all that land," said Rasch. "It could certainly be damaging to our way of life, on what we expect to have provided to our residents."

According to the village's cost sharing agreements with the county, the county covers 40 per cent of the operating cost of Thorsby's Arctic Spas Recreation Complex and 75 per cent of the operating cost for fire services.

The county also makes investments in village infrastructure, such as the enhancements to the recreation complex in 2010, said Rasch.

"We rely heavily on the county to pay their share," he said. "If they're not able to pay their share, the service delivery has to be cut."

The loss of tax dollars could even threaten the existence of some communities, he said.

"We rely very heavily on the county to support our projects going forward," said Rasch. "If [the annexation] does go through, it certainly could be the demise of a small, rural community in the

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future. Because small communities can't absorb all those costs to operate their facilities on their own. They just can't."

According to a statement on the City of Edmonton's website, the annexation would strengthen the entire capital region.

"A strong Edmonton provides the basis for the entire region to prosper and compete in the global marketplace," the website says. "With these proposed extensions of the city's boundary, Edmonton will responsibly manage growth, extend infrastructure in a cost-efficient way, and facilitate development to an urban standard."

Rasch, however, said Edmonton's approach to the annexation shows a lack of respect on the part of the city for the region's rural communities.

"We all acknowledge the need to grow but we don't have to be selfish and greedy about it," he said. "We all need to respect each other's border and work with one another."

2.2.3. Leduc-Wetaskiwin Pipestone Flyer "Business group set to fight annexation; local businesses form coalition to fight City of Edmonton's proposed annexation of Leduc County" (January 16)

Business Group Set to Fight Annexation; Local Businesses Form Coalition To Fight City Of Edmonton's Proposed Annexation Of Leduc County

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Jan 16 2014

Page: A15

Section: News

Source: The Flyer

Story Type: News

Length: 421 Words

Nisku (January 13, 2014) - In light of the City of Edmonton's ambitious bid to annex 38,000 acres of prime Leduc County land, local businesses have formed the Leduc County Coalition to challenge this annexation.

On short notice, the LCC attended the three City of Edmonton's public open houses to voice its concerns. It was abundantly apparent at these meetings that the people of Leduc County are very upset and oppose the proposed annexation.

"We are not against growth", states Clarence Shields, LCC co-chairman. "Far from it. We want to work together with the City of Edmonton for a solution that is beneficial and fair for all the people within the municipality and its neighbors. Annexing huge tracts of productive farmland, prime commercial and Industrial land and our regional airport just isn't right."

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The LCC web site is dedicated to informing Leduc County residents, local businesses, landowners and neighbors of the issues and ramifications of the proposed annexation.

"The web site provides facts.

Concerned stakeholders have many unanswered questions and these facts respond to them," continues Shields, "It also provides interested parties a forum to express their thoughts and concerns about this annexation. It gives them a voice. Plus the site also addresses some misleading information that is being disseminated by the City of Edmonton."

Background On March 5, 2013 the City of Edmonton sent formal notice to Leduc County of their intention to expand its southern boundary and annex roughly 38,000 acres of county land.

Leduc County is a dynamic municipality providing the opportunity for diverse lifestyles - from acreage living to a variety of farm operations. It is the home of the Edmonton International Airport, Nisku Industrial Business Park and the Genesee Power

Plant. The municipalities of the City of Leduc, the Towns of Beaumont, Calmar and Devon and the Villages of New Sarepta, Thorsby and Warburg all lie within Leduc County's borders. Located at the heart of one of the strongest economies in the world, the Leduc County region is also strategically located at the crossroads of major air, road, and rail transportation routes.

About the LCC The Leduc County Coalition is a group of Leduc County business owners, land owners and residents that are committed to fighting to save our county from the proposed annexation and instead force the City of Edmonton to return to the collaborative process of working with the county to achieve a solution that is beneficial for the entire region. The LCC is committed to "Growing together for Alberta's future!" LCC Office 2110 Sparrow Dr., Nisku, AB T9E 8H2 780.979.0003

2.2.4. Leduc Representative "Annexation a budget concern for Warburg mayor" (January 24)

Annexation a budget concern for Warburg mayor

Publication: Leduc Representative

Date: Fri Jan 24 2014

Page: 25

Section: News

Byline: Russell Piffer ,Leducrep.newstwo@sunmedia.ca

Source:

Story Type:

Length: 453 Words

Edmonton's proposed annexation of 38,000 acres of Leduc County land won't just affect those in and around the annexed area, according to Warburg mayor Ralph Van Assen.

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"It's going to affect everybody in the county and that's in regards to the arrangements that we have with cost sharing with Leduc County," said Van Assen. "I think we're going to feel it in a financial sense."

In 2012, the county contributed \$223,904 to Warburg.

It put \$33,575 to fire services, \$23,000 to Family and Community Support Services (FCSS), \$15,805 to the library, and \$151,524 to recreation, according to figures from the county.

The county contributes to Warburg's operating costs because many of the village's services are used by people who live in the vicinity but outside the village and pay taxes to the county, said Van Assen.

"Warburg is far enough away from the city that in many ways we may not notice [the annexation] to the extent some of the closer municipalities do. But I for one am not in favour of the annexation at all. To me, it's the bully in the sandbox," said Van Assen. "Most of the other regions and municipalities have no problem working together and collaborating together. Edmonton seems to be the one that want to have everything their way."

According to City of Edmonton officials, the annexation might not hit the county's pocket books as hard as some people fear.

"I think we have to avoid making the assumption that there would be a detrimental result to the finances of the county," said City of Edmonton director of regional planning Gordon Jackson. "If land is moved from Leduc County to Edmonton what happens is Leduc County may not be able to collect the assessment on various agricultural properties... But at the same time it does not have to provide the services [to that area anymore]."

Jackson said the annexation would go through several stages of evaluation and Edmonton would work with Leduc County and other affected municipalities to determine what the cost of the annexation would be.

"Our hope is we that can make this work so we're all benefiting in the end," he said.

According to figures from Leduc County, the annexation as proposed would take away about 18 per cent of its tax base along with land it had planned to use for development.

"The amount of land the city is proposing to annex from us is all classified as high-priority growth area," said Leduc County mayor John Whaley. "Those are the areas that can be serviced with sewer pipe and water pipe so we can use high-density, smart growth philosophies in these areas... If the city uses all that we are left with limited options how to expand, and where to expand."

2.2.5. Edmonton Sun "Iveson downplays annexation feud" (January 25)

Iveson downplays annexation feud

Publication: The Edmonton Sun

Date: Sat Jan 25 2014

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Page: 28

Section: News

Byline: Dave Lazzarino, Edmonton Sun

Source:

Story Type:

Length: 225 Words

Edmonton Mayor Don Iveson answered comments from Leduc County Friday calling the annexation of land south of the city nothing more than a tax grab.

"I'm not going to get into another fight with our neighbours to the south. We really need to sit down and we need to talk about how Edmonton's growth supports the region's growth and how Leduc County can prosper into the future as well," said Iveson, adding he would prefer annexation talks to take place between the two municipalities' leaders in person and not through the media.

"Fighting about who's grabbing whose money is really childish and it's time for us to sit down," he said.

Earlier in the year, Leduc County Mayor John Whaley was quoted as saying amalgamation would mean an 18% loss for the county in tax revenue. Iveson said the growth potential near the airport would be better managed by the city and mentioned some of the benefits of amalgamation to residents there.

They include possible increased property values and, because of grandfathered assessments, they will likely avoid an immediate jump in taxes.

Iveson said a meeting between himself and Whaley has been scheduled for the near future. In the meantime, city staff are notifying Leduc landowners who would be impacted by amalgamation, giving them details about how it will work and getting feedback from them.

@SunDaveLazz

Illustration:

- photo of DON IVESON 'Time to sit down'

2.2.6. Leduc Representative “Growth, airport taxes among Leduc’s annexation concerns” (February 7)

Growth, airport taxes among Leduc's annexation concerns

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Publication: Leduc Representative

Date: Fri Feb 7 2014

Page: 10

Section: News

Byline: Russell Piffer

Source:

Story Type:

Length: 597 Words

The City of Leduc has four key priorities it wants addressed regarding Edmonton's proposed annexation of 38,000 acres of Leduc County land.

The city notified Edmonton and Leduc County about these concerns in a letter sent to the two municipalities in May 2013, about a week after Edmonton declared its intent to annex a large chunk of Leduc County between the city and Edmonton International Airport (EIA).

Talks between Leduc County and Edmonton have moved slowly and the issues are still unresolved, said Leduc mayor Greg Krischke.

"Even though we're not directly affected we want to ensure that as a neighbouring municipality we're not negatively impacted," he said.

Interchange needed

The proposed 65 Avenue interchange would connect 65 Avenue with Highway 2's southbound lane and make it easier for traffic at the north end of Leduc to get from the city's east side to its west, said Krischke.

"If you're coming north (on Highway 2) it's okay to get to the east side. You can't get to the west side unless you get off at Highway 39," he said.

Also., large trucks coming from the east side industrial park have to travel north to Airport Drive and turn around if they want to go south on Highway 2, he said, adding that the interchange is integral to transportation through the region.

"The airport also needs that access to develop their southern properties," said Leduc city manager Paul Benedetto. "And then from a regional transportation perspective, it's needed to help facility traffic movements into... Leduc County and further west."

Land needed for growth

While the city won't lose any land directly to annexation, its expansion plans might overlap with Leduc County's if the county has less land to work with, said Krischke.

"If a lot of the available land that Leduc County would be using for future growth is not there, they're going to be pushing in and around Leduc to have that growth," he said.

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Leduc continued to boom in 2013, with industrial growth 25 per cent higher than in 2012, according to Krischke.

"We only have a finite amount of industrial land," he said. "We consumed 100 acres of land in 2013 for industrial development. Before long we're going to run out of industrial land."

Airport land and taxes key

Krischke said Leduc and Leduc County looked at the future of about 3,800 acres of land northwest of the airport in their long-term growth plan and decided the land needed more study.

"It wasn't that it was automatically going to be Leduc lands and it wasn't that it was automatically going to be Leduc County lands," said Krischke. "It was agreed that the lands needed to be used responsibly for industry that fit with an airport region."

The city is hoping coordination on the development of land near the airport land will continue if Edmonton receives everything it is asking for in its annexation bid.

"We have a golden opportunity around this airport to develop it right because there is bare land," he said.

According to Krischke, Leduc receives about 7.5 per cent of its annual tax revenue from the current EIA tax sharing agreement and it would like that extended.

"It's a significant amount of dollars," he said. "We're saying to both of them, we need to have that agreement honoured."

Krischke said Leduc would like both parties to return to bargaining table.

"What we're basically saying... is get back to the table and talk to each other and work something out. You don't have to win everything but do it so you both can live with what the consequences are at the end of the day," he said.

Illustration:

- file photo
- The city of Leduc has its own concerns over Edmonton's proposed annexation of Leduc County lands.

2.2.7. Leduc-Wetaskiwin Pipestone Flyer "County open house on Beaumont annexation" (March 6)

County Open House On Beaumont Annexation

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Mar 6 2014

Page: A7

Section: News

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Byline: Lorna Lowe

Source: The Flyer

Story Type: News

Length: 266 Words

Leduc County held an open house/informational evening on Monday, March 3rd at Coloniale Golf Club in Beaumont. The meeting was held from 6-9 pm with a presentation at 7 pm.

While Leduc County Mayor Whaley recently stated that meetings between the County and the Town of Beaumont were proceeding well and that the public could expect some news regarding the annexation "hopefully within the next month", it is unlikely that any major announcements will be unveiled, particularly after a recent decision made by Beaumont Town Council.

At the end of the public portion of their February 11th Council meeting, Beaumont Council went in camera to discuss their annexation proposal. While in camera Council decided to proceed with a formal annexation application to the Municipal Government Board with an adjustment from the originally proposed 24 quarter sections down to 21 quarter sections. Due to the fact that these decisions were made in camera there are currently no details as to which three quarter sections have been removed from the proposal. And regardless of which three quarters were removed from the application it will still put the Town of Beaumont in direct competition with the City of Edmonton for a minimum of three quarter sections of Leduc County land that both municipalities want to claim.

Leduc County Mayor John Whaley responded with the statement, "We are disappointed that the Town of Beaumont is proceeding with this annexation application, as we believe we could have reached a more collaborative solution to address growth in the region." All members of the public are welcome to attend the open house on March 3rd.

2.2.8. Edmonton Sun "Cops crunch annexation costs" (March 10)

Cops crunch annexation costs

Publication: The Edmonton Sun

Date: Mon Mar 10 2014

Page: 4

Section: News

Byline: Pamela Roth, Edmonton Sun

Length: 294 Words

Edmonton police are keeping a close eye on the city plans to annex portions of Leduc County and increase physical boundaries in 2016.

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POLICING REPORT

A January report to the Edmonton Police Commission said the additional area will have "significant impacts" on policing costs. The financial impact of the annexation proposal is not yet known, but police expect it will be "substantial."

Deputy Police Chief Brian Simpson said police are paying particular attention to the Edmonton International Airport, which is manned by more than a dozen officers. The busy Highway 2 corridor is on Simpson's radar as well.

"That's a busy corridor with the volume of traffic coming and going. There are a lot of needs for service around traffic enforcement, but also traffic management relative to collisions," said Simpson, who's also watching the growth rate in the southwest and near Beaumont.

When all is said and done, Simpson estimates between eight and 16 officers could be assigned to the Highway 2 corridor and another four to eight officers could patrol the expanding southwest and southeast communities.

NUMBER CRUNCHING

"It may or may not happen at the end of the day. We're just going to be doing some number crunching on what we anticipate," Simpson said.

In order to address Edmonton's rapid growth on the city's south side, officials plan to annex 38,000 acres of Leduc County land that would include the corridor along the west side of the QE II Highway and encompass Edmonton International Airport.

The city is also proposing to extend its southern boundary to Township Road 510 -- close to the northern edge of Beaumont and east of Alberta's busiest highway.

Government officials are expected to meet this winter to further discuss the annexation. A final decision by the province isn't expected for several years.

@SunPamelaRoth

Illustration:

- photo of BRIAN SIMPSON More area

2.2.9. Leduc-Wetaskiwin Pipestone Flyer "Leduc County Coalition" (March 27)

Leduc County Coalition

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Mar 27 2014

Page: L14

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

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Length: 362 Words

A new organization has recently been formed by a group of Leduc County business owners, landowners and residents that are committed to fighting to save Leduc County from Edmonton's proposed annexation. They are committed to "Growing Together for Alberta's future" and want the City of Edmonton to return to the collaborative process of working with the county to achieve a solution that is beneficial for the entire region.

Leduc County has encouraged the City of Edmonton to set aside its recent proposal in favour of returning to the collaborative process, which began in April 2012, when Leduc County and the City of Edmonton signed a letter of intent outlining a collaborative process the two municipalities would engage in to coordinate growth.

Leduc County has a proud history of working with its regional partners, including the cities of Edmonton and Leduc, the towns of Devon, Beaumont, Calmar and the Village of Thorsby.

Leduc County shares the vision of the provincial government that collaborative solutions are key to the success of municipalities. The province demonstrated its support for this vision by recently increasing grant funding for regional collaboration.

The Leduc County Coalition has established a website: (<http://saveleduccounty.com/>) that is designed to provide information and an opportunity to support the Coalition's stand against the proposed annexation.

The Coalition's website also provides businesses, groups, and individuals an opportunity to sign a petition to the Alberta Municipal Government Board in support of not approving the City of Edmonton's proposed annexation of 38,000 acres of prime Leduc County land.

The Leduc County Coalition is in the final stages of hosting an Open House on Tuesday, April 15, 2014. It will be held at the Ritchie Bros Auction Center's Auditorium located at 1500 Sparrow Dr. Nisku.

The Open House will begin at 5:30pm with a reception and a meet and greet opportunity. Beginning at 6pm a representative from Leduc County Council and three guest speakers will present information concerning the proposed annexation and this will be followed by a question and answer period.

The Open House will be an excellent opportunity to come on out and meet the folks behind the Coalition and voice your concerns about the City of Edmonton annexation plans.

2.2.10. Leduc Representative "Leduc County Coalition holding rally against Edmonton annexation" (March 28)

Leduc County Coalition holding rally against Edmonton annexation

Publication: Leduc Representative

Date: Fri Mar 28 2014

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Page: 6

Section: News

Byline: Bobby Roy Leduc**rep.editor@sunmedia.ca**

Source:

Story Type:

Length: 540 Words

An online petition is garnering more and more support in opposition to Edmonton's annexation request of nearly 38,000 acres of Leduc County land.

At the time of press, the online petition at www.saveleduccounty.com had 1,332 signatures.

The goal of the Leduc County Coalition (LCC) is to raise awareness and gather support against Edmonton's annexation proposal, which is essentially a "tax and land grab" explained Clarence Shields, president of the LCC.

"We want to people to be informed on the facts of this annexation proposal. All the information is out there, but I still get people saying it's not going to affect me' and that's totally false. This is going to affect everyone in the region -Nisku, Leduc, Leduc County, Beaumont, Devon, etc," explained Shields.

In hopes of garnering even more support, the LCC is hosting a rally at Ritchie Bros. in the Nisku Industrial Business Park on Tuesday, Apr. 15. The event begins at 5:30 p.m. and will have several speakers talk about the annexation and the impacts it will have on the region if approved. Ritchie Bros is located at 1500 Sparrow Drive in Nisku.

It's been more than a year since the City of Edmonton made the annexation proposal, but Shields believes there are plenty of Leduc County, City of Leduc residents and others living in the adjacent regions that do not understand or realize the impact of such a large annexation request could have.

The annexation plan also includes the Edmonton International Airport and a good portion of the "growth areas" for Leduc County, the Nisku Industrial Park and the City of Leduc. If the proposal goes through, Leduc County residents and businesses would see a significant jump in their taxes, said Shields.

The financial impacts include: (These stats are according to Leduc County and are based on the 2012 municipal and tax assessment. These figures do not take into consideration any possible tax protection plan which might be implemented by the City of Edmonton)

Leduc County residents will see a 10 per cent tax hike if Edmonton annexes 38,000 acres of land from Leduc County.

q A 17 per cent reduction in tax base would jeopardize Leduc County's existing services to residents and neighbours.

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q Taxes will increase 62 percent for residents in the annexation area if Leduc County loses the land to the City of Edmonton.

q Taxes will double for business/ industry in the annexation area if the City of Edmonton's bid is successful.

q Annexation will have an impact on existing water treatment systems and water delivery. In addition to possible cost increases.

The LCC is made up of a group of Leduc County businesses, landowners and residents and it continues to grow in membership. The goal of the group is to become a strong voice and have a say in the annexation proposal process when it comes to the table, noted Shields.

On top of this rally, Leduc County is also hosting several annexation open houses in April. All the open houses will start at 6 p.m. with presentations at 7 p.m. Leduc County is a separate entity from the LCC.

-April 2 at the Nisku Recreation Centre q April 17 at the Glen Park Community Hall

-April 23 at the Sunnybrook Community Hall

-April 29 at the Rolly View Community Hall

Illustration:

- File photo
- The proposed annexation areas, in pink.

2.2.11. Leduc Representatives “Leduc County Council briefs” (March 2)

Leduc County council briefs

Publication: Leduc Representative

Date: Fri Mar 28 2014

Page: 18

Section: News

Byline: Mark Wierzbicki Leducrep.news@sunmedia.ca

Length: 538 Words

County to counter City of Edmonton annexation mailers

Council voted at its Tuesday, March 25 meeting to distribute mailers designed to counter what council characterized as "misinformation" sent by the City of Edmonton to county residents within the area of Edmonton's proposed 38,000-acre annexation.

Newsletters sent out by the city, titled "Growing Together: A Conversation on Growth in the Capital Region", were sent to county residents earlier in March, and were shown to council

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members at the meeting. The newsletters feature a message from Edmonton mayor Don Iveson, and provide information on what residents of the area can expect in the event that the annexation is approved.

Some of the wording in the newsletter was criticized by council for seeming designed to imply that the city could provide services the county can't.

"When it talks about service, [it says] Some examples include roadside waste collection, full-time professional fire protection services...' Does that imply that we don't have professional fire protection in Leduc County? I think that is just an awful comment to make [and] is just profoundly untrue," said coun. Tanni Doblanko. Council agreed to send out its own literature intended to contradict some of the claims made by Edmonton. "We've got to respond some way," said coun. John Schonewille. "If we don't respond then people will think that's the way it is. They'll assume that Big Brother is the only one that can supply [those services]."

No Truck Route bylaw gets final reading

A bylaw establishing no truck routes on county land near the Town of Beaumont was given second and final readings at the meeting.

The bylaw bars trucks from driving on the following routes:

- Range Road 244 between Highway 625 and Township Road 510
- Range Road 240 between Highway 625 and Township Road 510
- Township Road 510 between Highway 814 and Range Road 243
- Range Road 245 between Highway 625 and Township Road 510
- Range Road 240 between township Road 510 and 41 Avenue South West
- Range Road 235 between Township Road 510 and 41 Avenue South West

County manager Brian Bowles told council that the Town of Beaumont had been consulted on the new routes, and had not expressed any concerns. The fine for an offence under the bylaw is \$500, with subsequent offences earning a \$1,000 fine. Vehicles operated or contracted by the county are exempt from the bylaw.

Draft agreement in place for Thorsby Fire District

General manager of community services Rick Thomas informed council that administration has worked up a draft of a new agreement to govern the county's direct administration of the Thorsby Fire District, after the county officially replaced the Village of Thorsby in that role on March 11.

"The Fire Services Agreement for the Thorsby fire district has been compiled in a draft formulation," Thomas said.

Council had asked that the draft be completed before the end of the month.

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Thomas said the next step would be for both county and village councils to sit down together and work out some details of the agreement.

Doblanko passed on thanks to the county fire department.

"[The department] stepped up. It got out to Thorsby as soon as [it] could. There was an issue, and they were able to put in a short and long term solution, and I think that's a credit to the depth of talent that we have."

2.2.12. Leduc Representative "Edmonton/Beaumont meetings cause "concern" at County" (April 4)

Edmonton/Beaumont meetings cause "concern" at county

Publication: Leduc Representative

Date: Fri Apr 4 2014

Page: 7

Section: News

Byline: Mark Wierzbicki ,Leducrep.news@sunmedia.ca

Length: 377 Words

Leduc County council voted to send a letter expressing its concern over a series of meetings held between the Town of Beaumont and the City of Edmonton in 2012 and 2013 regarding their respective proposals to annex county land.

At its March 25 meeting county council was shown a letter sent from Beaumont to Edmonton (the county had been CC'd) mentioning four meeting dates stretching from Nov. 30, 2012 to July 5, 2013 regarding the town's proposal.

The county has clashed with Beaumont over the proposal, and both had been engaged in negotiations since spring of 2013. Part of the original proposal overlapped with the much larger annexation proposal made by the City of Edmonton. Beaumont's proposal was recently scaled down to 21-quarter sections from 24, though the county is still not supportive.

County council members questioned whether the meetings showed the town was dealing honestly with the county.

County manager Brian Bowles said administration suspected meetings may have taken place, but weren't "totally clear" about it.

"We knew there was going to be something going on and we suggested that it should be a three-way discussion and Edmonton was quite clear that they were okay with that, and

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Beaumont was quite insistent that it wasn't okay," Bowles said. "So now we've got exactly what the dates were."

County mayor Whaley said the letter would make a "good argument" in front of the Municipal Government Board, which will likely eventually rule on the matter.

But Beaumont chief administrative officer (CAO) Marc Landry said nothing out of order was discussed at the meetings, and that they were only attended by staff members, not council members, and were held for legitimate purposes.

"These were administrative meetings. These are not negotiating meetings. It's more with our planners and establishing the process, kind of like what Leduc County is working through with the City of Edmonton as well," Landry said, adding that Edmonton's annexation proposal includes part of Beaumont's 50 Street.

"We're following the same process that [the county is] following... From my understanding Leduc County planners are having discussions on those aspects as well, and we're not necessarily directly involved, and neither should we be directly involved in their discussions as well. We just wanted to make sure it was open, that's why we CC'd Leduc County on the letter."

2.2.13. Leduc-Wetaskiwin Pipestone Flyer "The Growth of Cities" (April 10)

The Growth of Cities

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Apr 10 2014

Page: L14

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

Length: 1087 Words

Once mankind had discovered the advantages of farming over running around the countryside looking for berries to gather and animals to hunt we began to gather together in places where agricultural could be expanded. Generally that was along the banks of a river. Here the soil was richer and the water was easier to transport to the fields.

As farmers became more successful and crops increased in yield they soon found that there was a surplus in food and began to trade their surplus for material that would make their work and lives easier. This in turn drew artisans and craftsmen to their settlement and soon a city was born. If the city was located along a major water route, such as a large river or along the

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seaside that growth was even faster as crops could be sent further afield increasing the city's ability to expand its influence.

Today the same factors still exist. Today a modern city still has two key elements to their growth, the availability of water for crops and citizens as well as the use of water to link them to other parts of the world.

Up until the advent of the steam engine the world's largest cities were located around the edge of a continent. Even today we find most of the world's largest cities located along an ocean. New York, London, Tokyo, Sao Paulo, and Mumbai are but a few examples. In Canada the three largest cities Toronto, Montreal, and Vancouver all have easy access to an ocean. In Western Canada all the major cities in the prairies developed along rivers where it was easier to transport the major product of their growth, furs.

The coming of the railroad temporarily changed that pattern. The railroad allowed for the development of communities not dependent on large waterways to ship their goods to other places. Now a community could develop along smaller waterways like streams, creeks and small lakes. In fact the railroad companies encouraged their growth along with the governments. Both wanted to fill the land with homesteaders one for economic reasons and the other for political. Soon small communities would be popping up all over the western prairies.

Many of these communities would fade over time. Most because of droughts that dried up the limited sources of water and others because they could not produce enough to justify the continued existence of the railroad going to their community. Meanwhile other communities continued to grow.

There are a number of ways that a community can grow. In the beginning most growth occurred just because you had a bigger stick than your neighbors. Alexander the Great was able to annex much of the known world through brilliance and strength. In England the local Baron or Earl promised protection to the people working the land. In Canada the federal government made a deal with the Hudson Bay Company so it could expand into western Canada.

By 1905, when Alberta had become a province, we adapted a more "civilized" approach to growth. The province passed laws that set guidelines for communities to expand. We are all aware of the term "Eminent domain" This allows a government to absorb land when it is required to provide the general population a public or civic need. This allows for the building of highways, utility lines, or railroads. In most cases the landowner is compensated. How fairly that compensation is may be up for debate depending on one's viewpoint.

Eminent domain was first used during the development of the railroad and today it is generally used for the development of highways and utility lines. Eminent domain can cross provincial and municipality lines when the need arises.

When a municipality has grown to a point where it is approaching the limits of the land available for continued growth it can use a process called annexation. The provincial government has

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established a series of guidelines and has gone on record that a collaborative approach is preferred.

When one community sees the need for annexation of a neighboring municipality there is usually a series of meetings with the two parties to seek agreement. Sometimes the discussion can lead to the amalgamation of one municipality into the other. That's how Strathcona became part of Edmonton in 1912 and Beverly in 1956.

Since the 1960's the City Of Edmonton has made four annexation proposals with varying success. In 1962 Edmonton attempted to annex the town of Jasper Place, Sherwood Park and large sections of Strathcona County and portions of the MD of Stony Plain. After two years the Local Authorities Board approved the annexation of Jasper Place and most of the land from Stony Plain and some of the claim in Strathcona County, but denied the annexation of Sherwood Park and the industrial lands east of Edmonton.

During the 60's Edmonton also annexed the Millwoods area and in 2008 won a challenge by the descendants of the Papaschase Cree Indian Reserve that once sat in Millwoods.

In 1979 Edmonton filed an application to annex the City of St Albert as well as ALL of the County of Strathcona and parts of Parkland County and the MD of Sturgeon. It was a massive attempt of a land grab which if successful would have increased Edmonton from 79,962 acres to a whopping 547,155 acres. After 106 days of testimony and over 12,000 pages of transcripts the proposal was denied.

Three years later, in 1982, Edmonton was successful in a general annexation that allowed the city to absorb parts of the County of Parkland, the MD of Sturgeon, and the County of Strathcona. Since that time there have been a couple of minor adjustments to the city's boundaries to accommodate the development of the Anthony Henday Drive.

In April of 2012 the City of Edmonton began annexation discussion with the County of Leduc, but less than a year later the city filed formal notice of its intent to annex two portions of land from Leduc County for a total of more than 38,000 acres.

The lack of willingness on behalf of the City of Edmonton to collaborate has left many County of Leduc residents upset and has resulted in the formation of the Leduc County Coalition committed to fighting to save the County from Edmonton's annexation proposal.

The Coalition has scheduled an information open house on Tuesday April 15th at the Riche Bros Auction center's auditorium beginning at 5:30pm Mike Nicol from Edmonton, Bob Young from Leduc City, and County of Leduc's Mayor John Whaley will be guest speakers and will part take in a question and answer period.

2.2.14. Leduc-Wetaskiwin Pipestone Flyer "Leduc annexation open house" (April 10)

Leduc Annexation Open House

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Apr 10 2014

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Page: L14

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

Length: 571 Words

The first Open House on Edmonton's planned annexation, hosted by the County of Leduc, was held on Wednesday, April 2nd at the Nisku Recreation Center.

This is the first of four planned Open Houses sponsored by the County, and saw over 175 residents of Leduc County in attendance.

The Nisku Recreation Center's Open House drew the attention of all the major Edmonton News TV camera crews, which allowed many of the residents to air their concerns of the proposed annexation.

The evening began with a welcome message and an introduction by Leduc County Mayor Whaley. Mayor Whaley then turned the meeting over to Moderator Neumann who walked the audience through the process of annexation and a presentation of how the annexation would affect the County if it were allowed to proceed unchanged.

The information part of the evening ended with how the annexation process works as established by the province. An important point was made that the process has guidelines but not deadlines and that depending on how Edmonton and Leduc proceeded the annexation could take up to five or more years to be completed.

After forty-five minutes the meeting began to take questions from the audience. One resident living close to the Edmonton line praised the city for its quick response to a family medical emergency and was also disappointed in the response of the County's fire services back in 1992. He was the exception as many residents expressed disappointment in the services and taxes that are generated from Edmonton.

One resident living south of 41st Avenue stated that the city leaves spraying for noxious weeds in drainage ditches to the nearest landowner while the County of Leduc manages the problem directly. Still other residents that had moved from homes in southern Edmonton complemented the County's snow removal program compared to Edmonton's.

Still others told how their insurance rates had dropped over a thousand dollars as soon as their companies realized they lived in the County of Leduc. While other landowners warned that even though it may take up to fifty years before development occurs near them residents will be immediately under the City of Edmonton's bylaws, services, and taxes once the annexation is finalized.

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When residents asked what they could do to express their concerns they were informed they could write their MLA's. At this time Edmonton City Councilor Mike Nicol stood up to introduce himself and informed participants not to limit their concerns to their MLA's but also to write to the various members on Edmonton's City Council as many of them are new to the position and need to be informed of the issues from County of Leduc residents viewpoint.

One young lady expressed her concern why the City of Edmonton is hosting a series of informational meetings in April that limits the participants to 25 invited guests instead of having it open to the public especially since they are using the Nisku Recreation Center which is capable of hosting far more people.

As more questions were asked by members of the audience about the procedures and timelines of the annexation process an uncommitted MLA George Rogers spoke to the concerns explaining the role of the province government.

Future Open Houses will be held in Glen Park on Thursday, April 17th, at Sunnybrook on Wednesday, April 23rd, and on Tuesday, April 29th at Rolly View community centers beginning at 7pm.

(https://www.youtube.com/watch?v=ZuF4pu3smS8)

Illustration:

- / Local resident voices concerns over annexation

2.2.15. Leduc Representative "Leduc County Council briefs" (April 11)

Leduc County Council briefs

Publication: Leduc Representative

Date: Fri Apr 11 2014

Page: 2

Section: News

Byline: Mark Wierzbicki Leducrep.news@sunmedia.ca

Source:

Story Type:

Length: 434 Words

Annexation could harm affordable housing, says Leduc Foundation executive director

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Edmonton's proposed annexation could potentially mean a minor financial hit for the Leduc Foundation, said foundation executive director Nancy Laing at Leduc County council on Tuesday, April 8.

Laing appeared before council to deliver a general update on the Leduc Foundation's history, present and future, and included information on how the annexation might affect the requisition received by the foundation each year through county taxes.

The Leduc Foundation, which operates seniors housing and affordable housing throughout the county, would stand to lose as much as \$23,563 in 2014.

The county estimates the annexation could result in a 17 per cent reduction in equalized assessments.

The Leduc County requisitions are collected through taxation, as they are in all member communities

The Leduc Foundation receives approximately \$300,000 in total support through municipal requisitions each year from the seven municipalities it operates in, making up eight per cent of its total annual income. Leduc County provides the single largest requisition.

Though the potential reduction is relatively small, Laing said the organization needs every dollar, and may ask its other municipalities to increase their respective requisitions to make up for the loss.

"We have plans, and we need these resources to continue to supplement those plans," Laing said.

County, Thorsby sign new emergency services agreement

An emergency services agreement governing the new Thorsby Fire District is now in place. The agreement was approved unanimously by county council at its April 8 meeting, and later that night by Thorsby village council as well, ratifying the agreement.

The agreement sets out the terms of the district, including the territory it will cover, the services it will provide and training levels firefighters will meet, as well as a cost-share agreement.

75 per cent of the costs will be covered by the county, and 25 per cent by the village.

Coun. Audrey Kelto thanked county and Thorsby administration and fire services for putting the agreement together in only a matter of weeks, and thanked both councils for their "spirit of cooperation".

"This just proves to me that as far as the municipalities, it's a seamless border [and] it's about the safety of our residents," Kelto said.

The agreement is for a five year term, though it will be reassessed after one year.

The Thorsby Fire District is back to limited operational capacity, under district fire chief Rob Krueger. Krueger told Thorsby council later that night that recruitment campaigns have been

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held, and will be again later in the spring in an attempt to fill the ranks left by the former Thorsby fire department members, who resigned en masse in February.

2.2.16. Leduc Representative “Edmonton, Leduc County border resident happy to have City services” (April 11)

Edmonton, Leduc County border resident happy to have city services

Publication: Leduc Representative

Date: Fri Apr 11 2014

Page: 9

Section: Editorial/Opinion

Length: 308 Words

Dear editor,

I must admit I am a bit late reading and responding to this, however Leduc County council seemed a bit miffed by the City of Edmonton's talk of services.

I think they should have just bit their lip on that one. I live in the affected area, as do my parents. And I for one would gladly have the extra services the city provides.

I live on the border and frequently see city trucks driving around picking up trash, I don't see that in the county.

Last spring my parents house burnt to the ground, now I don't know how they operate, but the fire department was already on scene when I got there, and at that point the roof was engulfed in flames,

In retrospect I would think at that point it was still quite possible to turn off the gas.

In fact in my opinion when they first arrived, that should have been the first priority.

They had to come from Nisku (about 15-20min) rather than Beaumont (about five minutes).

The house burnt for several hours before the gas was shut off, and was still burning the next morning.

Sure Leduc County has fire services, but I sure didn't see anything to be proud of there.

My next point would be other emergency services. I am 100 percent certain I would see an ambulance sooner and get to a hospital faster from my area going to Edmonton than having to go to Leduc.

It's just a simple case of proximity. I am not even going to get into the police jurisdiction issues we have faced living in this area.

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I would be more than happy to see these city services coming my way.

Sorry Leduc County your lack of services don't stand much of an argument in my books.

Mark Henschell Leduc County

2.2.17. Leduc-Wetaskiwin Pipestone Flyer "Why annexation?" (April 17)

Why Annexation?

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Apr 17 2014

Page: L13

Section: News

Byline: Tom Dirsa

Source: The Pipestone Flyer

Story Type: News

Length: 574 Words

One of the questions that was asked at an Edmonton informational session last week has stuck in this reporter's mind. The question was a simple one "What is the need to annex since the people remain the same regardless if you call us county or city residents? Edmonton city officials had a hard time in providing a solid answer. There was a reference to Calgary and the fact that Calgary has successfully annexed property seven times since 1982 while Edmonton has not. The trouble with comparing Edmonton to Calgary is that large communities do not surround Calgary and Calgary's International Airport has long been part of the city.

Calgary's growth is projected to be nearly 35% faster than Edmonton's over the next 25 years and is fortunate that few of the surrounding counties and communities have a large industrial base unlike the Capital Region. This makes it much easier to absorb large tracts of land.

Edmonton is much more metropolitan than Calgary, much like the city of Boston. Surrounded by a number of smaller cities and large towns. Like Boston, Edmonton needs to work collaboratively with its neighbors. The province saw this need when it established the Capital Regional Board in 2008. In 2010 the province approved a growth plan, which describes how there would be a collectively managed growth of six important goals. Two of the goals were to strengthen communities and support regional economic development.

When we see forecasts of future growth it is for the Capital Region, it does not mean Edmonton alone, but the entire region! Over the next 35 years employment growth will average 1.2% a year and the region's population is expected to reach 1.7 million.

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While we are all experiencing this growth it is important that each community be allowed to expand, including Edmonton, but not at the cost of preventing or limiting the capabilities of a neighboring community.

The city claims it needs land to grow in the south because of the pressure of future homeowners wanting to build in that area. A few years ago that pressure was to the west and as the Henday's northern section nears completion the northeast has seen a building boom. Truth of the matter is that most people will buy homes where there are lots available by credible developers. Currently the city has a number of unused parcels that are graded far below the agricultural lands of Leduc County.

A few years ago the city decided to shut down the City Centre Airport with plans to convert the land into housing for 30,000 people. It was intended to be a showcase of 60 hectares, but has already been reduced to 40 hectares and major questions as to the city's costs have caused further delays. Is it any wonder why Leduc landowners have problems with Edmonton's proposed annexation? The Capital Regional Board has been a catalyst for the C-Line, which allows Leduc residents to catch a bus to Edmonton. Perhaps future cooperation will allow surrounding communities to pitch in on the cost of construction of Edmonton's LRT system as it reaches out to the outlying areas of the Capital Region instead of annexing those communities and shouldering the entire cost! If the Capital Regional Board is to really work than the need to annex large tracts of land could be avoided and the question "What is the need to annex since the people remain the same regardless if you call us county or city residents?" should be easy enough to answer.

2.2.18. Leduc-Wetaskiwin Pipestone Flyer "We've a lot of work to do" (April 17)

"We've a Lot of Work to Do"

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Apr 17 2014

Page: L2

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

Length: 738 Words

Those were the words from Tim Brockelsby, a Senior Planner for the City of Edmonton, at the conclusion of Edmonton's second of five planned conversations with Leduc residents affected by Edmonton's proposed annexation of 38,000 acres of Leduc County.

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Approximately 22 residents attended the second session held on Thursday evening, April 10th at the Nisku Recreation Centre. Most had received invitations to attend; however the city did accept several residents that had not received an invitation to take part in the two-hour session.

Mr. Brockelsby, in response to a question of why the session had been limited to 25 residents, stated, "We are looking forward to meeting with landowners in small group

settings to allow for meaningful discussions. We are interested in feedback from all stakeholders." He indicated that landowners that did not receive an invitation to the various meetings could contact the city and Edmonton would accommodate them by scheduling additional meetings as required.

Various informational posters were on display for residents that provided information ranging from Edmonton's history of annexation, development timelines, the annexation process, the proposed annexation area, and the various municipal services that will be affected by the annexation proposal.

Mr. Brockelsby reviewed Edmonton's proposal and the annexation process before the moderator began the evening outlining the meetings structure which was to respond to all the questions residents have by posting them and then have various city staff members responding to those questions that they had expertise in.

In short order approximately a dozen questions were raised and posted. One of first questions raised captured the feeling of many of the attendees. "Why is it so important that Edmonton grow while Leduc County shrinks as it is all the same people?" The resident's point was that growth was inevitable regardless if the land is under the control

of Edmonton or Leduc County so why is it so important to call it Edmonton? City officials indicated that for planning purposes it made more sense to have one municipality making decisions. The resident thought that was why the Capital Regional Board had been formed.

Another question that was controversial and brought the ire of many in attendance was "What's in it for the landowners?" Many believed that they were in for a lot of uncertainty in regards to taxes and services and in many cases their cost would be going up. One resident responded to what's in it for them by stating "nothing!" Unfortunately the city's indication that a financial reward was on the horizon for landowners was met with disdain.

There were a number of questions that the city was either unable to answer or were vague in the response. On the question regarding education the city indicated that there would have to be discussions with the various school boards, but were vague if they were referring to Edmonton's systems only or to Black Gold and St Thomas Aquinas as well.

When asked if the city had any plans for the annexation of the land north of Beaumont the city responded that would be in the hands of developers working with the city and the Capital Regional Board.

The city had difficulty in responding to questions regarding the definition of a farm or what is agricultural land.

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In response to the effect on taxes the city stated that taxes on buildings and homes are higher than the county but indicated that the city could grandfather taxes however the length of grandfathering taxes on land that would be unaffected for nearly fifty years before the land was developed would have to be negotiated.

There were a number of questions regarding a proposed second ring road and the widening of Highway #2 that the city rightly indicated these were provincial responsibilities.

Mr. Tim Brockelsby concluded the evening acknowledging that the city "has more work to do." He then outlined what the city will be doing over the next few months. They intend to report the input from the various sessions held in April to the City Council and report back to residents in May. He invited residents to visit the Edmonton City's website for updates and the City will host Open Houses in June.

In the meantime the city and the county are looking to begin formal negotiations in the near future. Many landowners were upset to learn that they would not have a place at the table and would have to rely on their elected representatives to present their viewpoint.

Illustration:

- / About 22 people attended the by invitation only meeting held at the Nisku Recreation Centre.
- / Tim Brockelsby of the City of Edmonton.

2.2.19. Edmonton Examiner "Working together" (April 23)

Working together

Publication: Edmonton Examiner

Date: Wed Apr 23 2014

Page: 26

Section: News

Byline: Michael Walters

Length: 353 Words

Edmonton and the capital region are experiencing unprecedented growth. With a strong economy, exceptional municipal services and outstanding quality of life, people from across Canada and around the world are choosing to make Edmonton their home. Meeting the challenges and seizing the opportunities of this growth requires the City of Edmonton and the surrounding municipalities to work together and plan smartly.

Last November, the City of Edmonton began the conversation about its proposal to annex land in Leduc County, south of Edmonton, to support this continued growth.

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Edmonton's residential and business employment lands inventory is critically low on both the southwest and southeast sides of the city. The areas of Leduc County proposed for annexation have been approved by the Capital Region Board as a priority growth area and is a logical extension for infrastructure and community services.

This annexation proposal will help ensure Edmonton has room to grow over the next 50 years. 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.

Edmonton is proposing to annex six per cent of Leduc County's land mass to support the growth of our city and major regional initiatives. 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.

The annexation of land from one municipality to another is a long and challenging process, and requires time, patience and collaboration. The City of Edmonton understands there are a number of questions and concerns from landowners, residents and business owners regarding this process. We are committed to ongoing discussions with stakeholders to bring sustainable growth and prosperity to the region. Together, we will work in good faith to build a prosperous future in the Capital Region and for all Albertans.

Citizens can stay updated on the Leduc County annexation at edmonton.ca/annexation or can contact me with your questions or comments at 780-496-8132 or michael.walters@edmonton.ca

2.2.20. Leduc-Wetaskiwin Pipestone Flyer “Large turnout for coalition rally” (April 24)

Large Turnout for Coalition Rally

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Apr 24 2014

Page: L13

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

Length: 435 Words

The Leduc County Coalition hosted an information meeting on Tuesday, April 15th at the Richie Bros. auditorium and drew the largest participation to date as over 300 individuals took advantage of the Coalition's gathering.

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The evening featured three guest speakers and comments from the Leduc Regional Chamber of Commerce. Moderator Clarence Shields welcomed the audience and introduced the guest speakers. He then provided information regarding the role of the Leduc County Coalition and its stand regarding Edmonton's Annexation request.

Mayor John Whaley presented the County of Leduc's position and the willingness to sit down with Edmonton City to negotiate an agreement. Leduc City Mayor Greg Krischke spoke of the need for the County and Edmonton to begin discussions and to resolve this process in the interest of both governments. Edmonton City Councillor Mike Nickel hinted that the new city council contains many new, bright members and would not be surprised they would be prepared to take a less confrontational approach as the previous council took. The speaker portion of the evening ended with comments by Leduc Regional Chamber of Commerce President Alana Gueutal.

At this point members of the audience were encouraged to ask questions. Three major issues were raised.

The first revolved around the potential loss of some of the best agricultural land in the province. Using Edmonton's claim that 55% of their growth is to the south, landowners wondered why the annexation proposal is 100% to the south and on land graded #1 for agricultural purposes while land to the north and west is rated in the #4 to #6 range.

Individuals from the Beaumont area questioned Edmonton's sincerity to comments made by the city of not wanting to hinder the growth of surrounding municipalities when Edmonton's annexation bid north of Beaumont does, in fact, prohibit Beaumont's natural growth to the north.

The third set of questions revolved around what landowners feel as a land grab by Edmonton. One emotional speaker compared Edmonton's annexation proposal to the Ukraine's lost of the Crimea where Russia came in and took what they wanted.

Another landowner questioned the wisdom of the city of shutting down the city airport then finding that the cost of developing the land for housing maybe prohibited. He also wondered, tongue in cheek, if the purpose of the annexation is for growth how many houses does the city plan to build on the International Airport runways? The meeting concluded by stating this is going to be a long processes and it is up to each individual to express their feelings by attending the current series of open houses hosted by both the City of Edmonton and Leduc County.

Illustration:

- / (See hardcopy for photo)
- / Landowner questioning paving over good farm land.
- / City Councilor Nickel, Chamber President Gueutal, Leduc City Mayor Krischke, County Mayor Whaley.

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2.2.21. Leduc Representative “Annexation would expand Edmonton more than 20 percent: County” (May 2)

Annexation would expand Edmonton more than 20 per cent: County

Publication: Leduc Representative

Date: Fri May 2 2014

Page: 19

Section: News

Byline: Russell Piffer Leducrep.newstwo@sunmedia.ca

Length: 572 Words

Edmonton's proposal to annex about 38,000 acres of Leduc County land would expand the city by about 22 per cent.

"The city should start growing up, not out, and then you can get the efficiency of services," said Leduc County mayor John Whaley at a county-hosted annexation open house at Glen Park Hall on Thursday, April 17.

"To pay for things like LRT systems, which are very expensive, we need to [increase density] for all areas along these lines.... so people will use these facilities and they don't have to be subsidized by the general taxpayer," Whaley told The Rep. "This is simple business economics."

According to the Canada 2011 Census, Edmonton had a population of 812,201 and a population density per square kilometre of 1,186.8.

At 684.37 square kilometres, the city's area is nearly eight times larger than Manhattan's, which has a population of about 1.6 million.

The proposed annexation area extends south from Edmonton, up to and including the Edmonton International Airport on the west side of Highway 2. On the east side of Highway 2, the area extends east to the border with Strathcona County and south to roughly Township Road 510.

A pocket of land at the east edge of Nisku will extend as far south as Township Road 505.

During a presentation at the Glen Park open house, Leduc County director of planning and development Phil Newman said the annexation would cost the county about \$1.1 billion in tax assessment and take away the overwhelming majority of the land it has planned to use for priority growth.

The loss of revenue could mean about a 10 per cent tax increase for the rest of the county to maintain services, said Newman.

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According to a study commissioned by Leduc County, Edmonton already has 20 to 30 years of residential growth supply and 54 years of industrial growth supply.

City of Edmonton senior planner Tim Brockelsby questioned the county's figures however, in an interview with The Rep.

He said south Edmonton has less than a 10-year supply of industrial land and that 55 per cent of the city's growth in the last decade has been south of Whitemud Drive.

According to the City of Edmonton's website, the annexation as proposed would secure land to meet the city's residential and business growth for the next 50 years.

"There's a very strong push southward in terms of growth," said Brockelsby,.

He added, "We are building up, in and out. It's not just about growing out. We have a whole policy framework around that."

In addition to the annexation, Edmonton is pursuing infill housing -the development of new housing in established neighbourhoods -and Transit-Oriented Development, which "sets out a vision of a more compact, transit-oriented and sustainable city", according the City of Edmonton's website.

Brockelsby said the City of Edmonton has a third party consultant working to confirm its own growth forecast figures, which estimate Edmonton's population will nearly double to more than 1.5 million in the next three decades.

"Once we get the negotiating teams together that's when we'll be able to more freely provide that information," he said.

According to provincial legislation, Edmonton and Leduc County are expected to try to reach an agreement on annexation. If they cannot, the issue will go before the Municipal Government Board, which will recommend a decision to the government.

Toward the end of the open house, mayor Whaley assured county residents the annexation would likely not go through as proposed.

"It's a starting point," he said. "It will not be a finishing point."

Illustration:

- Russell Piffer/Rep Staff Leduc County director of planning and development Phil Newman delivered a presentation about Edmonton's proposed annexation of about 38,000 acres of county land at Glen Park Hall on Thursday, April 17.

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2.2.22. Edmonton Journal “Annexation ‘war of words’ continues; Edmonton’s proposal seen as bullying by some in Leduc County” (May 3)

Annexation 'war of words' continues; Edmonton's proposal seen as bullying by some in Leduc County

Publication: Edmonton Journal

Date: Sat May 3 2014

Page: B1 /Front

Section: News

Byline: Gordon Kent

Source: Edmonton Journal

Story Type: News

Length: 855 Words

Controversy is still simmering more than a year after Edmonton announced plans to take over 154 square kilometres of farmland from Leduc County.

About 1,000 people attended a half-dozen April meetings to hear about a proposal supporters see as crucial to Edmonton's future and critics call bullying.

"I think the general consensus was it's a land and tax grab," says Clarence Shields, whose anti-annexation Leduc County Coalition drew 400 people to a recent open house.

"The City of Edmonton has the land available to them to develop. Personally, I believe the city ... is in a difficult financial situation and they need commercial and industrial tax revenue." Shields owns Blackjacks Roadhouse in Nisku, a massive industrial park he fears won't have enough room to grow under the current annexation proposal. The city would also gobble up the Edmonton International Airport and prime commercial land around it, he argues.

"I don't see them negotiating in good faith. They have gone ahead and asked for way more property than is required, and cut off the financial legs of the county." Leduc County Mayor John Whalley says he's frustrated serious discussions haven't occurred since Edmonton announced its annexation plans in March 2013.

While the county set up a three-member negotiating team last year, Edmonton's group hasn't been appointed and talks expected by February still haven't taken place.

"We're not against growth. We're not against some sort of annexation," Whalley says.

"But the amount of land Edmonton is looking for is somewhat dramatic in what it would take from the county."

Most of the area is prime agricultural land.

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It's also part of the capital region's priority growth zone, leaving the county few other options for development near sewer and water lines, Whalley says.

He sees a fair starting point for negotiations at about 20 per cent to 25 per cent of Edmonton's current "horrendous" request.

EDMONTON ANNEXATION PLAN

Growth

Point: Edmonton needs land to ensure orderly development for 50 years; it has less than a 15-year supply for low-density housing in the southwest, and less than 10 years of land in the southwest and southeast for industry.

Counterpoint: Leduc County studies show Edmonton has land for 20 to 30 years of residential growth and 54 years of industrial growth.

Property taxes

Point: Residential taxes are 62-per-cent higher in the city than the county, and non-residential taxes are double; no formal tax protection plan has been discussed.

Counterpoint: Special tax consideration is common for annexed property, such as a moratorium until it's developed or phased-in increases. Transition provisions for northeast farms annexed in 1982 didn't expire for 30 years.

Impact on county

Point: The proposed annexation area contains seven per cent of the county population and produces \$7.3 million in annual property taxes, about 19 per cent of the county's total. That's roughly the same amount the county paid in 2012 for cost-shared services in the region such as fire, parks and recreation, and libraries. Counterpoint: Edmonton wants a deal that gives it room to grow and maintains the county's economic sustainability. A settlement will reflect the impact on assessment.

Edmonton's annexation application will be reviewed by the Municipal Government Board, which makes a recommendation for a final decision by the provincial cabinet.

(Sources: Leduc County, Edmonton websites)

"They have a 50-year land supply within their boundaries. ... Edmonton hasn't come to the table to dispute our numbers," Whalley says.

"That's why the war of words is going to continue in the media."

Peter Ohm, manager of Edmonton's urban planning and environment branch, says he hopes discussions can start in May.

There were delays caused by last October's civic election and waiting while a consultant analyzed internal city data, he says.

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That work confirmed the need for more residential and industrial land on Edmonton's south side, where almost 60 per cent of new homes are being built, Ohm says.

Land supply must meet demand in each sectors rather than across the whole city, because developers are more interested in some areas than others, he says.

Also, industrial zones have different uses.

Northeast Edmonton is slated for petroleum-oriented projects, but the Leduc business land is aimed mainly at logistics companies linked to the airport, railway and highway.

About one-third of the 900 residents in the proposed annexation area has attended city open houses and smallgroup meetings.

While many people are concerned, some like the prospect of being able to sell farms at higher prices to developers when they retire, Ohm says.

Coun. Mike Nickel, who attended the county coalition's April open house, says there's fear about such issues as taxes, service levels and preservation of farmland.

"I took a kicking for 2½ hours. They were angry."

He told participants that while Edmonton has to grow, there's no intention to undermine the county's financial sustainability.

Nickel hasn't studied the city's plans closely enough to determine if they're appropriate, but wants to ensure they're articulated clearly.

However, he takes issue with characterizations of the annexation plan as a tax and land grab.

"Clarence can say that," Nickel says.

"I wouldn't say that. I think we're trying to be balanced," he adds.

"If it was all about tax and land, we would be talking about taking all of Nisku, wouldn't we?"

gkent@edmontonjournal.com

Illustration:

- John Lucas, Edmonton Journal / Clarence Shields, chair of the Leduc County Coalition, near the Edmonton International Airport. He says the City of Edmonton's annexation plans "cut off the financial legs of the county."
- Jessica Brisson, Edmonton Journal /

2.2.23. Leduc-Wetaskiwin Pipestone Flyer "Packed House" (May 8)

Packed House!

Publication: Leduc -Wetaskiwin Pipestone Flyer

APPENDIX 11: MEDIA

Date: Thu May 8 2014

Page: L12

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

Length: 421 Words

On Tuesday, April 29th Leduc County hosted their final open house for residents seeking information about Edmonton's proposed annexation of 38,000 acres of the County. The meeting was held at the Rolly View Community Center and began at 7pm. Nearly 200 people packed the center to ask questions and gain information how the annexation would affect their lives.

Mayor John Whaley welcomed everyone and gave a response to an item that had been aired on Leduc One radio station Tuesday morning in regards to Edmonton City's assertion that the County was responsible for a delay in negotiations because the County was more interested in dealing with Beaumont's annexation plan. Mayor Whaley used some colorful farm language to describe Edmonton's inability to sit down with the County to work on a collaborative solution to Edmonton's annexation proposal. He went on to point out that even six months after the municipal elections, Edmonton has yet to name members to their negotiation committee. Something the County has done months ago! Mayor Whaley then introduced Phil Newman, the County's Director of Planning & Development, who walked the audience through the annexation process and the effect on the County and residents, should the annexation be approved as proposed.

After Mr. Newman's presentation, members of the audience were provided opportunities to ask questions. Many residents took the opportunity to express their concerns and to thank the County for being a strong voice on their behalf.

MLA George Rogers also took the opportunity to speak to the audience and vowed to continue to represent their interest in the Legislature. He was dismayed about the lack of negotiations and that it is estimated Edmonton has spent 10 million dollars to date and the County 2 million on annexation with no progress. Money that could have been spent on improving roads and other services. MLA Roger's full speech can be seen and heard on line.

Mr. Clarence Shields of the Leduc County Coalition provided additional information regarding the effects the annexation would have on ratepayers and the County. He encouraged individuals to sign the petition to the Alberta Municipal Government Board to not approve the City of Edmonton's proposed annexation.

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One of the more humorous comments came about when referring to Edmonton's failure to provide timely services as a ratepayer indicated that Edmonton's potholes were deep enough to plant flowers.

Mayor Whaley concluded the meeting stating the County is prepared to collaborate with Edmonton and work on a proposal that was fair to both municipalities. Edmonton's current proposal was not fair and only benefits Edmonton.

Illustration:

- / (See hardcopy for photo)

2.2.24. Leduc-Wetaskiwin Pipestone Flyer "Things get heated" (May 8)

Things Get Heated

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu May 8 2014

Page: A10

Section: News

Byline: Tom Dirsa

Source: The Flyer

Story Type: News

Length: 822 Words

The fifth and final of the small annexation meetings hosted by the City of Edmonton was held at the Nisku Recreation Center on Monday, April 28th and began at 6:30pm.

It was the lowest attended with 17 residents present, but was certainly the most heated.

Moderator Beth Sanders started the meeting giving everyone a few guidelines on how the meeting should be conducted and several of the guidelines set decorum boundaries for everyone in attendance. Several of the guidelines were stretched to their limits on the very first question asked by residents.

The question was, "Why will the annexation process take four or more years?" As part of the answer, Mr. Tim Brockelsby, a Senior Planner for the City of Edmonton, indicated that Leduc County had wanted to wait while the County was dealing with Beaumont's annexation request. At this point, a resident stood up and indicated that was, "essence of bovine" and that someone is lying? That he was receiving mixed messages and wondered if he was hearing the truth or something that makes the city look good? "Landowners are afraid that the truth will not be coming forth." He concluded by asking why should he stay and listen to any more lies? These comments were broadcasted on Leduc's FM station 93.1 the next morning. This brought a quick

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reaction from Mayor John Whaley the very next evening, at the County's annexation meeting in Rolly View, where he stated that the meetings with Beaumont take one day a month leaving plenty of time to meet with the City. He also indicated that the County has already established their committee to negotiate with Edmonton, while Edmonton has yet to appoint members to their committee.

Several issues that had been discussed in other meetings were mentioned and the city's responses to these issues had less ambiguity than in earlier sessions. In regards to education, once annexation becomes a fact, the area would become the responsibility of the Edmonton School Boards. Services to the area would also become Edmonton's responsibility and a major difference was highlighted when the city informed residents that under the city landowners and developers are responsible for establishing new services. The city then manages them once they come on line. There are areas within the city that may not even see a snow plow if that area has not been developed. City officials expressed that the city could do a better job in providing services based on a superior resource base.

Ms. Judi Trelenberg, Co-Chairperson of the Beaumont Corridor Development Society, contradicted this. As she informed those in attendance of how the Society had worked to improve the road into Edmonton from Beaumont and that the County and the Town of Beaumont had come forth and completed their work last year, meanwhile the city is still waiting to improve 50th Street. Since the city took responsibility for 41st Ave, the avenue has deteriorated from hard top to basically a gravel road, even though it is heavily used by large semis on a daily bases.

There were a number of exchanges regarding agriculture land and during this time it came to light that once the annexation goes through, farmers within the area will no longer be eligible for any agricultural grants. Provincial agricultural grants are, by design, reserved for rural areas not municipalities. So if the farm remains in business farmers will not be able to avail themselves to agricultural grants and Edmonton will not be eligible for grants for drainage and other services currently available to Leduc County and residents. Several landowners pointed out to the city that you can't eat a house and putting 34 houses on an hectare of land might increase the tax base, but will do little to feed those same homeowners.

Many residents asked why was the annexation 100% south when, by the city's own figures, indicated that the south was 55% of the city's growth. Many residents observed that when travelling the Henday, one can see acres of empty land in the west and north. City officials responded with a vague response about the organic growth of Edmonton and that most Edmontonians want to live on the south side of the city. That even as the city is encouraging developers to built up, most home owners still want a house on a lot rather than a condo downtown. Officials did admit that they would like to tap into the industrial tax base of Port Alberta, the EIA, and Nisku to relieve or maintain the current tax ratio of 75 residential to 25 industrial.

Mr. Brockelsby concluded the meeting by stating that the city would report back to residents by the end of May. His team would be reporting to city council in early May and was hopeful the

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two negotiating teams would begin to meet in May. He further stated the city plans to hold additional full Open Houses in June and another series of small meetings in late fall.

2.2.25. Edmonton Journal “Annexation needed to protect future, mayor says; land required to manage proper growth, development, council told” (May 15)

Annexation needed to protect future, mayor says; Land required to manage proper growth, development, council told

Publication: Edmonton Journal

Date: Thu May 15 2014

Page: A6

Section: Alberta

Byline: Gordon Kent

Source: Edmonton Journal

Story Type: News

Length: 362 Words

Edmonton needs to annex 154 square kilometres of land south of the city to protect its financial future and proper development, Mayor Don Iveson said Wednesday.

Edmonton is the region's only municipality with experience handling the hundreds of thousands of new residents expected in the next 50 years, Iveson said.

"I'm not confident that Leduc County could plan and service and finance all of that growth at that scale," he said.

"If they could, if it didn't meet even the modest growth targets that are in place now, then it would sprawl further."

Without land sought from the county and a sliver of Beaumont, Edmonton will run out of industrial sites and more taxation will be imposed on homeowners, Iveson said.

He denied claims the annexation would be a tax grab.

"There's no money in it. Even in the best case, with balanced growth, we come out even. It's a question of how to manage growth," he told city council.

"In five years, if this isn't resolved, our growth is going to start to tip out of balance

... For our ongoing financial sustainability, we do need that balance."

Edmonton is expected to grow to almost 2.1 million

people by 2064 from the current 845,000, according to projections by the Capital Region Board.

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Leduc County Mayor John Whalley has argued the annexation plans announced last year would take a "dramatic" amount of land, mostly agricultural, and hurt county finances.

He has also complained Edmonton still hasn't started negotiations over possible boundaries, tax implications, compensation and other issues.

The city is working to create a negotiating committee which could hold initial talks in June.

Annexation must be approved by the provincial cabinet following a hearing in front of the Municipal Government Board.

Peter Ohm, manager of Edmonton's urban planning and environment branch, said the area in question is scheduled to be developed.

The city wants to limit sprawl by demanding more homes per hectare than required in regional plans, he said.

But it needs room to plan for orderly growth, he said.

"If we stay as is, we will see a price impact in terms of what happens with our housing and everything (else) in development." gkent@edmontonjournal.com

Illustration:

- John Lucas, Edmonton Journal, File / Mayor Don Iveson says without more land, Edmonton will run out of industrial sites and be restricted in managing growth.

2.2.26. Pipestone Flyer "Is it Time to End Annexation?" (May 15)

by Tom Dirsa

Thursday, May 15, 2014

On April 15th, 2008, the Government of Alberta established the Capital Region Board (CRB), comprising of 24 municipalities located in the region, and directed the CRB to prepare a Capital Region growth plan. The province approved the plan in 2010 and it promotes the member municipalities to establish regional partnerships in key priority areas for growth, recognizing the positive benefits of shared development, infrastructure and policy frameworks.

The plan deals with four main priorities that impact the region.

1. Regional land-use planning – identifying residential, commercial, industrial and protected areas and core infrastructure including roads, rail, pipelines, transit and utility corridors.
2. Inter-municipal transit – planning a public transportation network to include future high-growth areas.

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3. Information services – developing an electronic system for municipalities to share planning information.
4. Affordable housing – determining the location and quantity of low-income and market-affordable housing required.

Secondary priorities include planning and monitoring of water and waste management, policing, emergency services, social services, recreation and economic development.

The province hoped that the plan would help municipalities have an effective way to identify regional initiatives; make decisions, and resolve disputes. That future needs could be identified and addressed. It was believed the plan would combine expertise of the regional board to the benefit of municipalities. It was hoped that the CRB could prevent future conflict and costly duplication would be minimized. Finally the province believed that the CRB would provide municipalities with a more effective voice in bringing issues to the provincial and federal governments.

The Province believed that the CRB would allow residents to continue to be served by the existing municipal governments and continue to elect their own municipal councils. That residents will continue to pay property taxes and fees determined and collected by their own municipalities. The province also stated that each municipality would continue to determine and provide services for their communities and local bylaws and licensing requirements would remain in effect.

One of the first things the CRB did was establish a thirty-five year growth plan for the region. This plan took into account six factors:

1. Protect the Environment and Resources
2. Minimize the Regional Footprint
3. Strengthen Communities
4. Increase Transportation Choice
5. Ensure Efficient Provision of Services
6. Support Regional Economic Development

The plan identifies the overall development patterns and key future infrastructure investments to complement existing infrastructure, services, and land uses to maximize the benefits to the Capital Region. The plan is a blueprint for coordinating decision making in the Region to enable economic growth and ensure strong communities and a healthy environment.

The Board's goal is to ensure the Capital Region is sustainable, competitive on the global stage and is an attractive, livable place to live with the highest quality of life. All residents are to benefit from the Board's work to ensure the long-term future of the Region.

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The CRB was formed to assist Edmonton and surrounding municipalities to work together and cooperate in the development of the region as a whole. So what has happen where Edmonton now feels it can annex a large portion of Leduc County without any regard to the welfare of the people of Leduc County?

Part of the problem goes to the way decisions are made. For approval of actions the CRB must receive a 75% agreement from the 24 municipalities, which represent 75% of the residents in the region. For Edmonton to receive approval it has to convince 16 other municipalities to agree. However, if Edmonton disapproves of an action it can veto any action as 71% of the people live in Edmonton. Parkland's long-range municipal plan has been sidelined because Edmonton did not want the Acheson Industrial Park included in the plan.

Parkland County believed the CRB should not have a veto power on its right to determine area structure plans. The Alberta government introduced Bill 28 in the fall of 2013 to formalize the CRB and address the concerns that Parkland and other municipalities raised and showed the desire of the province to have municipalities work together with their neighbors. The bill passed in December with a number of modifications, but what remained was the emphasis on the need for municipalities to work together for the betterment of the region.

The annexation plan by Edmonton would absorb three of the seven priority growth areas identified by the CRB in one swoop. When asked about taking these areas away from Leduc County city officials, at one of their open houses, commented, "the County can grow somewhere else!" You ask for the heart of the County's industrial strategy that has been in development since the 1970's and want to take ALL the areas identified as priority growth areas from both the County and Beaumont and then have the gall to tell them they can grow somewhere else! Some how the "working together" message, of the province, has been misinterpreted by Edmonton.

Since the City of Edmonton generally leaves land development in the hands of landowners and developers we wonder why the city needs to annex addition land from their neighbors. A land developer would probably find it much easier and cheaper to deal with the County of Leduc's bylaws and permit process than Edmonton's. People living in St Albert rarely noticed when they leave or enter their city from Edmonton because the line that separates them is invisible. That same line is also invisible when you travel south to Leduc County.

Edmonton likes to justify the need for additional land because it is more capable to service residents and it makes more sense to have one municipality in charge. This flies in the face of the purpose of the CRB. There is no reason in the world that once Edmonton completes their LRT system within the city that plans could be made with surrounding

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municipalities to extend the lines into St Albert, Sherwood Park, or the Edmonton International Airport with the COOPERATION of the municipalities involved. This is what has happen in other metropolitan areas like Boston and Toronto and is already in progress with the growth of the C-Line through the cooperation of Leduc County, the City of Leduc, and Edmonton.

The city further claims that 55% of the city's growth has been south and that is why a 100% of the city annexation proposal has been south because that is where the demand has been. The truth of the matter is the growth has been following the development of the Henday! Prior to the completion of the link to the Calgary Trail a large part of Edmonton's growth was on the west side of the city. Since 2006, when the link was completed, housing took off south towards and beyond Ellerslie. As the northern section of the Henday is nearing completion there has been a housing boom in the Manning area. With the development of the Alberta Heartland Industrial area you can be sure that residential growth in Edmonton's northeast will continue at a rapid pace.

Instead of wasting millions of dollars in trying for a land grab the money could be better spent in working with not only Leduc County, but all members of the CRB to ensure the capital region is a place people want to work and live for the betterment of all.

Maybe it is time to end unilateral annexation bids and let the CRB be allowed to decide how the area is to grow. Then it would take 16 other municipalities to agree to a proposed annexation. Perhaps the Musketeers had it right "One for all and all for one!"

2.2.27. Edmonton Sun "City preps for annexation talks" (May 15)

City preps for annexation talks

Publication: The Edmonton Sun

Date: Thu May 15 2014

Page: 3

Section: News

Byline: Dave Lazzarino, City Hall Bureau

Length: 321 Words

The next chapter in the city's move to annex land from Leduc County and the town of Beaumont is about to begin as city council prepared to assemble a negotiating team Wednesday.

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Councillors approached the delicate subject of annexation through questions to staff about the need for more land as the city's population grows.

"We have evidence that the city of Edmonton is exceeding regional density targets and many of neighbouring municipalities are not even meeting those density targets?" said Coun. Michael Walters, in a leading question to staff.

The city's manager of urban planning and environment, Peter Ohm, explained that the response from many of the residents the city has spoken with who live in the county has been positive.

"We're getting owners saying, 'We're not particularly concerned if whether we're in Edmonton or in the county,'" said Ohm, adding the greater concern was whether those landowners could continue to use their land in the same way and get the same services from the municipality.

Mayor Don Iveson said the push back to annexation has been from smaller groups with the wrong information.

"Are we doing this for the money?" Iveson asked. "Because there's no money in it. Even in the best case scenario, with balanced growth we come out even. It's been suggested we're doing this for the money."

He said the city is preparing to increase their residential land in the order of two or three times the size of St. Albert but can't do it with no industrial tax base. He said the city predicts it will run out of industrial land in five years and the land south of the city is inevitably going to be developed.

He said the city is in the best position to do that.

Council agreed to address the topic at their next meeting, at which time a negotiation team will be assembled to approach Leduc County and Beaumont.

@SunDaveLazz

2.2.28. Edmonton Journal "Annex plan is vital to region; Edmonton must acquire Leduc County land - and here are 6 reasons why" (May 21)

Annex plan is vital to region; Edmonton must acquire Leduc County land - and here are 6 reasons why

Publication: Edmonton Journal

Date: Wed May 21 2014

Page: A1 /Front

Section: City &Region

Byline: David Staples

Source: Edmonton Journal

Story Type: Column

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Length: 740 Words

Edmonton's push to annex land on its crucial southern boundary is heating up, with a number of county leaders pushing back hard.

Edmonton hopes to annex 156 square kilometres of land to the south, including the international airport. Formal negotiations will begin next month.

This land now belongs to Leduc County. County leaders have dubbed the annexation bid a "land and cash" grab, while county Mayor John Whaley has labelled it as "horrendous."

In fact, Edmonton only truly needs as little as 20 per cent of what it's demanding, Whaley has said. But, make no mistake, this annexation is vital for both Edmontonians and everyone else in the region.

Here are the Top 6 reasons why:

1. If you want unsustainable sprawl, just leave this land with the county.

Most of the land Edmonton hopes to annex has been identified in regional planning agreements as prime land for new residential development. But county governments don't build high-density neighbourhoods. Instead, they build country residential, lowdensity acreages. That's what Leduc County is now doing near Beaumont with its East Vistas development. Sturgeon and Parkland County have done the same, hemming in Edmonton to the north and west.

In comparison, Edmonton builds high-density suburban neighbourhoods. Edmonton's new south-side neighbourhoods, Rutherford, Callaghan and Allard, are on the same size of land (eight quarter sections) as the East Vistas development, says Alice Leung of city communications. But when fully built out, the Edmonton neighbourhoods will have 27,450 people, while East Vistas is expected to have no more than 7,593.

2. Without this annexation, Edmonton is almost completely hemmed in.

Edmonton has the northeast Horse Hills lands still to develop, but is otherwise surrounded by sprawling county acreages and by CFB Edmonton in Namao, St. Albert, Sherwood Park, Refinery Row, Enoch and Acheson industrial park.

Edmonton will run out of commercial/industrial land in the south in approximately five years, Leung says. Edmonton will run out of residential land in the southwest in less than 15 years.

3. To thrive, Edmonton needs industrial development, not just new residential.

Industry generates the rich property taxes that pay for residential areas, which pull in far less in taxes. Edmonton already gets a poor share of the region's industrial taxes. In 2011, for instance, \$137 million in industrial taxes was collected. Four rural counties, including Leduc County, got to keep \$96 million. Edmonton and the other surrounding towns split just \$41 million.

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Edmonton's annexation plan will see the equivalent of five or six new communities the size of St. Albert built, Iveson says. At the same time, however, the city is also asking for new land for industrial development to help pay for the new residential.

Leduc County's opening stance is Edmonton should be given land to build residential, but the county keeps all the best industrial land near the airport. "That would be two or three St. Alberts and no industrial tax base to offset it," Iveson says of the county plan.

4. If Edmonton is deprived of industrial tax growth, the entire region suffers.

Almost all people in the region use Edmonton's roads, transit and sporting and cultural amenities. Edmonton also cares for a high percentage of the poor, the homeless and new immigrants. If the city is starved of tax dollars to pay for services and to maintain its infrastructure, Edmonton will become poorer, less pleasant and far less functional, dragging down the entire region.

5. Leduc County and its residents will get a fair deal.

Leduc County will ask for and get compensation from Edmonton. Taxes won't go up for land owners on annexed lands, Iveson says, and they can keep farming. "Their costs will be comparable and their services will be equal or better."

6. Edmonton's ability to compete with Calgary is in danger.

Since 1982, Edmonton hasn't had one new annexation. Calgary has had 16, getting 320 square kilometres of new land. This has allowed Calgary to better maintain its industrial tax base.

At the same time, Edmonton is competing with other cities to be the new gateway to the north, to provide air, rail and truck service to the Arctic. The industrial land around the International airport is seen as Edmonton's transportation hub, but development there needs a major push and careful planning. With all due respect to Whaley, the mayor of Edmonton needs to lead this effort, not a county mayor. Bottom lines: Edmonton needs this land and will make best use of it. This annexation is right for the city and will benefit the entire region.

dstaples@edmontonjournal.com

2.2.29. Leduc Representative "Edmonton not trusted with County land" (May 23)

Edmonton not trusted with county land

Publication: Leduc Representative

Date: Fri May 23 2014

Page: 9

Section: Editorial/Opinion

Length: 830 Words

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Dear editor

If Leduc County doesn't want to be swallowed up by Edmonton and be forced into amalgamation, then its council should definitely fight Mayor Don Iveson and Edmonton City Council hard all the way.

Edmonton's mayor says that Edmonton has the "expertise and skill" needed in redeveloping things in order to maximize the benefit of the land for business use and really needs the revenue for taxes.

Case #1: Edmonton shut down the City Centre Airport unnecessarily, and yet it cannot afford to fix the interchange off of Yellowhead Trail and 127th Street in order to create safer traffic flows for the residents of the proposed new neighbourhood of Blatchford. Let me point out that this and other Yellowhead Trail interchanges were scheduled to be fixed in 1985 when I believe Laurence Decore was Edmonton's Mayor. I was at the meeting with my dad, that is almost three decades ago.

Case #2: Edmonton City officials said that they would assist to ensure that the Charles Camshell Hospital private redevelopment by Dub Architecture and other contractors would be finished in a safe and timely matter. Also, that the site would be cleaned up of asbestos within a year or two, as well as any other harmful materials for humans to breathe in. The hospital site in the Westmount area has been shut down for over twenty years now and many toxic materials and garbage remain sitting there outside where any resident walking by (including children) can access.

Case #3: The six-hundred million plus (and potential cost overruns) come at the expense of taxpayers. School hot lunch programs for inner city youth were cut back by City staffers and school boards just so Mr. Katz could have his money. He has \$5 billion in cash and assets (from his own lips), why cannot he self-finance his own arena?

Case #4: The Art Gallery of Alberta in Edmonton has gotten money from city Council more than 30 times between former mayor Stephen Mandel and current mayor Don Iveson. Three times it gotten money in the seven months from city council and each time promises it will not be back. Yet Edmonton City council gives it more, I say since it loses money it should be shut down and privatized with City coffers getting the funds from the sale for general revenues.

So before Edmonton City council can claim it has a legitimate right to subjugate Leduc County citizens to its whims with the land use, it maybe should take a look in the mirror and fix the infrastructure problems within its own boundaries first.

Rory J. Koopmans Edmonton

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2.2.30. Leduc Representative "Former councillor running to regain seat" (May 23)

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Former councillor running to regain seat

Publication: Leduc Representative

Date: Fri May 23 2014

Page: 5

Section: News

Byline: Mark Wierzbicki ,Leducrep.news@sunmedia.ca

Length: 353 Words

There will be at least one familiar face on the slate of candidates in Thorsby's upcoming by-elections.

Former village councillor Debbie Pilon, who served three terms between 1995 and 2004, is seeking to claim one of the two open seats up for grabs on June 2.

Pilon said it was concern over taxation and village governance that motivated her to get involved once again.

"In the last nine years we've had a lot of in and outs of CAO's (chief administrative officers). Over a handful of them in nine years. I think the councils of the past made some poor hiring decisions... which caused us great painstaking payouts to have them removed and go through the process again and again," Pilon said, adding that she has confidence in the current CAO, Jason Gariepy, but that "time will tell."

Pilon has lived in Thorsby for 23 years, having raised two daughters there. She is the only woman in the race, and if successful, she would be the only woman on council. She said bringing a "female spin" to council might be beneficial.

"We think outside of the box. We think differently than men," Pilon said. "And with my past experience it would be an easy transition for me to get back in there and the learning curve will be minimal. I have an understanding of the Municipal Government Act, and policies and procedures." Bringing growth, stability, and pride back to the village would be her priorities as a councillor. She'd achieve that largely through stewardship of future village budgets, she said.

"The budget's already been passed for this year, but going into next year's budget [we need to] look at salaries and the cost of doing business and try to reinvent ways of attracting people in."

She is also concerned about the city of Edmonton's annexation proposal, which would claim large tracts of Leduc County land, as it could affect future cost-sharing arrangements that help support some of Thorsby's facilities and services. Pilon will be taking on three other candidates for one of the spots. Sean Deehan, Bob Burnett and Kenneth Wayne Beleshko are also in the running.

Illustration:

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- Submitted
- photo of Debbie Pilon

2.2.31. Edmonton Examiner “Strong core means strong region” (May 28)

Strong core means strong region

Publication: Edmonton Examiner

Date: Wed May 28 2014

Page: 11

Section: News

Byline: Don Iveson

Length: 531 Words

Edmonton is, without dispute, at the core of this region which 1.2 million people call home. Our region is an engine of the Canadian economy, competing globally for investors, newcomers and visitors.

However, our ability to keep up with a fast-growing economy and compete for new investment and labour from around the world is at risk. We are facing growth pressures unlike anything we have seen.

Our city's scale of growth is so astounding that we are about to run out of land to grow into much more quickly than we predicted years ago.

Current projections show we have five years of industrial land left, and 15 years for residential development on the fast-growing south side of the city.

A financially sustainable Edmonton enables the region to compete at a much higher level. Maintaining a proper balance of residential and commercial development keeps property taxes stable.

Constrained land supply causes land costs to escalate, as will costs of living and doing business, which threaten our competitiveness.

Balanced growth will continue to allow our city to pay for the large-scale amenities, services, transit, housing and social services that the region relies on.

Based on current constraints, our city's ability to invest in the long-term services we provide to the city, region and beyond is not sustainable. And without a strong centre, the region's survival is at stake.

When newcomers move to the Edmonton region, many choose Alberta's capital city. In fact, Edmonton absorbs seventy per cent of the region's population growth.

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The majority of newcomers are attracted to our urban centre's offerings, amenities and quality of life.

In 50 years, Edmonton's population is projected to pass the two-million mark, which puts us as a critical crossroads and we must be able to manage our land resources effectively and appropriately.

Annexation is not about lining the pockets of Edmonton. It is about ensuring that we remain as the region's hub of employment, business, entertainment, postsecondary education and medical services.

In fact, this annexation application keeps Edmonton on track to maintain our current balance of residential and industrial tax base.

Our gain is development, which is inevitable at the rate we are projected to grow, but development that is of high density and to high standards that we can all be proud of.

Indeed, annexation is one of the few tools at our disposal to collaborate with neighbouring counties and towns to solve our regional challenge. It is a routine process that facilitates urban growth.

To compare, Calgary has completed 16 annexations over the three decades since Edmonton's boundaries last changed.

Our regional neighbours, recognizing that working together will lead to a stronger region, are increasingly interested in productive dialogue around regional service provision and economic development.

One notable example of collaboration is our joint work on Sturgeon County's municipal development plan, due in large part to Mayor Tom Flynn's desire to see beneficial results for the region.

Never has it been, nor will it ever be, about one side against the other. Bottom line: if Edmonton wins, the region wins. The status quo is, however, not an option.

Learn about Edmonton's annexation process at http://www.edmonton.ca/city_government/urban_planning_and_design/annexation-process.aspx

2.2.32. Edmonton Journal “Reaction to annexation differs; despite fears, move has to make sense to most county residents” (June 13)

Reaction to annexation differs; Despite fears, move has to make sense to most county residents
Publication: Edmonton Journal
Date: Fri Jun 13 2014
Page: A5
Section: City &Region
Byline: David Staples

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Source: Edmonton Journal

Story Type: Column

Length: 739 Words

Just 900 people live on the vast 154-square-kilometre tract of land that Edmonton hopes to annex south of the city, but the concerns of the 900 are crucial.

If the vast majority are opposed to the annexation, that's a problem for Edmonton's aspirations. The good news is that some of the 900 residents of the land, which is now controlled by the County of Leduc, are strongly in favour of annexation. The price of land near the city will almost certainly rocket up if the annexation goes ahead, so property owners who want to cash in will be able to do so.

But others - some of them living not so close to Edmonton's border, which means it will be decades before their land fetches top price for development - fear their taxes will rise and road maintenance decline if the city takes over.

Judi Trelenberg's family owns two large pieces of county land between Edmonton and Beaumont. Trelenberg says the land is so far south and east, she doubts it will be developed any decade soon. She's heard stories of farmers within Edmonton's boundaries having to pay higher taxes for improvements to their land, such as building new farm sheds.

She also says the city doesn't spray for noxious weeds along its roads, but the county does, and that's important in farm country, where keeping the thistles out of the crops is crucial. The county also does a better job with grading roads, snow removal and pothole repairs, she says.

Annexation doesn't sound like a great deal, Trelenberg says. "We want these issues to be addressed before we sign off on it. And don't get us wrong: we understand that everybody has to grow. We understand that Edmonton is going to grow. We're not 110 per cent against this. But let's do this properly. We just don't want a bad deal."

Peter Ohm, the city's annexation project manager, says the city's mantra is that once annexation occurs, the city will provide the same or a better level of service on roads and weed control.

City workers don't spray for weeds because council is against heavy chemical use within Edmonton, Ohm says, but on a much bigger piece of county land the city will look into best practices to control the noxious weeds.

The city will also look at making sure taxes don't shoot up on farm land, with some grandfathering of the county tax rates.

Of course, some country residents are already firmly on side with the annexation, including farmer Bob Scheele, who has 16 hectares on the border of the city. Unlike Trelenberg, Scheele is no fan of the level of service from the county on road maintenance and weed control. "Their

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(county) ditch was all full of thistles they didn't deal with themselves," Scheele says. "I can't say their maintenance was anything to write home about."

Nor is Scheele worried about higher taxes. "It's just agricultural (land) and I don't think the taxes will be any different."

Scheele says he and most other country residents already act like Edmontonians. They go to Edmonton shops, restaurants, libraries and rec centres.

Most of all, though, Scheele is keen to see what will happen with his land's value after annexation.

Another county resident, retiring real estate lawyer Walter Braul, says annexation will make a huge difference in land prices. Braul knows of two farm properties annexed on the Edmonton side of the border that went for \$150,000 an acre and \$112,000 an acre, but a property on the county side went for \$45,000 an acre. "You can see the dramatic difference in value because one property was in the City of Edmonton and one property was not in the city," Braul says.

My own take is that the city has to be careful to honour its pledge on services and taxes, but that Braul's argument will win the day with most county residents. They won't turn down the chance to sell for top dollar.

The City of Edmonton also has the track record for city building, its got the most expertise and most clout, and is the best bet to develop this land properly. As Braul puts it: "Anyone who is a thinking person realizes there is only one comprehensive municipal planner available to deal with the surrounding property ... The County of Leduc doesn't have the money. They might have the desire, but they have done nothing to make these major overall regional concepts work."

dstaples@edmontonjournal.com

Illustration:

- David Staples, Edmonton Journal / Dellia Tardif, left, and Judi Trelleberg, who live in the County of Leduc, have concerns about annexation, including rising taxes and less road maintenance.

2.2.33. Sherwood Park News "Mayor to lead CRB task force; Strathcona County Mayor Roxanne Carr said there are three initiatives currently in the works as chairperson of the CRB" (June 17)

Mayor to lead CRB task force ; Strathcona County Mayor Roxanne Carr said there are three initiatives currently in the works as chairperson of the CRB

Publication: Sherwood Park News

Date: Tue Jun 17 2014

Page: 4

Section: News

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Byline: Megan Voss ,News Staff

Length: 683 Words

Strathcona County Mayor Roxanne Carr was recently elected chairperson for the Capital Region Board's (CRB) Regional Growth Plan Update Task Force.

In 2008, the CRB worked on a growth plan that included land use, inter-municipal transit, housing and geographical information services.

The mayor said that there are three major initiatives currently in place. The first project, she said, was a plan and policy evaluation.

"Where are we now, what are we doing well and what are we not?" Carr said.

Having spoken with more than 50 per cent of the chief administrative officers (CAO) in the region for research, she said the board would be identifying key themes coming out of interviews with the top municipal managers.

Carr noted the CRB will also look at precedents and best practices throughout other regions. While most regional plans in North America go back 30 years, she gave an example of a case in Denver that has gone back 50 years.

"That's the kind of good information that we're getting and we're able to study," she said, noting the CRB was formed in 2008.

After the interviews with the CAOs, Carr said that a few points came up.

"The annexation process is absolutely a challenge, and it's countered to collaboration," she stated, referencing Edmonton's annexation bid for part of Leduc County.

"We're trying to collaborate as 24 municipalities in this region, and our managers said some of the challenges to that are the annexation process."

Carr also spoke of competition between municipalities, the desire for autonomy and the fight for growth and tax base.

"For there to be buy-in -- for us to work together, we need to find common ground," she said.

The second project, Carr explained, entailed the gathering of data and information to support measuring the effectiveness of current policies.

"We need it to support the future work on updating the plan," she said.

Regional competitive analysis is the third project, Carr said.

"This is going to be significant, because we talked about competing," she noted.

"We need to all--as 24 municipalities-- collaborate to compete on the world stage. So, this regional competitive analysis is going to give us a lot more detail and background on how to

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understand the economic ecosystem and more understanding of the competitiveness of the region.

"We're going to lay out in detail the learning from the best practices research and we're going to give a contextual analysis of the report," Carr continued.

She said the project would last until next spring, adding that the CRB would consider questions such as what it means to be one region and what regional equity means.

"There's a big difference between equality and equity," Carr stated.

"What's the fairness in being a member of municipality among these 24?"

Given the current political climate that does involve annexation, Carr said, the conversation will help move the board onward and upward.

"I think it's a progressive conversation to have," she said.

Carr admitted that the growth plan was complicated, however.

"(It will) evolve into a plan that will even better suit the challenges ahead," she said.

"Some of the areas that we would like to see... we want to define a singular vision for the region--we want to establish priorities and clear outcomes."

Recognizing the need to integrate infrastructure into planning, and clearly defining the urban growth boundaries were also important, Carr noted.

"We believe we have policy gaps in the areas of understanding employment nodes in the region and agriculture policy. We would like to look at the agricultural policy and see that it's a balance and that it balances the economic contribution of the industry sector as well. There's a lot of pressures of urban growth on our agriculture, so let's deal with it," she said.

"It's easier to address in a group of 24 municipalities than it is to address as one municipality alone. It's more an idea -- together we succeed."

Including Edmonton, the board has 24 municipalities, all within the counties of Parkland, Sturgeon, Lamont, Leduc and Strathcona.

The CRB is set to hold a task force meeting on Wednesday, June 25.
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2.2.34. Edmonton Journal "Why put huge shopping complex so far away?; 'Aerotropolis' plan highlights need for city to control airport growth" (July 4)

Why put huge shopping complex so far away?; 'Aerotropolis' plan highlights need for city to control airport growth

Publication: Edmonton Journal

Date: Fri Jul 4 2014

Page: A5

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Section: City & Region

Byline: David Staples

Source: Edmonton Journal

Story Type: Column

Length: 748 Words

What the heck is going on at the Edmonton International Airport? A number of Edmonton city councillors are starting to wonder about and question the so-called "aerotropolis" plan for commercial and industrial expansion in and around the airport.

The City of Leduc, population 26,000, and the County of Leduc, population 12,000, are in on the Edmonton Regional Airports Authority's aerotropolis plan. The three are hoping to build a massive commercial development south of the airport and its runways, both on county and airport lands. The aerotropolis is to include outlet stores, hotels, restaurants, exhibition and conference centres, and manufacturing and distribution firms.

As for Edmonton, we have little control over what happens out there. It's not our land; at least not yet, anyway.

It has always been a sore point in Edmonton that our international airport is located so far outside the city, and the biggest question about the aerotropolis plan is on a related point - the notion of building a new outlet mall called The Landmark, with 85 stores, next to the airport.

Some councillors wonder if The Landmark will be like the sprawling CrossIron Mills mall development on the highway north of Calgary.

Is that kind of development green and smart city building? Shouldn't a major shopping area be built nearer to its mass of clients? Coun. Ed Gibbons, who is on the city council team negotiating for Edmonton's annexation of the airport and for the land between it and the city, sees The Landmark as a mistake.

"This is just another South Edmonton Common farther out," he says, adding that such development will require a major road infrastructure build-out, just as was needed at South Edmonton Common.

"Isn't this just another infrastructure disaster waiting to happen?" Gibbons asks.

"This is huge to put something there and then, after the fact, squawk to the province that you need overpasses.

"You got to slow down and plan it properly. When you start talking about major highways like this, you have got to plan together."

Coun. Michael Walters, who is also on the Edmonton negotiating team, also questions the planning process and current plan.

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"It just feels like the way we used to do business," he says. "It's not higher-density commercial with a focus. It's just sprawling retail that's not really connected to a larger regional vision that I can tell.

"I'm going to have an open mind ... But this doesn't look too inspiring to me."

The Edmonton Regional Airports Authority is run by a board of 13 people, six of them city appointees, but Gibbons says the aerotropolis plan highlights the need for more city control over everything happening in and around our international airport.

Edmonton Regional Airports Authority spokesperson Traci Bednard says they are simply making best use of half of the airport's 7,000 acres. There's no need for 3,500 acres of the land for aviation purposes. If that land can be put to good commercial use, the revenues from lease and rent money from any new development can help pay for airport operations, Bednard says. "It's one less dollar we have to charge to an air traveller or an airline to use the airport."

The Edmonton region does not have a pure outlet mall yet, Bednard says, so The Landmark plan is filling that market niche.

Any development will be planned to make best use of existing infrastructure, Bednard. A new overpass won't have to be built, but the existing access routes will have to be upgraded, with an additional access lane added to the highway from Edmonton.

Coun. Bryan Anderson is more accepting of the EIA's plan. He says the 50 acre Landmark development is a just small part of the total development and

the aerotropolis plan has the kind of commercial and industrial development Edmonton wants for the airport area.

"It's exactly what we need to be involved in and hoped would happen."

My take? Much of what is planned for the aerotropolis makes good sense. Edmonton needs a viable, thriving airport, with related hotel, conference and logistical development around it. At the same time, a large outlet mall is better located near its real clientele in Edmonton, which has around 900,000 people.

And, as Gibbons suggests, the notion that such a large retail development should be so far outside the city puts an exclamation mark on the need for the city to take over the airport, the airport authority, and the development in that area. We can hope the annexation process will soon solve that problem. dstaples@edmontonjournal.com

2.2.35. Edmonton Journal "Why put huge shopping complex so far away?; 'Aerotropolis' plan highlights need for city to control airport growth" (July 4)

Letters to Editor

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Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Jul 10 2014

Page: A7

Section: News

Byline: Donna O'neil

Source: The Flyer

Story Type: Letter

Length: 468 Words

Dear Editor Another Condescending Commentary David Staples asks (Commentary, Edmonton Journal, July 4), "What the heck is going at the Edmonton International Airport?" The answer is "Port Alberta." This concept has been recognized and planned for by Leduc County since its introduction a decade ago. If Mr. Staples isn't aware of this concept, shame on him. He has further concerns that, "Edmonton has little control of what happens out there. It's not our land, at least not yet." Need I remind Mr. Staples how dismal Edmonton's previous annexation bids in Parkland, Sturgeon and Strathcona counties turned out? There are very powerful strong voices prepared to fight annexation bids, coming from Leduc County and Leduc City Councils, as well as Leduc County Coalition.

The Cross Iron Mills development in Balzac was originally part of a plan for a 'Super Racetrack' after the Stampede Board closed its racetrack. Cross Iron Mills does not have to rely on Calgary for its client base, as people from all over south central Alberta enjoy the convenience of big city shopping, without having to go into Calgary. As well, Calgarians are willing to drive to save money at the outlet stores. I can relate, as I will use Camrose, Leduc, or occasionally Sherwood Park for services rather than have to drive into the congestion, construction and roads that characterize Edmonton. Mr. Staples cites, "a sore point [is] that our airport is located so far outside the city." Making it fit within Edmonton city limits is not going to bring it closer.

The last times I flew out of either Montreal or Toronto, I distinctly remember a 45 minute drive to the airport. YVR is located in the city of Richmond. Saying Richmond is part of Vancouver is like trying to tell someone from Hamilton that they live in Toronto. Additionally, EIA serves more than Edmonton; it serves north and north central Alberta.

Daily, an equal number of passengers arrive from camps and communities (Lloydminster, Cold Lake, Edson, Athabasca; you get the picture) to catch connecting, destination, and vacation flights. Their numbers can be attested to by the plethora of accommodations springing up on the east side of QE2. If these customers are already staying overnight, it makes business sense to provide entertainment/services to encourage them to stay longer.

Mayor Mandel floated the annexation balloon as a, "fait accompli" way too prematurely. Mayor Iveson has wisely put the issue of annexation on the back burner. Before undertaking a huge land/tax grab that includes Nisku Industrial Park, Edmonton City Council needs to focus on

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what to do with development of Blatchford Field, plan for better road maintenance, provide more low cost housing, revive the downtown core, and consider reducing urban sprawl.

Mr. Staples, it's not all about Edmonton, it's about all of Northern Alberta.

Donna O'Neil

2.2.36. Leduc-Wetaskiwin Pipestone Flyer "Letters to the Editor" (July 10)

Letters To The Editor

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Jul 10 2014

Page: A4

Section: News

Byline: Clarence Shields

Source: The Flyer

Story Type: Letter

Length: 672 Words

Dear Editor I read with great interest the views expressed about, "Aerotropolis" by Edmonton Journal writer David Staples and comments from city of Edmonton Councillors, Michael Walters & Ed Gibbons. Both of these counselors just happen to sit on the Edmonton Annexation 'Negotiating' team. I am disappointed and take exception to Ed Gibbons view that Aerotropolis is, "just another infrastructure disaster waiting to happen." The views of Michael Walters and Ed Gibbons clearly show me that they do not understand the term, "Aerotropolis".

The City of Leduc and Leduc County have been working closely for numerous years to assist EIA in its vision in making this airport a 'Crown Jewel' for transportation and a business hub for our total region.

In the past, airports were perceived simply as gateways for the transportation of goods and people from one region or country to another, but this historic perception is now giving way to a much broader concept of the airport as a business destination in its own right and as an economic engine for its region and local communities.

The new model, commonly referred to as an, "Aerotropolis" (a kind of airport city), recognizes that apart from performing its traditional aeronautical services, airports can evolve a range of new non-aeronautical functions and revenue drivers, from developing their real estate into commercial assets, transforming their terminals into fully functioning shopping malls and expanding their logistics and distribution chains.

As an airport city develops, the boundaries between the airport and its surrounding urban centres become blurred; it becomes an integrated business and residential district known as an

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Aerotropolis. With the surrounding airport area serving as a regional multimodal-transportation and commercial hub, the following types of developments will emerge along airport arteries: business and industrial parks; information, communications and technology complexes; and retail and hotel centres.

As the Aerotropolis develops, it often becomes the centre of a complex distribution and shipping network or a destination for niche industries, such as high-tech, time-sensitive and freightforwarding companies. This, in turn, leads to impressive economic growth and job creation.

The City of Leduc and Leduc County have partnered to complete several joint initiatives and are currently working with Edmonton International Airports and other regional partners on an Aerotropolis Viability Study for the Capital Region.

The City and County have also recently partnered with EIA on the Joint Infrastructure Master Plan and Services Evaluation project, which will evaluate existing transportation, utility and land-use plans to ensure they will meet the future demands and growth of the Nisku and Leduc areas, the EIA and surrounding lands. The study will also consider potential opportunities to optimize and improve the delivery of planning and engineering services within both municipalities, while creating shared plans for all three partners.

Councillor Walters commented that, "It's not higher-density commercial with a focus. It's just sprawling retail that's not really connected to a larger regional vision that I can tell." This tells me he should do a little more research before he starts spouting off.

I get tired of City of Edmonton Counsellors continuously tell us how incompetent the City of Leduc, Leduc County and now the EIA are in managing their own affairs. The combined Nisku & Leduc Industrial Park have grown to become the largest Oilfield Industrial Park in North America. The EIA's incredible growth and future development vision will insure our region's prosperity for generations to come. The City of Leduc is recognised as one of the fastest growing communities in Canada. By "Working Together" and "Sharing in the Growth" our region has accomplished so much without any interference from the City of Edmonton.

Gibbons suggestion that, "The city should take over the airport, the airport authority, and the development in that area" should scare everyone living in Leduc County and the City of Leduc. They don't have that great a track record.

Please make your voice be heard! Vote No to the City of Edmonton's proposed annexation of Leduc County. We should all "Share in the region's Growth."

Clarence Shields Leduc County Coalition www.saveleduccounty.ca

2.2.37. Edmonton Sun "Leduc balks at Edmonton expansion plans" (September 7, 2014)

Leduc balks at Edmonton expansion plans

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Publication: The Edmonton Sun

Date: Sun Sep 7 2014

Page: 14

Section: News

Byline: Trevor Robb Edmonton Sun

Length: 480 Words

Representatives from the City of Edmonton and Leduc County participated in a second round of annexation talks on Friday but Leduc County mayor John Whaley says plans for the City of Edmonton to annex roughly 38,000 acres of county land cannot happen the way it is currently drawn up.

"If everything they ask for disappeared from us overnight, that's 20% of our tax base. To lose that much, are we viable? Are we sustainable? No. And that's the point we're trying to get across to people," said Whaley.

"Edmonton still has to make the case why they want it -they have to put some factual numbers in place. They haven't given us anything to justify the case that we can hang our hat on yet. That's critical going forward. When you've still got 50 years of industry land supply within Edmonton's boundaries now, how much more do you need?"

However, Edmonton mayor Don Iveson says the projections the city provided in their business case for the city's growth were conservative when compared to census data collected over the past two years.

"Frankly, the urgency is even greater," said Iveson.

"We thought it was going to be a 50-year supply of land but we're seeing there is more like a 40-or 30-year supply of land."

The city's planned boundary extension includes the corridor along the west side of the QEII highway and encompasses Edmonton International Airport.

The city is also proposing to extend Edmonton's southern boundary to Township Road 510 -- close to the northern edge of Beaumont and east of Alberta's busiest highway.

Iveson says Edmonton will run out of land on the south end of the city within the next 10 to 15 years.

"If you ever start to run short of land it starts to affect prices because you have scarcity of supply," said Iveson.

"And that prices you out of the market, and it's bad for business, and we don't want to get in that situation, which is why we're looking for significant supply."

Last November, the manager of Edmonton's urban planning department said compensation is in the works for Leduc County coffers. But Whaley remains skeptical.

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"Even with compensation, that just carries you over for a short time and it never compensates you for your full loss either," said Whalen.

On Friday, the two sides agreed on meeting protocols and agreed to enlist the help of a third party facilitator to sit in on future meetings, which will occur once a month until summer 2015.

Iveson says initial talks have been pleasant and that the use of facilitators is "common practice" for talks like these.

The City of Edmonton's annexation negotiation committee consists of Iveson and councillors Bryan Anderson, Ed Gibbons and Michael Walters, while Whaley and councillors Clay Stumph, John Schonewille and Tanni Doblanko will sit on the side of the county.

The two sides will meet again in late October.

@SunTrevorRobb

Illustration:

- photo of DON IVESON Urgency "greater"

2.2.38. Edmonton Journal "Does Leduc County want to be rural or urban?; 'Burbs weaken case against annexation" (September 19, 2014)

Does Leduc County want to be rural or urban?; 'Burbs weaken case against annexation

Publication: Edmonton Journal

Date: Fri Sep 19 2014

Page: A5

Section: City & Region

Byline: David Staples

Source: Edmonton Journal

Story Type: Column

Length: 747 Words

With their ambitious plan to build suburbs and acreages south of Edmonton, Leduc County officials have robbed themselves of their best argument against the city's bid to annex 156 square kilometres of county land.

How so? It turns out there is a compelling argument against annexation or amalgamation. The argument is well articulated by Prof. Andrew Sancton of Western University. Sancton, a leading Canadian authority and critic of amalgamation and annexation, spoke earlier this month at a Grande Prairie conference on reshaping Alberta's municipal boundaries.

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Such reshaping, of course, is exactly what Edmonton hopes to do shortly by annexing for residential and industrial development a huge piece of south-side land, including Edmonton's international airport.

But Sancton says when it comes to cities or towns taking over county land, it's important to recognize there are major differences between rural and urban ways of life, and that rural people are often better off governed by their own kind and councils.

"Rural people have different needs," Sancton says. For one thing, rural folk don't need as many services. They generally don't have common sewage treatment or water supply. They don't need the same kind of policing and don't have the same traffic issues, Sancton says. At the same time, they have issues unique to their situation, such as drainage and fencing.

If you put a small rural population into a large urban area, Sancton says, "the urban people are going to overrun the rural people, and that's a recipe for dysfunction."

Sancton makes an excellent point here, and it's one that Leduc County leaders might well have made in the current debate over annexation, save for one fact: the county isn't planning to keep the land in question as rural.

Instead, the area master plan envisions 95 per cent of the land used for acreages, sprawling burbs and industrial use.

This case isn't farmers fighting to remain farmers. It's county leaders with grandiose and ill-conceived city-building ambitions. Sancton himself says the moment that county politicians start to build suburbs and plan for even more, they forfeit the "keep it country" argument.

Essentially, if rural counties want to remain country, they better treat country like country is cool.

The building of mini cities on big city fringes has never been a rural specialty.

"The rural places that do then can't turn around and say, 'We're special because we're rural,'" Sancton says.

"They're not special if they've got a whole bunch of development on the edge of the city.

"I'm willing to go to bat for rural municipalities because they are different and because they have certain needs, but at the same time (for rural leaders) to say that, 'We're going to engage in fringe development,' I think they're undermining the reason for their rural existence.

"If you are rural, and your strategy is to remain rural, you build your case to be independent on your rural-ity, not on your ability to develop strip malls."

In Leduc County's planned East Vistas development, county leaders see about 15 or 16 dwelling units per hectare.

But in its new south side neighbourhoods, Edmonton is planning for 37 units per hectare.

"It's very low density, suburban residential," Coun. Michael Walters says of the county plans.

"That kind of density, if it was applied to the whole region, including Edmonton, we would have already swallowed up Camrose."

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The Capital Region Board envisions that densities will be 35 units per hectare in the residential growth areas ringing Edmonton. Edmonton's new neighbourhoods exceed that density target, but the Leduc County plans aren't close to meeting it.

St. Albert Mayor Nolan Crouse sees the same kind of low density being built and planned in Sturgeon County, north of Edmonton. "The horse has left the barn in terms of rural municipalities building urban nodes."

Edmonton hasn't always been brilliant at city planning, but recent city councils have made huge strides in building a denser, more economic city.

Edmonton has the vision, expertise and growing track record to build a city smartly. The process shouldn't be left in the hands of inexperienced, wannabe city builders in county offices. That's clearly a recipe for the least efficient kind of sprawl.

One final note: When it comes to the 900 people who actually live in the annexation area, many of them favour the annexation because they also see Edmonton as the proper jurisdiction to plan and execute the building of new neighbourhoods. They're not at all confident the county can pull off its ambitious plans.

dstaples@edmontonjournal.com

Illustration:

- Bruce Edwards, Edmonton Journal / Bruce Edwards-Edmonton Journal Edmonton hopes to annex a huge piece of south-side land, including the airport, for residential and industrial development.

2.2.39. Leduc Representative "Beaumont annexation application sees progress" (October 17, 2014)

Beaumont annexation application sees progress

Publication: Leduc Representative

Date: Fri Oct 17 2014

Page: 54

Section: News

Byline: Omar Mosleh Omar.mosleh@sunmedia.ca

Length: 502 Words

Beaumont's annexation process is moving forward toward a merit hearing, to take place from June 8 to 26, 2015.

This comes after a preliminary meeting held in the town on Sept. 18, to which all affected municipalities and landowners were invited.

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Beaumont is looking to annex 21 quarter sections of land, or 3,320 acres, from Leduc County, in order to accommodate residential and commercial growth.

As it stands, the City of Edmonton is also looking to annex some land that overlaps with Beaumont's proposal.

Leduc County had asked the Municipal Government Board (MGB) to defer consideration of Beaumont's application until Edmonton proposes theirs so they could be heard jointly.

That request was denied, which Beaumont mayor Camille Bérubé said was a positive step, from the town's perspective.

"It's good news because some of the presenters wanted to delay the process," he said. "For us it's important for us to move the process forward ... We need to be able to plan long term for our community."

Leduc County's intergovernmental advisor and lead on Beaumont annexation file, Phil Newman, said the county is disappointed with the MGB's decision.

He said to deal with both applications separately is not "logical or efficient", especially because there is an overlap in some of the desired land.

"We felt it would be better if there was a deferment so all the issues could be discussed at one time," he said.

"We could be discussing the same issues, about the same land, once again in the future."

Failing deferment, the county asked for the board to direct Leduc County, City of Edmonton and the Town of Beaumont to meet and discuss the issues and return to the board.

The board also rejected that request.

Newman said the City of Edmonton has filed an objection to Beaumont's application because of the overlap in desired land.

At a November 2013 meeting held by the City of Edmonton in Nisku, the city said Beaumont is not meeting provincial density targets and could find other growth options apart from expansion.

Bérubé's response to that is those density targets are targets "to reach for", and that Beaumont has allowed high density for some neighbourhoods and plans to continue to do so.

He went on to say that prior to formally making an application to the MGB, Beaumont officials met with Nisku officials about 15 times.

"Ultimately, at the end of the day, it was understood and clear that Beaumont needs to grow," he said.

"But where and how we're going to grow was never resolved."

For that reason, the town decided they have no choice but to move forward.

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Newman said the county is still hopeful the municipalities can have a dialogue to see what can be resolved between the two municipalities prior to the merit hearing.

Bérubé said the town is open to that.

"There's nothing from now and June 2015 to prevent the three municipalities, and landowners who have expressed concern, from continuing to work on this," he said.

"And from what I understand it's certainly our intention to do that."

Illustration:

- Submitted
- The above map shows the Town of Beaumont, centre, and the sections of land it wants to annex, shaded in grey.

2.2.40. Edmonton Journal "Call for 'compromise' on annexation; some Leduc County residents fear loss of lifestyle, quality farmland" (November 18, 2014)

Call for 'compromise' on annexation; Some Leduc County residents fear loss of lifestyle, quality farmland

Publication: Edmonton Journal

Date: Tue Nov 18 2014

Page: A3

Section: City &Region

Byline: Elise Stolte

Source: Edmonton Journal

Story Type: News

Length: 530 Words

Many Leduc County residents were looking for a compromise as they browsed boards at the first of three open houses this week on Edmonton's proposed south annexation.

"We recognize the City of Edmonton has to grow. But you don't come in and box in the Nisku Industrial Park," said Clarence Shields, chair of the Leduc County Coalition, which organized against annexation.

Annexing about three kilometres south - to Township Road 510 - along with a new cost and revenue sharing arrangement for the Edmonton International Airport, would be a good solution, Shields said.

The airport currently pays municipal taxes to Leduc and to the county.

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Edmonton is proposing to annex an area stretching about three kilometres south on the east side of the QEII Highway, along with about 13 kilometres south on the west side, including the airport.

Many farmers and rural residents came out, worried about the loss of a lifestyle and good quality farmland.

"My grandfather homesteaded here. Nobody wanted this land and it turned into the best land in Alberta," said Harvey Schneider.

"I think they're going in the wrong direction. They should be going east, because that land is useless," added Dennis Madu.

But not everyone is opposed to the proposal.

"I'd say a city population like Edmonton has a right to claim some of its surrounding land for normal growth," said Walter Braul, a commercial lawyer who lives near the border.

That serves the greater good of the community, he said.

The growth that Leduc County has already seen originated with its proximity to Edmonton, and the county doesn't have the expertise or resources to develop the land the way Edmonton can, he said.

One municipality should be the leader in a region. "Edmonton has the capacity." Darren Snider, a commercial real estate agent who grew up in the area and still sells land there, said generally people living within three kilometres of the city border knew this was coming.

They are more accepting than those living farther out.

"Hopefully, there will be a good compromise," he said. "I think (Edmonton officials) are asking for too much land. It's more land than I think they need."

Edmonton had representatives from the fire, transportation and several other civic departments on hand to answer people's questions.

This was a chance for officials involved with the annexation negotiations to hear citizen concerns. They will need to summarize those and explain how those fears can or cannot be addressed when Edmonton presents a business case to the provincial Municipal Government Board, said David Hales, Edmonton's executive director of regional planning.

Concerns about rising taxes is common, he said. It's also common for an annexation agreement to include grandfathering in properties so they don't see the full tax increase for 25 to 30 years.

Edmonton officials have been meeting with Leduc County officials to establish the protocols they'll be using during negotiations. That step is almost complete.

Anyone interested in the annexation can also attend an open house at the Radisson Hotel Edmonton South on Tuesday and at the Coloniale Golf Country Club in Beaumont on Thursday. Both open houses run from 5 p.m. to 8 p.m. estolte@edmontonjournal.com twitter.com/estolte

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Illustration:

- / Harvey Schneider

2.2.41. Edmonton Journal “Annexation discussions set to begin” (November 26, 2014)

Annexation discussions set to begin

Publication: Edmonton Journal

Date: Wed Nov 26 2014

Page: A7

Section: City &Region

Byline: Gordon Kent

Source: Edmonton Journal

Story Type: News

Length: 101 Words

Edmonton and Leduc County are ready to talk about the details of annexation next month after finally working out how the negotiating process will work.

Committees from two sides, who first met in June, finalized a negotiation framework last week, Mayor Don Iveson said Tuesday. They've also hired two facilitators to help them.

"Now the more detailed discussions about our proposal can occur," he said.

"We don't want that to take forever because we know there are landowners in the affected area who would like to know what the future holds for them."

The next meeting is Dec. 16. gkent@edmontonjournal.com

2.2.42. Leduc-Wetaskiwin Pipestone Flyer “Edmonton presents their proposal for annexation” (November 27, 2014)

Edmonton Presents Their Proposal For Annexation

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Nov 27 2014

Page: A14

Section: News

Byline: Tom Dirsra

Source: The Flyer

Story Type: News

Length: 529 Words

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Last week the City of Edmonton presented their case for the City's proposal of annexation to the residents of the County of Leduc and surrounding communities with three open houses intended to resolve some of the questions raised by their proposal. On Monday, November 17th the first open house was held in the Nisku Recreation Centre with approximately 100 interested residents in attendance. The second open house was held in south Edmonton and the third in Beaumont with approximately 80 in attendance at each session.

The meetings helped Edmonton to fulfill some of the requirements required by the mandates established by the province's annexation processes. It was hoped during this phase of the processes to also address some of the fears and frustrations that have risen from the City's annexation proposal.

Unlike the open houses held in the spring these open houses were designed to provide residents with the statistics supporting Edmonton's need to expand and the background of past annexation proposals. There were no speeches by Edmonton officials but residents were able to browse the various displays and ask question directly to the various city officials in attendance. Those in attendance were given packets that contained all the information that was on display and were provided an opportunity to sign up for the City's newsletter regarding the annexation proposal.

Among those taking in the Beaumont session were Leduc Councilor Clay Stumph, a member of the County's liaison team, and County Manager Brian Bowles.

The City did attempt to answer some of the questions raised in the spring meetings by having various officials from the Police, Transportation, and Fire Departments to explain the services their department provides and their mission and goals. Deputy Fire Chief Barry Lamb was available at the meeting in Beaumont and informed residents that the current goal of the fire department is to have at least one fire crew attending a fire within 7 minutes of notification and 90% of the time a crew of 16 firefighters are on the scene within 11 minutes is being accomplished. He was also able to provide the current Fire

Rescue Services Master Plan to those interested. Of course the Master Plan was developed for the current boundaries of the City of Edmonton answers to questions regarding how the plan would be implemented for the area included in the annexation proposal were vague. The assumption was that future development would follow the same procedures currently in place and that Edmonton and the County of Leduc would negotiate in the providing of services during a transition period.

Edmonton Senior Planner Tim Brockelsby stated that the current annexation proposal was made to meet the needs of the City's growth for the next 30 to 50 years and is a complete package and not designed to be reduced.

Edmonton and Leduc County have announced their municipal liaison teams and in the near future they will be meeting to address the annexation proposal hoping that they can find an

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amicable approach, which will be a benefit to both municipalities. Mayor John Whaley, Councilors Stumph, Tanni Doblanko, and John Schonewille represent the County of Leduc with Mayor Don Iverson, Councilors Bryan Anderson, Michael Waters, and Ed Gibbons representing the City of Edmonton.

Illustration:

- Photo by Tom Dirsas. / Edmonton presents an Annexation Open House in Beaumont, AB.
- Photo by Tom Dirsas. / Residents had opportunity to speak with Edmonton officials.

2.2.43. Leduc-Wetaskiwin Pipestone Flyer “Growing together?” (November 27, 2014)

Growing Together?

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Nov 27 2014

Page: A14

Section: News

Byline: Tom Dirsas

Source: The Flyer

Story Type: News

Length: 950 Words

The City of Edmonton has adopted the theme Growing Together for its annexation proposal, which seems to be a bit of an oxymoron. The statement headed each individual page of their recently released information package and the top of every chart made available to Leduc County residents who attended one of the three recently held open houses. The city's idea of growing together indicates that growing together can only occur if the County of Leduc becomes smaller while Edmonton grows larger?

The title on the cover of the package seems more appropriate as it states: "Making a Great Capital City Greater". Edmonton is only following the established guidelines developed by the province that provides the method for a municipality to grow. There is no denying that the Edmonton region has seen phenomena growth and that grow will continue for many years into the future. The only tool that Edmonton has to meet the demands of growth has been to annex land from its neighbors. Since 1892, when Edmonton was incorporated, there have been 32 times when Edmonton saw the need to annex land. The last time was in 1982.

In 1982 Edmonton went from 331.1 km² to over 700.6 km². The current annexation proposal would swallow up 150 km² of Leduc County. The annexation in 1982 didn't give everything

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Edmonton had proposed as both oil refinery row in the east and the Acheson Industrial Park in the west were denied.

One of the "growing" concerns expressed by Leduc County residents has been the reason why Edmonton's proposal is 100% to the south. Edmonton officials are quick to point out that the fastest growth in the province will be along the QE2 corridor between Edmonton and Calgary and that the Capital Regional Board has designated much of the land in the proposal as a priority growth area where dwellings per residential hectare should be in the 30 to 40 range, This is the second highest growth category established by the Board. What the city seems to ignore is that a much larger piece of land exists in the northeast, which has also been designated by the Capital Regional Board as a priority growth area and is rated at the same density ratio.

Edmonton has the statistics that show the greatest growth in the city has been to the south and that growth will continue as the QE2 corridor grows. What the city hasn't shown is the future growth of the northeast that will occur from the completion of the Henday and the development of the Industrial Heartland.

Though the city has indicated that there is a need to expand to accommodate the city's growth they ignore the fact that the city's density is actually lower today than it was fifty years ago. With a population of over 800,000 the density is just under 1200 per km². In the 1950's it was over 2,200. Of course the large annexation in 1982 had a major affect in lowering the city's density ratio. However in comparison to Calgary at over 1,300 per km² or Vancouver's 5200 plus per km² Edmonton's density rate is among the lowest ratios for major cities in Canada.

In talking to Edmonton's Senior Planner Tim Brockelsby the city seems quite confident that the annexation proposal should proceed as presented because of the overwhelming statistics supporting the plan. Mr. Brockelsby is an excellent spokesman for the City of Edmonton and presents a strong case justifying the annex proposal by the city. One can easily be led to believe that what is good for the city will certainly be good for the Capital Region.

However the problem with statistics is that they do not account for the human element. The city has failed to answer a number of key questions that have been raised by Leduc County residents and the recently held open houses failed to relieve the frustrations of many residents.

A number of concerns still remain unanswered to many Leduc County residents. They wonder why Edmonton's proposal is directed 100% at the County when there is a growing need in the northeast with that land also having a priority growth designation by the Capital Regional Board? It is still unclear how their needs for fire, police, transportation, and waste management will be met. The city has yet to establish meetings with the two city education boards to address how the educational concerns will be resolved if the annexation is successful. Then there is the question of agricultural land. On the one hand the city claims to need much of the land along its southwestern borders to accommodate the growing demands for residential growth, but on the other hand it claims it will be up to the individual landowners to decide if they wish to sell their land. Does that mean if the farmers living along the border decide not to sell it will prevent future residential projects? Of course with the average age of farmers reaching 55 years of age and

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the lost of access to agricultural grants, which will come with annexation, they may end up having to sell early. Currently both Devon and Beaumont are in various stages of expanding to accommodate their own growth. Should Edmonton be successful Devon's growth to the east and Beaumont's to the west would come to an abrupt stop! Will they eventually be swallowed up by Edmonton?

Currently the negotiations between the county and the city have looked more like what happen when the Vikings landed on the shores of England. Provide us what we want and we will let you survive until we come back and demand more! You would think after a thousand years we would have developed a more civilized procedure to accommodate the needs of our citizens a procedure that allows both communities to truly grow together.

2.2.44. Leduc-Wetaskiwin Pipestone Flyer "Annexation luncheon" (December 4, 2014)

Annexation Luncheon

Publication: Leduc -Wetaskiwin Pipestone Flyer

Date: Thu Dec 4 2014

Page: A11

Section: News

Byline: Christina Martens

Source: The Flyer

Story Type: News

Length: 949 Words

The County of Leduc is still waiting for the City of Edmonton to show how their annexation request will benefit anybody.

Speaking to around 100 people at the Leduc County Business Luncheon Nov. 26, Leduc County Mayor John Whaley said in the two years since the City of Edmonton presented the County with its Intent to Annex 38,799 acres of property north of Beaumont and west of Hwy. 2 to just east of the Town of Devon, including the Edmonton International Airport, the city has not presented them with any papers, reports, studies or evidence showing annexation is justified.

"It's a damn frustrating process that's going to cost a lot of time and money before we reach the end."

County lawyer Barry Sjoile, of Brownlee LLP, facilitated the meeting saying the City of Edmonton has a duty to engage residents and businesses and they have failed to do that.

"It's important you understand everyone is going to be impacted...and not necessarily positively. It is going to impact you."

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Currently, Edmonton's non-residential taxes are 107 per cent higher than Leduc County's and residential taxes on acreages are 70 per cent higher. Farm properties of 160 acres with a residence are 243 per cent higher, although vacant farmland is 53 per cent lower. While the City has said there would be some form of tax protection plan, Sjoile said they have not detailed what it would be or how long it would be in effect.

"And it all becomes irrelevant if you do anything with your property anyway."

Edmonton's proposed annexation is four times the City of Leduc, and is currently the largest annexation in Alberta and includes property the Town of Beaumont is asking to annex.

"All of this was done without any discussion with the County," said Sjoile. When the City of Leduc and the Town of Devon recently put forward annexation requests it was done in consultation with the County as part of a long-term growth strategy for the region.

"It should be done through planning and cooperation, not litigation, not a unilateral takeover," said Sjoile.

While Edmonton has hosted several open houses in the area, Sjoile said they have not provided concrete or detailed plans, reports or studies indicating the need for annexation.

In fact, their own studies have indicated 26 per cent of their developed industrial lands are under-utilized and that the City has another 54 years of net industrial growth.

"The needs don't match up with information available to the public and we don't have anything that says otherwise," said Sjoile.

In order for annexation to be approved by the Provincial Government, Sjoile said, the City has to prove it's justified and that it's in the public interest.

"Ask them questions. Ask lots of questions. It's their obligation to tell you," he said. "We need to educate the public on the issues and questions and encourage engagement. We need to keep asking questions to find out why this is in the public's interest... not just Edmonton's. We know why Edmonton wants it."

Sjoile said the County is not opposed to Edmonton prosperity but it can't be done at the expense of another community or region.

"Everybody has the right to growth and sustainability but not at the expense of others."

Edmonton has said there would be "spillover" in the form of economic development to the region but Sjoile said that doesn't make sense.

"We have one of the strongest economic regions in North America so who has the spillover. It's well documented that Edmonton is not the benefactor of the surrounding communities."

Another issue facing residents is if the City takes over their properties, they would fall under the City's governance and jurisdiction. Sjoile said the City is already having issues providing quality service to its outer-edge neighbourhoods and isn't likely to improve if they sprawl further out.

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Edmonton, said Sjoile, needs to follow in the footsteps of Vancouver and Toronto. Rather than spreading out, as one of the top six cities in Canada, Edmonton needs to look at building up.

"We want Edmonton to be strong. We don't want to be so big it can't sustain itself. We need the region to be strong. We need that information to prove the impacts to taxes, business and communities."

Those who stay in the County under the proposed annexation will also be impacted. With the removal of 20 per cent of the County's assessment base the question becomes how to pay for existing services or does the County cut back on services. "Everybody else would have to make that (20 per cent removal) up," said Sjoile.

Alana Gueutal, president of the Leduc Regional Chamber of Commerce, asked Sjoile if Edmonton was the governing body for the region what would happen with the school portion of the taxes they collect. Sjoile told her that question has come up repeatedly at open houses and the vague answer given was that money would go to schools in Edmonton.

The County would like to see a regional partnership with the City of Edmonton that looks at how both communities can grow, develop and strengthen each other but, to date and historically, the City has not expressed an interest in partnering with any of the surrounding communities.

The County and City are currently engaged in negotiations, as required by the Municipal Government Board. The next session is slated to take place Dec. 16. Depending on the outcome of those negotiations, the next step will be the City having to explain in detail how their proposed annexation is in the best interest of the public, said Sjoile.

Individuals are encouraged to sign up for Leduc County's annexation email list to stay informed about the annexation process. To sign up, visit www.goo.gl/dtKnGs

2.3. 2015

2.3.1. Leduc-Wetaskiwin Pipestone Flyer "Leduc city council content with annexation survey results" (October 15, 2015)

Leduc city council content with annexation survey results

Leduc - Wetaskiwin Pipestone Flyer

Thu Oct 15 2015

Page: A6

Section: News

Byline: Amelia Naismith

Source: The Flyer

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The results of an annexation survey given to the City of Leduc residents was highlighted at council's Sept. 28 meeting and city manager Paul Benedetto feels residents have a fairly strong grasp of the information being continually presented to the by the city.

"This report certainly speaks to a (consistency) with council's strategic direction," said Benedetto. "In terms of the annexation, although it's been going on for a number of months, I have to stress that this is still early in the annexation process," Although the news of the proposed annexation is ongoing and the City of Edmonton has provided a notice of intent Benedetto says it has not yet filed an official annexation request.

"I understand there is still discussions going on between the City of Edmonton and Leduc County," said Benedetto.

Within the city, 2,705 resident households completed the survey. "And people took it really serious as well," said Benedetto.

Over the last few years city council has adopted a series of key interests and values. "Key priorities or a set of annexation principals that council is using to guide our efforts and signal to the community those issues of importance," Benedetto explained.

The guidelines partially focus on regional considerations. "On the regional issues the City of Leduc supports, like any other municipality, the City of Edmonton's right to grow in manner that is supported by strong evidence that justifies land needs and reasonable population projections," said Benedetto.

Finances also come into play and Benedetto says the city will be able to support annexation if those directly and indirectly affected are not impacted in a negative way.

"And the City of Leduc must also be able to achieve its long term growth objectives in a stable manner," said Benedetto.

Within its guidelines council also identified four local priorities. "The first one speaks to the commitments, support and expedited instruction to the very important 65th Avenue interchange to support (Edmonton International) airport (EIA) growth," said Benedetto.

The second focuses on future growth areas for the City of Leduc, including residential, industrial and airport growth.

Benedetto says the standing EIA tax sharing agreement must be honoured, "And any other agreements affecting our fiscal sustainability."

The final priority, Benedetto says annexations are costly ventures and collaborative measures should be put in place by all municipalities involved.

When it came to survey results Benedetto feels residents understand the EIA lands are included in the annexation proposal. Over 95 per cent of respondents are aware of the potential impact.

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“And the Edmonton International Airport tax sharing agreement between the City of Leduc and county is solely due to the annexation proposal,” said Benedetto.

Benedetto added 97 per cent indicated they are aware the City of Leduc would be impacted. “There are potential impacts in the tax sharing agreement because of the annexation,” said Benedetto.

In 2010, when the agreement was renegotiated to replace the 1998 agreement, it was mandated it would be reviewed by 2017. “So there’s the other factor of the agreement review time frame with Leduc County,” said Benedetto.

Benedetto says 97.5 per cent are aware of the annexation principles. And 98 per cent are aware of the city’s four priorities.

In terms of impacts to the 65 Avenue interchange, 95.6 per cent are aware of potential impacts there.

Benedetto says the City of Leduc will need to work harder when it comes to relaying its position on if the annexation is reasonable for all affected municipalities. “There were 77 per cent saying that it certainly needed to be reasonable ... and there were 15 per cent who were not sure and some others in between.”

Coun. David MacKenzie says the report reflects how important annexation issues are in the community. “When you have communities like Leduc, Leduc County, they’re working together, co-operating, looking for ways to make things better, to build trust, to find common ground ... and then on the other hand you have a contested annexation. Which is hostile, it’s offensive.”

2.3.2. Leduc-Wetaskiwin Pipestone Flyer “Edmonton is not Calgary” (July 23, 2015)

Edmonton is not Calgary

Leduc - Wetaskiwin Pipestone Flyer

Thu Jul 23 2015

Page: A7

Section: Opinion

Byline: Tom Dirsa

Source: The Flyer

The City of Edmonton often states that the City of Calgary had 16 annexations approved since Edmonton’s last in 1982 and it is time for one for Edmonton.

Edmonton’s 1982 annexation was for a total of 700.6 km² in cumulative area and included land located in the northwest, southeast, and southwest. The current proposal is for 856.6 km² in

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area and from Leduc County. That's one big chunk of territory for one municipality to accept as a fair proposal.

Yes, Calgary has successfully annexed 16 times since 1982; however there are two major factors that distinguish Calgary from Edmonton. The first is Calgary, even after annexations, does not have communities or established industrial sites right up to its borders. The nearest communities to Calgary are Chestermere at 22.7 km east, Airdrie at 28.2 km to the north, Cochrane at 36 km to the west and De Winton at 37.6 km to the south. Meanwhile many of the communities around Edmonton can already be referred to as the suburbs of Edmonton. Sherwood Park in the east nearly borders Edmonton, St Albert in the north does border the city, along with Beaumont in the south, and Acheson industrial area is just 19 km going west.

Because most communities around Calgary are far enough away from the city's borders the effect of annexation on them is minimal unlike the communities around Edmonton who are often immediately affected by an annexation bid. Beaumont is currently an excellent example. When Edmonton changed its bid it resulted in the elimination of any plans for Beaumont to expand to the north and became identified as the next major community to be swallowed up by Edmonton in the not too distant future.

The second and perhaps the most important factor is the soil. The soil around Calgary is generally classed at two or lower. Much of the land surrounding Calgary is more suited for rangeland than farmland. It is the soil that drew the first settlers to the area around Fort Edmonton, not the advantages of city life. Much of the soil along Edmonton's southern border is classed as one or two making it, according to Jim Hole of the Enjoy Centre, among the best farming soil in the country! What is the first thing a developer does with the land? They strip it and use that rich soil to make berms! Then they bring back a lower grade soil for landscaping.

Edmonton has highlighted eight agricultural programs and services that are partially funded and supported by the province that Leduc County currently provides its rural residents that will end immediately once annexation is approved. They include programs such as weed and pest control, drainage funding, and sustainable agricultural. This is not land that should be covered in concrete and asphalt but preserved as the richest farmland in the country!

The city likes to state that 55 per cent of the growth has been towards the south and no one denies that fact. But the question not asked is why? Is it because of the airport or the Nisku Industrial Park? Or is it that people are following the development of the Anthony Henday ring road? When we lived in Edmonton in 2005 the fastest growing residential area was Lewis Estates and The Hamptons in the west then as the Henday moved east it became the Cameron Heights subdivision that saw rapid growth. A few years later as the Henday continued east Terwillegar and Ellerslie saw rapid growth. Today as the northeast section is coming to completion there is rapid growth occurring along Manning Drive! With the growth of the Industrial Heartland Park the growth in the northeast could soon surpass the current southern growth. So why has the city put all its eggs in one basket? It appears it's not for the need for more residential space but the wish to gain control of the tax sources generated by the airport and Leduc County's industrial park. Is it any wonder why, after years of cooperation between

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the county, Leduc City and the airport in developing a tax revenue sharing agreement and other programs that benefit all concerned, that a successful Edmonton bid to absorb the international airport will result in the loss of years of co-operation and the benefits gained?

It will be interesting watching the NDP wrestle with Edmonton's annexation bid. Will they succumb to the pressure of 19 Edmonton MLAs or will they stand on their principles of protecting all citizens and looking out for the "little" man? If the NDP wants to convince the 60 per cent of the voters who cast their ballot for other candidates to take another look they need to develop a new system for municipality growth.

Edmonton city council should realize that there is a huge difference between Calgary and Edmonton and that difference could provide Edmonton with major advantages. All around the city there are communities more than willing to become partners with the city to provide services that meets the needs to all parties. Already there are major agreements to provide water and pest control services to the area. Leduc City and the county have a Transit agreement with Edmonton to the benefit of all. These are just some of the projects where Edmonton has successfully been able to negotiate a satisfactory agreement with its neighbours.

Tom Dirsra is a freelance writer who has covered Leduc councils for The Pipestone Flyer.

2.3.3. Edmonton Journal "Infill plus annexation?" (July 16, 2015)

Infill plus annexation?

Edmonton Journal

Thu Jul 16 2015

Page: A18

Section: Opinion

Byline: Jackie Pryer

Source: Edmonton Journal

Inundated with skinny houses, new duplexes and so on, residents of mature neighbourhoods must band together to voice their concerns before it is too late. Originally, the concept was to build infill homes to replace unsightly, rundown houses and attract families. Instead, we have overpriced homes where perfectly good small bungalows once stood.

Mature trees are knocked down on the old property, where new homes are built to minimum code. Meanwhile, neighbouring homes get no sun, but often have water run-off into their basements from the new development.

On 123rd Street is a new, four-level apartment on the edge of a major road, 111th Avenue. I am waiting for one of the neighbours to be sacrificed while completing the single-lane "chicken run"

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- with cars parked on both sides due to the duplexes, he flips a coin on whether it's clear to drive, only to get T-boned while turning left. Those who support increased density are eyeing an increased tax base, I suppose.

But how is it OK that the city plans to annex 15,900 hectares to Leduc and Beaumont for future development? Isn't urban sprawl the very thing we're trying to avoid?

Jackie Pryer

Edmonton

2.3.4. Leduc-Wetaskiwin Pipestone Flyer "Annexation Update" (June 18, 2015)

Annexation Update

Leduc - Wetaskiwin Pipestone Flyer

Thu Jun 18 2015

Page: A21

Section: News

Byline: Tom Dirsa

Source: The Flyer

Recently there was a media release by Leduc County and the City of Edmonton that reported they had met on Friday, May 22 to further annexation negotiations and the two committees continue to seek clarification in order to develop a common understanding of the information.

A recent announcement by the Edmonton Police Services (EPS) in their 2016-18-business plan indicated the need for additional EPS officers to serve the annexation area brought concern to Leduc County residents and officials. Edmonton's Mayor Don Iveson clarified that the plan identified the potential need for additional EPS officers would be required to replace RCMP officers currently serving the proposed annexation area. That it would be up to Edmonton city council to determine the timing and resource requirements.

Some of the reasons presented by Edmonton city as to why their annexation proposal concentrates entirely on Leduc County is that in recent years 85 per cent of Edmonton's growth has been south of the North Saskatchewan River and over 45 per cent of that growth has been just north of Leduc County. Another factor is that major communities like St. Albert, Sherwood Park, Spruce Grove and Fort Saskatchewan or major facilities like the Canadian Forces base or industrial parks to the north, east, and west, have hemmed Edmonton and make it very difficult

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for the city to expand in those directions leaving Leduc County the easiest area to seek annexation.

Currently the growth of the Nisku and Leduc industrial parks have driven much of Edmonton's growth on the south side, but the future development of Alberta's Industrial Heartland Park could result in a similar growth in Edmonton's northeast. In fact it is already happening as the new shopping center along Manning Drive is but one example of that growth.

Another justification Edmonton provides is that their proposal is not out of line with similar successful annexations by other cities. They like to use percentages instead of actual hectares. If a city that is small in size like Leduc city completes an annexation the percentage will seem large to its previous size: hence, using a percentage comparison makes Edmonton's proposed annexation bid appear reasonable.

The fact is Edmonton is already the second largest city by square kilometers in the country with 684 square kilometers; only Calgary is larger. Edmonton towers over Vancouver in land size and is over 50 kilometers larger than our nation's largest city Toronto. When one compares density Edmonton has the third lowest number of people per square kilometer, behind only Winnipeg and Calgary. Even New York City, North America's largest city, has only 100 more square kilometers of usable space than Edmonton. Of course no one wishes New York's density on anyone.

No one is denying that there may be a need for Edmonton to grow, but that growth must be balanced. We are already seeing, with the billions of dollars being put into Edmonton's downtown and the completion of the Pearl Tower, that that growth could be up rather than out. Having its entire annexation request directed at Edmonton's southern borders appears to be more of a tax grab than a plan for proportional growth. Reaching 35 kilometers to the Edmonton International Airport (EIA) and including the northern portion of the Nisku Industrial Park is nothing more than an attempt by Edmonton to decrease its assessment ratio between residential and non-residential property. When you consider that much of the residential land within the annexation proposal lies within one of the EIA's current flight paths and EIA's future third runway, which could negatively affect residential development, lends credibility to the belief this is more than just a need for more residential space.

Edmonton obviously looks at surrounding neighbors with envy as they see their neighbors' good planning has resulted in a much higher ratio of income from non-residential sources than residential. Fort Saskatchewan and Strathcona County are near a 50/50 ratio and Leduc

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County's long range planning has resulted in a 2 to 1 ratio in favor of non-residential. Meanwhile Edmonton and Calgary ratios are 3 to 1 in favor of residential assessment.

In the Seventies Leduc County had the foresight to establish Nisku Industrial Park and today over 600 companies have made a home at the park. Several years ago the county joined with Leduc city and EIA to develop plans for an aerotropolis. Today those plans have proceeded to the point that ground has been broken and the project is to become a reality by 2017. The county and Leduc city have also been working with EIA in the development of Port Alberta. All of this cooperation between municipalities didn't happen overnight but taken years of planning and has brought about steady growth allowing the municipalities to meet the needs of their citizens without placing a heavy burden on their ratepayers. Edmonton's annexation proposal could have an effect on the careful planning done by these municipalities over the years and cause years of turmoil for municipalities who had the foresight to look long term.

There seems to be an attitude by Edmonton city council that the EIA is the city's airport and it should be part of Edmonton. What seems to be missed is when Edmonton shut down the city airport it turned the international airport from a municipal airport into a regional airport. In fact the airport and the federal government should consider changing its name to the Edmonton Regional International Airport to reflect the service the EIA truly provides to northern Alberta.

There is a concern that with the newly elected government having absorbed all 19 Edmonton MLAs that the lone representative from the Leduc/Beaumont electoral district will be outmanned when and if a decision is made at the cabinet level concerning Edmonton's annexation proposal. When this proposal reaches the Alberta cabinet, as it surely will, we would hope the new government brings a fresh set of eyes and ideas in resolving the issue. Let's hope they accept a concept similar to Metro Vancouver where 23 local authorities work together to deliver services and sets policy for the entire area and improves the current Capital Regional Board to allow the surrounding communities to grow and prosper without fear of being swallowed up by their bigger neighbor.

In the meantime the Leduc County's Intermunicipal Liason Committee of Mayor John Whaley and councillors Clay Stumph, John Schonewille and Tanni Doblanko will continue to digest Edmonton's annexation proposal and seek a settlement that is fair to both municipalities and not the "all or none" stand that Edmonton currently holds.

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The next scheduled negotiation session with the City of Edmonton's Negotiation Committee composed of Mayor Don Iveson, and councillors Bryan Anderson, Ed Gibbons and Michael Walters will be held on Friday, July 10.

2.3.5. Leduc-Wetaskiwin Pipestone Flyer "Leduc County & City of Edmonton continue negotiations" (May 28, 2015)

Leduc County & City Of Edmonton Continue Negotiations

Leduc - Wetaskiwin Pipestone Flyer

Thu May 28 2015

Page: A4

Section: Comment

Source: The Flyer

Leduc County/City of Edmonton - Council representatives from both Leduc County and the City of Edmonton met Friday, May 22 to further annexation negotiations.

Leduc County's Intermunicipal Liaison Committee and the City of Edmonton's Annexation Negotiation Committee respectfully continue discussions, with both groups seeking clarification to develop a common understanding of the information.

City of Edmonton Mayor Don Iveson offered the following statement to clarify recent media coverage regarding Edmonton Police Services resource requirements, as detailed in the Edmonton Police Commission's 2016-18 business plan, "The Edmonton Police Commission's 2016-2018 business plan identified the potential need for additional EPS officers in place of RCMP currently serving the proposed annexation area. The ultimate timing and resource requirements are yet to be determined by City Council."

Annexation is a provincially regulated process and negotiation is part of the mandated process. The next negotiation session is scheduled for July 10, 2015.

Leduc County's Intermunicipal Liaison Committee consists of Mayor John Whaley and councillors Clay Stumph, John Schonewille and Tanni Doblanko.

The City of Edmonton's Annexation Negotiation Committee consists of Mayor Don Iveson and councillors Bryan Anderson, Ed Gibbons and Michael Walters.

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For more information, visit: www.leduc-county.com/annexation or edmonton.ca/annexation.

2.3.6. Edmonton Journal “Police staff increases not sustainable, mayor says; Chief argues big request made to catch up to city’s growth” (May 21, 2015)

Police staff increases not sustainable, mayor says; Chief argues big request made to catch up to city’s growth

Edmonton Journal

Thu May 21 2015

Page: A10

Section: Alberta

Byline: Gordon Kent

Source: Edmonton Journal

An Edmonton police plan to hire 310 extra staff over the next three years to run new programs can’t continue forever, Mayor Don Iveson says.

“We’re looking at a 3.5-(to) four-per-cent increase in head count at the police service,” he said Wednesday following presentation of the police 2016-18 business plan.

“That’s 1-1/2 to two times the growth of population we’re forecasting. That is unsustainable, but the same thing is happening in health care, and it’s because we have a lot of vulnerable people.”

Police want the new officers and civilian workers in addition to 98 people required to keep up with Edmonton growth and run the northwest campus set to open in 2018. One reason for the growth in staff is the city’s plan to annex part of Leduc County, including the Edmonton International Airport.

Part of the airport policing cost will be covered by the federal government, which now pays for RCMP officers at the facility, Chief Rod Knecht said.

He agreed his department can’t continue to increase at the current rate, but said they’re just catching up to where they should be to meet public expectations. “We’re just looking at ways to be efficient as a police service so we don’t have these huge growth asks,” he said. “I think the

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mayor is absolutely right ... I don't think police can continue to ask for resources year after year after year. We have to find better ways to do business."

That includes more prevention to keep people away from crime, as well as working with other groups on addiction and mental health programs, Knecht said. For example, the heavy users of service project brings together 16 agencies to devise care plans for 50 high-needs residents for up to two years, he said.

"If these people are dealt with, it has a huge impact on the system," Knecht said. "We're talking about two or three of them that have 300 hospital visits a year."

gkent@edmontonjournal.com

Illustration: / Rod Knecht;

2.3.7. Edmonton Journal "City eyes deeper push to south; Annexation bid enlarged by 260 hectares" (April 16, 2015)

City eyes deeper push to south; Annexation bid enlarged by 260 hectares

Edmonton Journal

Thu Apr 16 2015

Page: A3

Section: City & Region

Byline: Elise Stolte

Source: Edmonton Journal

Edmonton city council increased the stakes this week in the fight brewing on the city's southern border.

Increasing the size of its annexation bid Wednesday, Edmonton's proposal would now eliminate any opportunity for Beaumont to grow north. Edmonton's plan includes taking 30 hectares occupied by Beaumont's public works yard. The change adds 260 hectares to the 3,625-hectares sought from Leduc County on both sides of the QEII Highway.

"We haven't had time to look at it yet. Essentially, it's an extra four quarter sections of land on the north side of Beaumont," Leduc County Mayor John Whaley said, adding the annexation bid

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is moving ahead slowly. Beaumont and Edmonton are both trying to annex the same land. Beaumont's annexation bid goes to the province's Municipal Government Board in June.

Beaumont Mayor Camille Berube said he was disappointed. Beaumont revised its original application to split the distance between Beaumont and Edmonton in half, giving both room to grow. "We felt that going half way might be a reasonable compromise," he said. "Beaumont is the seventh fastest growing community in Canada."

Whaley said the new land Edmonton wants is currently being used for farming and acreages.

Leduc County got official notice of the proposal just before noon Wednesday, but Edmonton Mayor Don Iveson gave the county's mayor a heads up that morning.

Edmonton officials said engineering studies show the increase will make new sewer and stormwater systems more efficient because there is a natural slope running toward Edmonton from Township Road 510, Beaumont's northern border. Edmonton will have intervener status during Beaumont's annexation hearings.

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2.3.8. Edmonton Journal "Annexation can be for the greater good; patchwork of municipalities isn't working" (March 30, 2015)

Annexation can be for the greater good; Patchwork of municipalities isn't working

Edmonton Journal

Mon Mar 30 2015

Page: A13

Section: Ideas

Byline: Joseph Doucet

Source: Edmonton Journal

As concern grows about the plunge in oil prices and the fiscal crisis it has created for Alberta, the controversy over Edmonton's proposal for annexing part of Leduc County has faded into the background.

What a shame that is, for it is precisely when business and economic life becomes more challenging that we should be looking most closely at changes that might affect the

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effectiveness and overall big-picture vision of regional decision-making. We need to be mindful that effectively implemented local governance and co-ordination can significantly impact the region's attractiveness to new employers and investors.

At the best of times, the subject of annexation is divisive: The very word is most often associated with an involuntary transaction between winners and losers at the end of a war. When a downturn is in the air, and finding new resources to pay for services is top of mind around council tables, it's even harder for people not to think in terms of a grab of taxes or land.

But surely there is a greater good that can and must be considered. Surely most of the 1.3 million residents of the Edmonton region can at least agree in principle that the greater good likely isn't being served by the current patchwork of boundaries and decision-making responsibility - the origins of which are anything but the result of a carefully executed strategy.

And surely, it is through this lens of what's good for the whole that we should look at the current proposal by Edmonton to annex 156 square kilometres of Leduc County, including the site of Edmonton International Airport.

The issue isn't simply who gets the cheque for taxes from the airport, or from suburbs about to spill over the boundary onto what was once distant farmland. This is too much of a winner-take-all lens. It ignores synergies that can grow the pie to the benefit of all.

Saying no to annexation as a matter of principle means saying yes to artificial boundaries decided long before anyone could have imagined a large interdependent urban area with innumerable potential connections. Likewise, saying no to annexation means saying yes to local policies, mill rates and rivalries trumping regional needs in deciding where a warehouse or shopping mall or housing development might go.

If we were creating a municipal structure from scratch today, it's hard to imagine anyone suggesting this particular configuration of 24 municipalities ranging in size from tiny to giant. At the same time, most people probably also agree that some mix of large and small does make sense.

A single entity would be insensitive to particular local aspirations, especially in outlying areas with strong local identities. On the other hand, what would roads, transit and social services look like if a mathematician divided the region into 45 equal jurisdictions the population of Leduc?

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Clearly, the challenge, and this is a challenge seen in most large urban areas, is to come up with changes that give the central city the enduring capacity to present a dynamic, more attractive face to the world on the whole region's behalf, to the benefit of all communities and individuals.

Consider the international airport, a vital regional asset if there ever was one. The city closed its own City Centre Airport, formerly known as the Municipal Airport, because it knew the move would make the international airport a more viable, healthy and valuable part of our collective economy.

Yes, Edmonton city hall was motivated in part by the benefits it would get from redeveloping the 58 hectares of land the Muni occupied, but even that can be seen through the lens of regional benefit from more efficient land use and eased pressure for sprawl onto agricultural land.

Would this kind of rationalization have occurred if there were not one central entity strong and dynamic enough to take actions that can only be seen as regional in impact and benefit?

And speaking of the airport, in early January of this year the Edmonton Economic Development Corporation got together with the EIA authority to collaborate in developing a business plan for the Port Alberta project.

Both organizations are clearly products of a strong central city, and the Port Alberta vision - to make our region a major air, rail and road hub for national and international movement of goods - is clearly the very definition of a regional project.

The test of a good annexation proposal is whether communities on the "losing" side can see they'll ultimately share in regional gains without paying all the costs. In this case, if the argument in favour of annexation is that it creates value, then the increase in value has to be enough to compensate Leduc County while still being worthwhile for Edmonton.

Joseph Doucet is Stanley A. Milner professor and dean of the Alberta School of Business, University of Alberta.

Illustration: Fish Griwkowsky, Edmonton Journal, Files / Tax dollars from the Edmonton International Airport are usually thought of as the annexation windfall, but the benefits are much larger, Joseph Doucet writes.;

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2.3.9. Edmonton Journal “A threat to rural Leduc” (March 30, 2015)

A threat to rural Leduc

Edmonton Journal

Mon Mar 30 2015

Page: A12

Section: Opinion

Byline: J.P. Kosiorek

Source: Edmonton Journal

Re: “Merger one option for Leduc city, county,” Feb. 10 While the annexation of 156 square kilometres of Leduc County may encourage municipalities to work together and provide cheaper transportation costs, it’s apparent county residents see negative changes in their livelihoods and face higher taxes. The annexed area of Leduc County will be the responsibility of Edmonton’s city council and planning department. This will impact local infrastructure, as Edmonton-owned businesses are built. And as a consequence, Leduc County’s family-owned businesses and unique rural services will decrease.

Along with livelihood changes, there will be an increase in taxes. People who own land within the annexed area will experience substantially higher mill rates. As a result, companies within Leduc County may move to another municipality.

Leduc County should not allow for the annexation.

J.P. Kosiorek

Edmonton

2.3.10. Leduc-Wetaskiwin Pipestone Flyer “Letters to the Editor” (March 19, 2015)

Letters To The Editor

Leduc - Wetaskiwin Pipestone Flyer

Thu Mar 19 2015

Page: A4

Section: News

Byline: Logan Purdy

Source: The Flyer

Dear Editor:

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Leduc County farmland, some of the most productive in Alberta, has supported the rich social and economic fabric of this rural community for more than a century. The forthcoming annexation of over 38,000 acres of Leduc County by the city of Edmonton poses a social and economic threat and will be bad for all Albertans. Residents and businesses in the annexed area will pay significantly higher taxes. The county estimates a 70% increase for landowners and more than double for business owners. This will threaten the financial sustainability of businesses, farms and households, negatively impacting the livelihoods of residents and the economic growth of the region. Inevitably, many farmers in the county will be forced to give up their land to Edmonton's accelerating urban sprawl.

Further, loss of this prime farmland will erode Alberta's second largest economic sector. Instead of continuing to displace people and grow further into prime farmland, the city of Edmonton should pursue strategies to slow their geographic growth. This should include initiatives and zoning to encourage high density housing developments, and in-filling of inner city neighborhoods in Edmonton.

I call residents of both Leduc County and Edmonton to action. We need to let Mayor Don Iveson know that the proposed annexation plan is not in the best interests of either. Prime farmland and rural communities in Alberta should be protected and preserved instead of destroyed, due to their importance in the economy and in the life of all Albertans.

2.4. 2016

2.4.1. Edmonton Journal "Tensions Ease in Edmonton's Annexation Bid of Leduc County Land" (June 29)

ELISE STOLTE

Metro leaders turned down the heat on Edmonton's annexation bid Wednesday, putting two of the most emotional arguments on the back burner.

Any new suburb built on contested Leduc County land must look urban, says an agreement reached at the Capital Region Board's growth task force.

The task force also agreed to finalize a plan to preserve the best farmland within roughly two years — applying it to rich, black dirt anywhere in the region, inside or outside city borders.

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It's a win for Edmonton because Leduc County can no longer allow building sprawling acreages and monster homes over the border.

It's also a win for farmers, who fear land farmed for 100 years will be paved with no consideration for future food production.

The plan will decide which land has to be preserved based on the quality of the soil and how fragmented it already is. Leduc County pushed the board for a quick turnaround on that study at its growth task force meeting Wednesday.

The board administration promised to fix a timeline, aiming for two years, and write that into the legally binding growth plan set to be approved in October.

“It was actually really helpful to get that,” Edmonton Mayor Don Iveson said during a lunch break. “We should be planning by geography rather than jurisdiction.”

The new growth plan will include targets of 50 net residential units per hectare for new suburbs in Edmonton. That can be achieved with some predominantly low density neighbourhoods if there are rowhouses and walk-up apartments along transit corridors and towers near town centres and LRT stations.

Slightly lower targets will apply to St. Albert, Sherwood Park, Leduc, Spruce Grove and Fort Saskatchewan. The exact targets are to be determined at the July 14 board meeting.

The higher density targets mean Edmonton will need less land for suburban growth during the next 30 years, which would likely shrink the size of its annexation bid.

Iveson wouldn't commit to changing the annexation proposal, but said the density targets “will definitely affect our modelling.”

Edmonton currently wants 15,950 hectares, including the International Airport, saying it is in the best position to provide the resources, not Leduc County, to make the airport an economic powerhouse. But an alternative is a separate pitch for nine municipalities to invest together.

“That's a discussion the mayors will need to have in the months to come,” Iveson said.

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It's exactly where the region needs to go, said Leduc County Coun. John Schonewille. "Stop annexation. Stop fighting. If we join together, we're stronger."

2.4.2. Edmonton Journal "Emotions cool over city's bid to annex land; Agreement blocks monster homes in Leduc County, preserves farmland (June 30)

Emotions cool over city's bid to annex land; Agreement blocks monster homes in Leduc County, preserves farmland

Edmonton Journal

Thu Jun 30 2016

Page: A3

Section: City

Byline: Elise Stolte

Source: Edmonton Journal

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It's exactly where the region needs to go, said Leduc County Coun. John Schonewille. "Stop annexation," he said. "Stop fighting. If we join together, we're stronger." estolte@postmedia.com
twitter.com/estolte

Illustration: / Don Iveson;

2.4.3. Edmonton Journal "Open and frank discussion fails when held behind closed doors" (June 30, 2016)

'Open and frank discussion' fails when held behind closed doors

Edmonton Journal

Thu Jun 30 2016

Page: A3

Section: City

Byline: Paula Simons

Source: Edmonton Journal

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Edmonton city council went in camera for several hours Tuesday to debate and discuss its response to both the capital region growth plan and to a provocative new report on the future of the Edmonton metro region.

The reports aren't top secret.

They're online for anyone to read. What we don't know, what we'll never really know, is what councillors said about them behind closed doors this week or exactly what they were told about them by senior city administrators.

Even when the in-camera portion of the meeting was over and the city put some material on line, pages and pages were redacted.

A council meeting will never rival Game of Thrones for audience numbers. But we don't have council meetings in public for entertainment value. We ask councillors to meet in public so we can listen and become better informed ourselves, so we can hold them accountable for decisions that shape our city's future.

When they go in camera, the information vacuum breeds suspicion.

Why the hush-hush? The official justification presented to council was that "disclosure would be harmful to inter-municipal relations." There was no legal requirement that the discussion be secret. Chief city planner Peter Ohm says the reasons were primarily political and strategic.

There was some discussion of the Leduc County annexation proposal. Ohm says Edmonton and Leduc County have a protocol that says annexation discussions should be confidential. The protocol is not legally binding, but Ohm says such confidentiality encourages "open and frank discussion."

Open discussion behind closed doors? Oh, the irony.

Coun. Michael Walters is Edmonton's representative on the Capital Region Board's governance and transit committees. Even though the whole meeting wasn't about Leduc, Walters says the Leduc question was inter-related with everything else. Because of that, he says, the whole discussion had to be private to protect the city's interests.

"Whenever we deal with intergovernmental stuff and intergovernmental strategy, that stuff is always done in private."

Walters says there's already been lots of public debate about the issues raised in the capital region growth plan and the metro Edmonton advisory report. Sometimes, he says, councillors just need to have two or three hours of private conversation, without an audience.

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For Coun. Mike Nickel, though, the closed-door meeting created a strange dilemma. He and his family own land in Leduc County, so Nickel recused himself from the debate.

But because it was an in-camera session, he, too, was unable to hear the briefing or listen in on the discussion.

Nickel has a larger concern. He sees what happened this week as part of a troubling trend. More and more often, he feels, city administrators are insisting important documents can't be released because of provincial information and privacy rules or because of contractual obligations.

"I'm not the only councillor who's getting very uncomfortable with the wacky things that are being presented in private because of FOIP regulations.

There are just too many of them.

How are we supposed to be accountable?" He wants to push to have fewer private meetings and fewer private documents.

"This is not Area 51," he says, referring, for those of you not up on your UFO lore, to the U.S. air force base which has inspired more wild conspiracy theories than a season of The X-Files.

Nickel is joking, of course. But there's a serious point to his jibe. What Edmonton and its regional partners are attempting is our own mini-version of the European Union.

There are going to be suspicions and conspiracy theories as voters here and in neighbouring communities worry about losing autonomy and control. We need to keep people informed and engaged every step of the way. Otherwise, if people feel they're being kept in the dark, that backroom deals are being made, we could well get our own backlash.

There's also the question of political precedent. On Wednesday, the Capital Region Board met to have its own debate of these same issues. Its meetings are traditionally public. But now, capital region mayors are debating the option for some in-camera debate of their own on the "volatile" issues around regional governance.

The most volatile issues warrant the most public debate. Of course, there will always be times when private discussion is practical and strategic. Since we don't know what was discussed at council this week, it's hard to know whether this was one of those times.

That's the real danger - the creeping normalization of secrecy, as we plot our region's shared future.

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2.4.4. Edmonton Journal “Edmonton’s mayor ticked at provincial decision to OK Beaumont annexation” (November 23, 2016)

Wed Nov 23 2016

Byline: Elise Stolte

Source: Edmonton Journal

Mayor Don Iveson says he’s puzzled and frustrated by Alberta’s decision to hand 580 hectares of contested Leduc County land to Beaumont.

“We’re talking about 100 years worth of land for Beaumont, which is unprecedented. I don’t think any municipality has ever been given more than 30 or 50 years,” Iveson said, after the decision was announced this week.

“We’re trying to understand what it means for our own annexation discussions.”

Edmonton is trying to annex land from Leduc County to allow growth beyond its current southern border. Of the 21 quarter sections Beaumont got Tuesday, nine quarter sections north of the town were also eyed by Edmonton.

Iveson said it’s going to cost taxpayers more overall to have several different jurisdictions develop that land between Beaumont and Edmonton, partly because it all drains toward Edmonton. Beaumont will have to pump sewage uphill into its system before sending it to the regional treatment plant.

He’s also worried the plan allows development on both sides of Highway 625, a high-load corridor for Nisku.

He said Municipal Affairs Minister Danielle Larivee’s decision stipulates Beaumont will have to meet the same density targets Edmonton would for the land, which is much higher than the density currently being built in the town’s neighbourhoods.

Those density targets are intended to encourage clusters of high-density residential supporting high-frequency transit. Beaumont intends to introduce its first bus service next September,

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paying for Edmonton Transit buses to run between the town and Century Park LRT station.

“I’m scratching my head a little bit on this one. It’s not what we thought was going to happen,” Iveson said.

Larivee’s office said it followed the recommendations of the Municipal Government Board, an impartial board that heard submissions from Edmonton, Leduc County and Beaumont. It filed a 93-page report to the province, recommending the land for Beaumont.

The decision also gave land for Beaumont’s growth to the west and the south, which Larivee’s office said is enough land for Beaumont to grow for 50 years.

Beaumont Mayor Camille Berube said he’s “really pleased” with the results. His town doubled in size in the past 10 years, adding roughly 9,000 people.

He said meeting the density targets will be a challenge, but this is a 50-year growth plan. The town will find a way to blend housing types. The added land also allow it to add commercial and industrial areas to its tax base.

Edmonton’s annexation negotiations with Leduc County are ongoing. The county issued a statement Wednesday, saying it is disappointed in the Beaumont outcome and wished greater emphasis was placed on municipal collaboration.

The provincial order provides 50-year property tax protection for affected landowners. They’ll be taxed at either the town or county rate, whichever is lower, until they decide to subdivide.

2.4.5. CBC News Edmonton “Province’s decision on Beaumont annexation takes Edmonton, Leduc County Mayors by surprise” (November 23, 2016)

Wed Nov 23 2016

Byline: Nola Keeler

Source: CBC News Edmonton

'There's no way that's going to be cost-effective' Edmonton mayor says

A decision by the provincial government to let the town of Beaumont annex land Edmonton has been negotiating for took Mayor Don Iveson by surprise.

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On Tuesday, Municipal Affairs Minister Danielle Larivee issued a ministerial order that allows Beaumont to annex land from Leduc County on January 1, 2017.

Edmonton has been trying since 2013 to annex two sections of land in that area for future growth.

Iveson said the annexation amounts to about 100 years worth of potential growth for Beaumont, which he called "unprecedented."

The decision will cost homeowners and taxpayers in the area much more money for infrastructure than if Edmonton had annexed the land.

"It's going to be fractured between two or three different jurisdictions, and there's no way that's going to be cost-effective compared with if we had done that jointly," he said.

"So that's my concern. That it's potentially going to cost a lot more money, and that's not a good thing."

Iveson took a shot at the province for the behind-closed-doors nature of the decision.

"People criticize the city of Edmonton when we do things in private ... but the provincial government gets to do just about everything in private, including make these decisions at the cabinet table," he said.

Leduc County Mayor John Whaley wasn't impressed by the decision either.

"There are 15 principles of annexation that are guides to go through when you talk about annexation," he said. "We believe they were paid very little attention to when this order was written up."

Whaley is concerned about the future of Highway 625, which he describes as "the major lifeline" that runs east out of Nisku, with trucks that carry heavy loads and oilfield equipment.

"It's a high-load corridor," he said. "We're very concerned it has to be kept that way. It cannot become a city street."

The Leduc County mayor said he's also worried about the environmental implications.

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"There's well over 22 acres of wetlands in that area, which you can't develop," he said. "Unless somebody's going to fill them up, and I hope that doesn't happen."

2.4.6. Global News Edmonton "Mayor Don Iveson reacts to province letting Beaumont annex land wanted by Edmonton: 'I'm really puzzled'" (November 23, 2016)

Wed Nov 30 2016

Byline: Caley Ramsay

Source: Global News Edmonton

The Alberta government approved the town of Beaumont's annexation of 21 quarter sections of Leduc County land north of its boundary Tuesday and a day later, Edmonton Mayor Don Iveson expressed bewilderment at the decision.

The City of Edmonton had been eyeing the same land and according to Iveson, Alberta's capital and Beaumont had "dueling cases for that" while also conceding "their process was further along than ours and so they've been given that land."

"I'm not convinced it's going to be cost effective," Iveson said. "I'm not convinced it sends the right signal around growth management, agricultural land preservation, higher density targets, so I'm confused. I'm going to have to speak to the minister about their rationale for this."

The Order in Council, signed by Municipal Affairs Minister Danielle Larivee, allows for a 50-year property tax protection period, meaning properties in the annexed area will be assessed and taxed at either the town or county tax rate, depending on which is lower.

"We did our work, we did our due diligence and we're happy to hear the results today," Beaumont Mayor Camille Berube said Wednesday. "We know what our future borders and boundaries are going to look like, we have the ability to plan infrastructure."

Berube said that ability to plan infrastructure is crucial as the community's population continues to grow at a rapid pace.

"It's a very desirable community and I don't anticipate that changing," he said.

On Wednesday, Iveson said he was also dumbfounded by the move because Leduc County had expressed concern over burgeoning residential development south of Beaumont, and worried it could impact the trucking industry's ability to haul loads in and out of Nisku.

"It seems a little bit out of step with the direction the region's been going in terms of compact, contiguous, infrastructure efficient, lower footprint growth," he said. "This will have implications for our ongoing annexation discussions with Leduc County."

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The mayor of Leduc County expressed disappointment with how the annexation was handled in a statement issued Wednesday afternoon.

“While this annexation has minimal growth and financial implications to Leduc County, we are disappointed in the outcome,” John Whaley said. “We believe greater emphasis should have been placed on municipal collaboration and the principles of annexation.”

“I’m not convinced it sends the right signal around growth management, agricultural land preservation, higher density targets, so I’m confused,” Iveson added. “I’m going to have to speak to the minister about their rationale for this.”

Minister Larivee told 630 CHED she was still hoping the City of Edmonton, Leduc County and Beaumont would continue to work collaboratively on planning issues.

“There’s certainly nothing stopping Edmonton from working with Leduc County and Beaumont on the best way to go forward to look at more sub-regional planning.”

“Essentially it’s a done deal,” Whaley told Global News.

While Larivee signed off on the annexation, the decision was made by the Municipal Government Board, a panel Larivee described as non-political.

The annexation takes effect on Jan. 1.

“There is no rules, basically,” Whaley said. “That’s what it comes down to. You can ask for the Earth and obviously the government is going to give it to you and it has no bearing on the growth densities of the Capital Region Board ... very sad.”

Edmonton is still seeking to annex another parcel of Leduc County land west of Nisku. It encompasses nearly 30,000 acres, including the Edmonton International Airport. According to Leduc County’s website, negotiations between the city and the county are ongoing, with the next talks scheduled to take place Nov. 24 and 25.

-with files from Sarah Kraus and 630 CHED’s Scott Johnston

2.4.7. Edmonton Journal “Paula Simons: Mayor Don Iveson Calls Dibs on Land Beaumont Just Annexed from Leduc County” (November 25, 2016)

We’re back to piecemeal planning, with communities at cross-purposes.

PAULA SIMONS, EDMONTON JOURNAL

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The Town of Beaumont has won its legal fight to annex a good chunk of Leduc County land that separates the bedroom community from Edmonton.

But Edmonton isn't surrendering its claim. The province may have awarded those 585 hectares to Beaumont. But Edmonton's mayor says this isn't over.

"We can also apply to annex the land from Beaumont," says Don Iveson.

You have to admire the chutzpah in threatening to "re-annex" land Beaumont just captured.

Yet it's a serious option Edmonton city council will debate next week, as it figures out how to respond to Beaumont's legal victory.

Wednesday, the province announced it had approved Beaumont's application to annex 1,360 hectares of land — or 21 quarter-sections — from Leduc County. Beaumont had petitioned to annex major parcels of land in three different areas, west, south, and north of the town. That included nine quarter sections, or 585 hectares, that Edmonton had hoped to annex itself.

Edmonton served formal legal notice that it intended to annex that same land back in 2013.

But the city just called dibs, as it were. It never formally applied for annexation. Instead, the city entered into protracted private negotiations with Leduc County to come to a collaborative, mutually beneficial agreement.

While Edmonton and Leduc County were talking and planning, Beaumont didn't wait. It pushed ahead with its own annexation application.

Back in March, the impartial quasi-judicial Municipal Government Board ruled in favour of Beaumont, over the objections of Edmonton, Leduc County and the City of Leduc. The board said Beaumont, one of the country's fastest-growing communities, had a need for the land to accommodate residential growth and to develop its commercial and industrial tax

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base. It ordered Beaumont be given everything it wanted — and ruled, further, that Leduc County should receive no compensation for lost tax revenues or lost infrastructure. This week, the NDP cabinet endorsed the board’s decision — from which there is no appeal.

“It would be highly unusual to change a decision in which due process has been followed,” says Municipal Affairs Minister Danielle Larivee.

But, Larivee says, there is no legal reason that Iveson can’t turn around and apply to annex the same piece of land from Beaumont.

“It is certainly in his right to do so,” she says. “Any municipality can make an annexation application at any time.”

That’s certainly not what Beaumont Mayor Camille Berube thought was in the cards. He assumed the annexation was “a fait accompli.”

As for Iveson’s suggestion that Edmonton might try to annex away some of Beaumont’s new-won land base?

“I won’t even comment on that.”

It might be tempting to see Edmonton as the sore loser here.

After all, Beaumont is growing explosively — its population grew by 50 per cent between 2006 and 2011. Its population is now more than 16,000, and it has used up almost all the land within its current boundaries. It really does need room to grow.

Edmonton could have applied to annex the contested land from Leduc County at any time — it made a strategic choice not to do so. Beaumont shouldn’t be punished for that. It won at the apolitical Municipal Government Board, fair and square.

And yet, the argument isn’t quite that simple. Edmonton and Leduc County were trying to do something really important — to come up with a new model of collaborative annexation, and to create a coherent land use plan due south of Edmonton. Next week, in fact, Iveson and

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Leduc County Mayor John Whaley had been planning a major announcement on their annexation agreement. It didn't make sense for the board to rule on Beaumont's annexation request in isolation, without acknowledging what Edmonton and the county were doing. Now, Edmonton and the county have been punished for trying to work together — and there's a big gap in their land use map, like a missing tooth. Meanwhile, Beaumont has been gifted so much land, it might take 50 to 75 years to fill it all up.

The Capital Region Board — of which Berube is vice-chair, incidentally — was supposed to put an end to higgledy-piggledy development, and get Edmonton-area municipalities working together. But instead of neighbourly co-operation, we're back to piecemeal planning, with communities at cross-purposes.

Beaumont needs room to grow. Yet when we take top-calibre agricultural land out of production, we must put it to its highest best use, with thoughtful land-use and transportation planning. We can't do that with municipalities and their mayors marking territory like dogs in the dog park. Metro Edmonton doesn't need turf wars. It needs its leaders planning together, in ways that makes sense for everyone.

2.4.8. CBC News “Edmonton Scales Back Annexation Plans for Leduc County Land” (November 30, 2016)

Cities say annexation of airport will be determined over next several months through collaboration

CBC News Posted: Nov 30, 2016 1:09 PM MT Last Updated: Nov 30, 2016 5:22 PM MT

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The City of Edmonton and Leduc County have come to an agreement over the city's annexation plans. The red and dark green areas will be annexed by the city. (CBC)

The City of Edmonton is scaling back its ambitious plans for annexation of lands south of the city in an agreement with Leduc County.

But Mayor Don Iveson said Tuesday that this will still provide Edmonton with 30 to 50 years' worth of growth.

The agreement means the city will withdraw lands from its annexation plans situated west of the Edmonton International Airport and south of Highway 19.

"The city has reduced its ask quite considerably," Iveson said.

"The higher density targets in the new regional growth plan mean that this region can accommodate more people with less land."

Iveson also said the high quality of agricultural land, particularly west of the airport, was another factor in the city's decision to reduce its request.

Under the agreement, the county will keep the north Nisku industrial area and, unless mutually agreed upon, the city's boundary will not shift further south until joint planning for the area is completed.

Leduc County Mayor John Whaley said, without Nisku, the county would not be economically sustainable.

He praised Iveson and city council for sitting down at the negotiating table for the past four years.

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"It's a negotiation but it's also an education so we both understand each other's needs and wants," he said.

The annexation of the airport will be determined over the next several months through a collaboration between the city, county and airport.

"We're maintaining an open mind about whether we ultimately leave the airport in our application or take it out," said Iveson.

"That's a process over the next six months. Part of it will involve some conceptual planning for what kind of growth might happen on the airport and around it."

The annexation battle between the city and county goes back four years.

In 2012, the two bodies began a year-long collaborative process, but before the year was over, the city submitted an annexation proposal to the province extending its southern boundary by 38,750 acres of county land.

The annexation included the airport lands and a portion of the Nisku Industrial Business Park.

In 2015, the city added to its proposal four additional quarter sections of land directly north of the Town of Beaumont.

Last week, Municipal Affairs Minister Danielle Larivee issued an order allowing Beaumont to annex land from Leduc County, land that was part of Edmonton's annexation plans.

Iveson said the city isn't giving up on annexing that land.

"Our intention is to maintain the nine quarter sections in our application", he said.

"That will involve a continuing discussion with Beaumont that we would, quite frankly, have rather done collaboratively ahead of time.

"This will provoke and invite, ultimately, an opportunity for discussion between the county, the city and the town of Beaumont that should have happened before but must happen now."

2.4.9. Edmonton Journal "Edmonton, Leduc County agree on smaller annexation proposal; airport status still in limbo" (November 30)

An agreement on the Edmonton–Leduc County annexation bid was announced Wednesday.

ELISE STOLTE

Edmonton announced Wednesday it had agreed to cut its annexation bid almost in half, preserving farmland west of the Edmonton International Airport and leaving north Nisku to Leduc County.

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But the city has also turned its sights on Beaumont. Edmonton Mayor Don Iveson said the city will attempt to re-annex the nine quarter-sections Beaumont won just last week.

That will force collaboration and discussion, said Iveson at an agreement-signing ceremony Wednesday with Leduc County. That “should have happened before and must happen now.”

The province awarded those nine quarter-sections of land north of Beaumont to the town last week after a contentious annexation battle with Leduc County.

Leduc County Mayor John Whaley called that decision “a travesty for this region.” It rewarded a player who refused to co-operate, rather than encouraging the region to come together on land-use decisions.

“That decision will just keep everyone in silos,” Whaley said. “That’s what I’m really worried about. United, we’re strong. If we break apart, this region will fail as a competitive entity against other regions, not just in Canada but globally.”

But Beaumont Mayor Camille Berube said landowners needs certainty. Re-opening the Beaumont land for annexation doesn’t help that.

“Obviously, (Iveson’s) reaction today is disappointing for our community,” he said. “It continues to create more uncertainty.”

Edmonton has been moving toward annexation since March 2013, when then mayor Stephen Mandel announced a 154-square-kilometre bid for Leduc County land that included the airport.

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ANNEXATION PLAN

Edmonton and Leduc County have agreed on a scaled-back annexation plan, one that leaves land west of the Edmonton International Airport for farming and leaves north Nisku to the county. Edmonton will try to annex the nine quarter sections recently annexed by Beaumont separately.



SOURCE: CITY OF EDMONTON, LEDUC COUNTY LORI WAUGHTAL / POSTMEDIA NEWS

Edmonton and Leduc County agreed on a scaled-back annexation plan. Edmonton will also try to annex the nine quarter sections recently annexed by Beaumont separately. LORI WAUGHTAL / POSTMEDIA

Since then, Edmonton has agreed to develop at much higher densities in any new suburbs, clustering towers around a new LRT line to the airport and stepping down from there. That

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means it needs less land, said Iveson. The reduced size of the annexation bid would still accommodate southward growth for the next 30 to 50 years.

The city also realized it didn't make financial sense to annex north Nisku, since it would have to grandfather the lower county tax rate, said Iveson.

Edmonton will get new land between Township Road 510 and Highway 19 to satisfy its need for commercial and industrial growth. That land can't be residential because of the airport flight paths.

In the agreement signed Wednesday, Edmonton and Leduc County agree to strike a new committee with the City of Leduc and the airport authorities to decide who should get the international airport.

Regardless of whether Edmonton maintains that land in its annexation bid or not, "the principle is shared investment for shared benefit," said Iveson. "We see a strong opportunity there to make the airport a really strong contributor to economic vitality, not just for any one municipality."

These negotiations have been long and often contentious. When they were first announced, critics saw Edmonton as a bully.

Whaley said the turning point came this year, when Edmonton agreed to leave that farmland west of the airport as is.

"It's prime farmland," said Whaley, a former farmer. The biggest negative of this deal is that more prime farmland north of the airport will still be lost, but "something has to be given up in the interest of the greater good," he said.

The agreement commits Edmonton to "jointly champion the concept of an agricultural land reserve or similar protection" for land not in this annexation bid. The Capital Region Board has committed to this study within the next two years.

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Edmonton and county officials still need to finalize details on how country residents in these annexed areas would be treated. They'll hold a series of open houses this spring to talk about grandfathering tax policies and things like how many dogs a household can have. The final presentation will likely go to the Municipal Government Board this summer, before the October election. The board's decision goes to the province for a final ruling.

2.4.10. Global News Edmonton "Edmonton, Leduc County come to agreement on land annexation" (November 30, 2016)

Wed Nov 30 2016

Byline: Caley Ramsay

Source: Global News Edmonton

The City of Edmonton has reached an agreement with Leduc County to annex portions of the county, although the piece of land coming Edmonton's way is smaller than what the city originally requested.

The agreement will see a nearly 9,500-hectare piece of land between 41 Avenue SW and the airport, west of the QEII, annexed from Leduc County, as well as a piece of land south of 41 Avenue SW near 50 Street.

"I think our council has signalled a desire to build at higher densities, more efficient use of infrastructure, more preservation of agricultural land," Mayor Don Iveson said. "That's what our public expects from us. It's also fiscally in the best interests of the region and the City of Edmonton."

Leduc County Mayor John Whaley called the deal a compromise.

"The reality is, people are moving to this region and they're going to have somewhere to live, so some obviously has to be given up in the interests of the greater good."

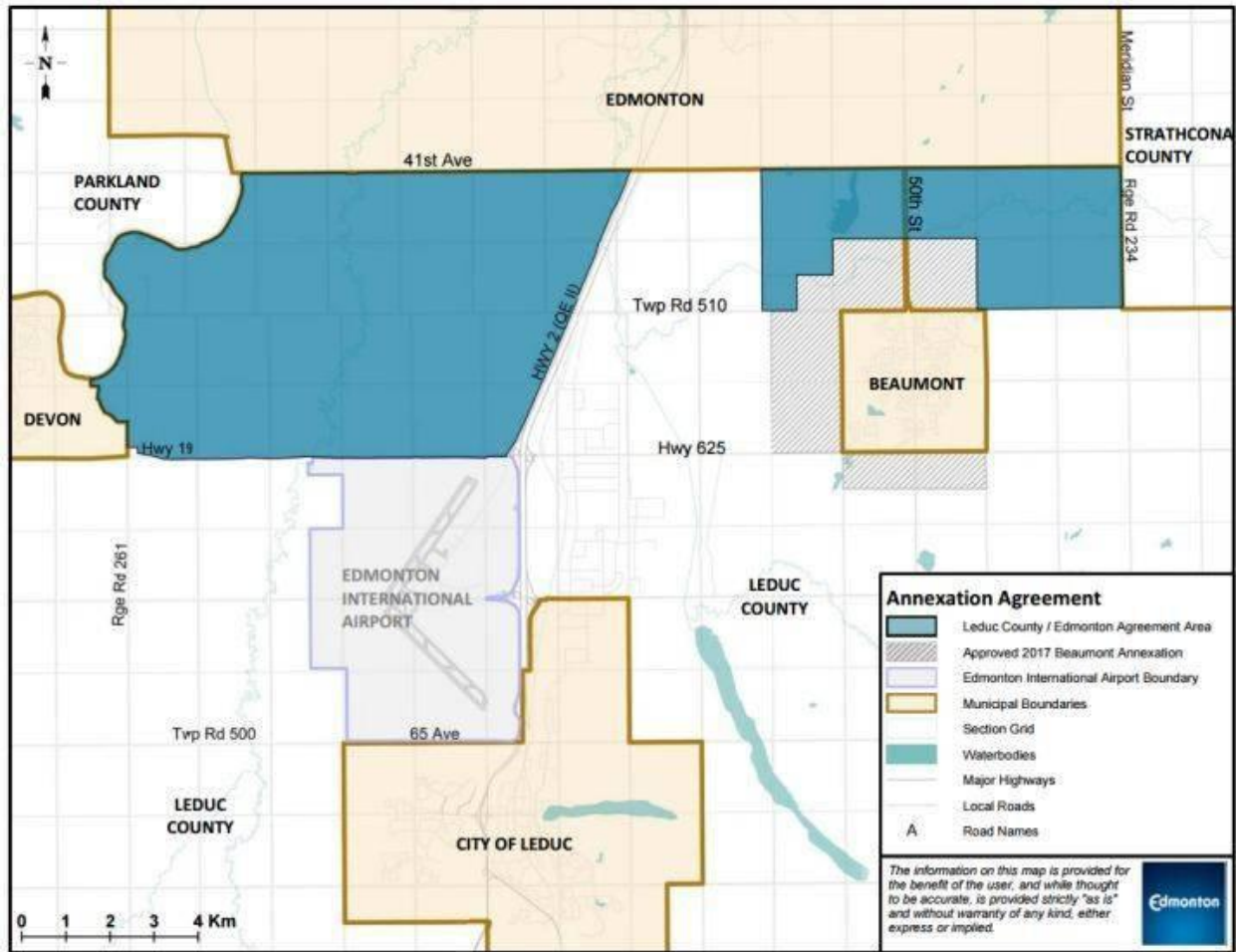
The land Edmonton originally sought was about 2,584 hectares larger than what's been agreed upon. The original ask included a piece of land west of the airport.

Edmonton has been trying to annex the land from Leduc County since 2013.

No decision has been made when it comes to the Edmonton International Airport land. The future of that land will be determined over the next several months in talks between the City of Edmonton, Leduc County and EIA. The airport land is currently the property of Leduc County.

The agreement will also see Leduc retain a piece of land north of the Nisku industrial area.

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Iveson said the collaborative approach is a better way to support future economic growth and livable communities in the area.

“We all have high aspirations for the region. This acknowledges both Edmonton and Leduc County’s commitment to balance growth needs while still reducing the region’s overall need for land,” Iveson said in a media release.

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Iveson and Whaley also spoke about [last week's decision by the Alberta government to approve the town of Beaumont's annexation](#) of 21 quarter sections of Leduc County land north of its boundary.

The City of Edmonton had been eyeing the same land.

Whaley called the annexation a “travesty.” Iveson, who was bewildered by the move last week, said Edmonton is still going after that particular piece of land.

For more information on the proposed Leduc County annexation plans, [visit the City of Edmonton's website](#).

2.4.11. CBC News Edmonton “Edmonton bid to annex part of Beaumont ‘disappointing’ town’s mayor says” (December 1, 2016)

Thu Dec 1 2016

Byline: Nola Keeler

Source: CBC News

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Camille Bérubé says Edmonton's plans to pursue annexation near Beaumont 'not beneficial'

The mayor of Beaumont says he's upset that Edmonton seems intent on continuing to try to annex land recently awarded to his town.

Camille Bérubé said the decision by the Municipal Government Board to award the land in Leduc County has given his community security and the ability to do long-term planning

"[Don] Iveson's reactions today are disappointing for our community," Bérubé said Thursday of his counterpart in Edmonton. "There will be financial commitments and [human] resources required to defend the provincial decision, and we don't think it's beneficial for all residents concerned, and it continues to create additional uncertainty."

At stake are nine quarter-sections of land just north of Beaumont.

New neighbours

On Wednesday, the City of Edmonton and the County of Leduc announced an agreement that will allow the city to annex two large parcels of land in the county.

It's a lot less land than the city had originally included in its annexation plans.

The city backed off from plans to annex land located west of the Edmonton International Airport and south of Highway 19. It also will no longer try to annex the North Nisku Industrial Park.

But the agreement means that Edmonton's new city limits will extend up to and around the disputed nine quarter-sections, which will become part of Beaumont on Jan. 1, 2017.

Iveson said that will provoke and invite a collaborative discussion with Beaumont that should have happened before.

Beaumont has been 'missing at the table'

Municipal Affairs Minister Danielle Larivee issued the order in council that gives the disputed land to Beaumont.

She said Beaumont made the most compelling case for annexation and that Edmonton's case failed to resonate with the Municipal Government Board.

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Larivee said even though the decision about annexation is a "done deal," she hopes to see all the municipal governments in the area sitting down to talk about the future.

"There really needs to be a conversation at that regional level to talk together about how to best move forward on this and so Beaumont has continued to be the person missing at the table," she said.

"So I certainly hope to see that change going forward where there's really true, authentic and meaningful conversation, so they can come to an agreement on that. Once that happens, they can certainly come up with a mutual plan instead of having to resort to a plan that is one-sided."

Bérubé said he'll want to hear what his new neighbour has in mind for the area.

"Relationships have to be worked on. They don't develop overnight," he said.

"There's certainly been some challenges with our county neighbours and that's why we had to go to the MGB process but we work with our neighbours the way we need to. We've collaborated in the past so it doesn't mean we won't collaborate again."

Larivee said she'll offer the support of her office to help the parties come to a long term agreement but the ultimate responsibility to make that happen will rest with the municipalities.

"When it comes down to it, it's about relationships," she said.

"I can only do so much to have them sit down and be respectful and have those conversations."

2.4.12. Edmonton Journal "Edmonton, Leduc County strike deal; City halves bid for annexation, seeks land won by Beaumont" (December 1, 2016)

Edmonton, Leduc County strike deal; City halves bid for annexation, seeks land won by Beaumont

Edmonton Journal

Thu Dec 1 2016

Byline: Elise Stolte

Source: Edmonton Journal

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Edmonton announced Wednesday it had agreed to cut its annexation bid almost in half, preserving farmland west of the Edmonton International Airport and leaving north Nisku to Leduc County.

But the city has also turned its sights on Beaumont. Edmonton Mayor Don Iveson said the city will attempt to re-annex the nine quarter-sections Beaumont won just last week.

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That means it needs less land, Iveson said. The reduced size of the annexation bid would still accommodate southward growth for the next 30 to 50 years.

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That land can't be residential because of the airport flight paths. In the agreement signed Wednesday, Edmonton and Leduc County agreed to strike a new committee with the City of Leduc and airport authorities to decide who should get the international airport.

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The agreement commits Edmonton to champion the concept of an agricultural land reserve or something similar for land not in the annexation bid.

The Capital Region Board has committed to study the matter within two years.

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Edmonton and county officials need to finalize details on how country residents in these annexed areas would be treated. They'll hold a series of open houses this spring to talk about grandfathering tax policies and things like how many dogs a household can have. The final presentation will likely go to the Municipal Government Board this summer, before the October election.

The board's decision goes to the province for a final ruling.

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ANNEXATION PLAN

Edmonton and Leduc County have agreed on a scaled-back annexation plan, one that leaves land west of the Edmonton International Airport for farming and leaves north Nisku to the county. Edmonton will try to annex the nine quarter sections recently annexed by Beaumont separately.

Illustration: Source: City Of Edmonton, Leduc County Lori Waughtal Postmedia New S / ;

2.5. 2017

2.5.1. Leduc Rep "Plenty of Challenges Ahead for Leduc County in Tough Economic Times" (January 5, 2017)

Rep: Like for the rest of the province, 2016 has mostly been a rough year for Leduc County, each in economic, agricultural and political areas. What has been your greatest challenge this year?

Whaley: The greatest challenge for Leduc County in 2016 has been to continue providing residents with the high-quality municipal services they have come to expect, while not increasing taxes. We are pleased to have recently approved the 2017 interim budget which represented a zero-per-cent tax dollar budget increase.

Rep: After years of confidential negotiations we finally have some progress on the annexation file. So far, do you think the county's negotiation team is getting the best deal it can realistically get from the City of Edmonton, and what still lies ahead?

Whaley: Leduc County and the City of Edmonton recently signed a Framework for Agreement, which details key framework elements that will inform negotiations and form the basis of an annexation agreement. It is important to acknowledge that this Framework for Agreement is not an annexation agreement; there is still considerable work to be done before we can confidently

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say we have come to an agreement. Leduc County continues to work with the City of Edmonton to secure an agreement which serves the best interests of our ratepayers.

The Framework for Agreement details an amended annexation area, which excludes north Nisku and land west of the airport and south of Highway 19. It also acknowledges that the City of Edmonton's boundary will not shift again into Leduc County until joint planning for that area has been completed and a boundary shift is agreed upon by both municipalities. These are all positive aspects of the Framework for Agreement. In the coming months, we will pursue a collaborative process with the City of Edmonton and the Edmonton International Airport to determine whether or not the airport will remain in Leduc County's boundaries. We will also continue to negotiate into the new year to discuss compensation and transition requirements.

We also expect to hold a joint event with the City of Edmonton in February to discuss the Framework for Agreement and answer as many questions as possible from the public.

Rep: There are signs oil prices might be rising again, though that is still uncertain. What has the county been doing in 2016 to encourage business and industrial diversification in Nisku, and what will it be doing in 2017?

Whaley: Leduc County has one of the most favourable industrial tax bases in the Edmonton metropolitan region. We continue to offer a low tax rate and are dedicated to working with businesses and reducing the red tape they encounter in other jurisdictions. The Leduc-Nisku Economic Development Association works tirelessly to promote Alberta's International Region on a global scale, and this work will continue into 2017 to attract business to the Leduc County region.

The county's agricultural producers have faced two very tough years. What can be done, if anything, to help them regain their footing in 2017?

In 2015, Leduc County declared a Local State of Agricultural Disaster in response to drought-like conditions. In 2016, an extremely wet growing season resulted in roughly 80 per cent of crops being harvested. We recognize the struggles our local producers are facing and also recognize the importance of agriculture in our community, both as a way of life for producers and as a means to fulfill a basic need for all consumers. We are dedicated to assisting producers in any way we can and encourage producers to share with us how we can best support them. We will continue to host awareness events and look at strategies to support all local producers, particularly those with un-harvested crops.

Rep: 2017 is an election year. Will you be running for re-election? If so, how will you convince residents that you're still the right man to be leading the county?

Whaley: I don't intend to run for re-election in the 2017 municipal election, but may potentially have someone to endorse in division four.

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It is important to note that all elected officials in Leduc County run as councillors for his or her division; no individual campaigns for mayor. Each year, council appoints a councillor to act as mayor.

The county has been enthusiastic about pursuing collaborations with its neighbours, especially the City of Leduc. In what ways will that collaboration be continuing in 2017?

As of Jan. 1, 2017, Leduc County will begin operations of a borderless fire service in the Calmar Fire District, including in the Town of Calmar. This borderless fire service is the best approach to ensure ratepayers in the Calmar Fire District are provided with the highest-quality fire service and mirrors the service provided in the Thorsby, Nisku and New Sarepta fire districts where Leduc County manages and operates the fire service which protects all urban and rural citizens. Leduc County and the City of Leduc are also jointly investigating a regional fire service in the region. While this is still in the very early stages, we hope to have some answers in the coming months as to if this will be pursued or not.

We continue to maintain cost-share agreements with numerous municipalities in the Leduc region for services including parks and recreation facilities, libraries, FCSS and fire services. What is the county doing to prepare for the impact of the provincial carbon tax?

The county knows and has budgeted for the direct costs associated with the provincial carbon tax. These costs were reflected in the interim budget and will be revisited during final budget discussions in the spring. What we don't know at this time, similar to all Albertans, is how the indirect costs or third-party costs of the provincial carbon tax will impact us. These indirect costs will be seen in everything we buy, sell or move around.

2.5.2. Edmonton Journal "David Staples: Anderson Questioned on Anti-Annexation Attitude" (January 25, 2017)

DAVID STAPLES, EDMONTON JOURNAL

There's good reason for Edmonton to question the appointment of Shaye Anderson as the province's minister of Municipal Affairs.

In the past, Anderson has made it clear he opposes Edmonton's annexation bid in Leduc County.

Anderson's appointment comes as Edmonton enters into a key phase of the city's crucial, ongoing negotiations with Leduc County over the annexing of land to the south and control

APPENDIX 11: MEDIA

of the Edmonton International Airport, and just as Edmonton enters into new negotiations with the town of Beaumont over disputed land.

Beaumont is Anderson's home and constituency.

In any new annexation deal, Edmonton hopes to get the necessary land to build high-density suburbs and lucrative industrial parks to the south and to ensure it's not fenced in by an ocean of low-density acreages.

It's one of Mayor Don Iveson's make-or-break files. So far the results have been mixed. On the plus side, instead of trying to battle it out and let the provincial government pick a winner, Iveson and Leduc County Mayor John Whaley have been trying to work out a collaborative deal. The idea is for both sides to win, with choice farmland protected and the county keeping its Nisku industrial base, but Edmonton getting room to grow.

But Premier Rachel Notley's New Democrats haven't helped the process.

Before Leduc County and Edmonton could announce the framework for their deal in December, the NDP took the advice of the impartial Municipal Government Board and approved a major annexation bid from the fast-growing town of Beaumont. Beaumont gobbled up 21 quarter-sections of Leduc County land, including nine quarter-sections between Edmonton and Beaumont. But that was land that Edmonton had been counting on getting from the county as well.

Edmonton has since announced its intention to go after Beaumont for that land, but Notley's government should simply have denied Beaumont that part of its land claim and told it to enter into further discussions with Edmonton and the county.

And now we get the promotion of Anderson, with his previously negative views on Edmonton's annexation bid.

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“As a Beaumont resident it bothers me quite a bit that the city has just said basically, ‘We’re taking this from you,’ ” Anderson told the *Leduc Representative* during the provincial election campaign in April 2015. “I feel strongly about this.”

In an interview with the paper, he added: “I know people are worried about the annexation stuff, which is more of a county and municipal sort of thing, but the province does obviously get involved when needed. I’m against it. I don’t think it’s a good thing.”

Anderson’s strong ties to Beaumont and previous stance on annexation has Edmonton city Coun. Michael Walters worried. “I hope he still doesn’t feel that way,” Walter says.

“Even though he had very strong views on our annexation in the past, we need to be hopeful that as a minister now representing all the municipalities in the province that he’s fair in his approach to Edmonton.”

When I put these concerns to Anderson, he says that on annexation issues he will follow the recommendations of the Municipal Government Board, which rules over the process.

“It’s not my job to play favourites, especially in this role. This is my role to be fair and to make sound decisions. I’m not interested in mucking around, politicizing this process.”

Anderson also stresses how impressed he has been with the “fantastic” collaboration he’s seen between Edmonton and Leduc County, and says the point of the new Municipal Government Act is to foster such collaboration.

Iveson and Anderson talked right after he was sworn in, Anderson says, and were on the same page regarding the need for collaboration on annexation. “I had a great conversation with Mayor Iveson, I get along well with him and I think it’s going to be really good going forwards.”

Iveson says he asked Anderson directly about his loyalties. “I just said, ‘Look, up front there’s a question because you’re the local MLA.’ He reassured me ... What he said was he was very positive about the collaborative tone that the city of Edmonton and the county of

APPENDIX 11: MEDIA

Leduc have set in our continuing annexation discussions and hopes to see more of that collaboration occur as part of the ongoing discussions with Beaumont as well.”

So not to worry? Perhaps.

After some initial mudslinging, Edmonton and Leduc County have decided to take the high road of collaboration in these negotiations. Things got a bit mucky with Beaumont’s massive annexation win, but it’s reassuring to hear Anderson’s promise to keep things out of the muck as matters proceed.

2.5.3. CBC News Edmonton “It ain’t simple’: Edmonton releases new details in Leduc County annexation” (April 7, 2017)

Thu Apr 7 2017

Byline: Zoe Todd

Source: CBC News Edmonton

After more than three years of negotiations, the City of Edmonton is inching closer to annexing two tracts of land in Leduc County.

The county committed to signing off on an application to the province’s municipal government board by June.

A Thursday information session in Leduc was a chance for the people who already live in Leduc County to ask questions about what it means to become an Edmontonian.

- [Edmonton looks to annex part of Leduc County](#)
- [Annexation bid gets thumbs down at Leduc County meeting](#)

“Looking at it from the outside, you think it’s simple,” John Whaley said.

“But once you get on the inside, it ain’t simple. There’s just too many things at play, there’s too many things involved and it does take time for everyone to understand and hopefully come to a compromise.”

Last November, Edmonton scaled back a more ambitious plan to include land west of the Edmonton International Airport and south of Highway 19 in the annexation.

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Instead, the city plans to take over the area around 50th Street, between Beaumont and Edmonton, as well as another stretch of land between Edmonton International Airport and the city.

- **Edmonton scales back annexation plans for Leduc County land**

"The city and county are working really well together in a way we didn't always in the past," Edmonton mayor Don Iveson told reporters at the information session.

"A lot of it is about finding common growth and some compromise. Did the city get everything that we were maybe hoping for at the beginning? No. Is the county going to get everything that they might have hoped for at the beginning? No."

Iveson estimated the new space will provide up for to 40 years of urban growth for south Edmonton. The land will be densely developed to avoid spilling over into surrounding farmland, he said.

"But the city still does need some room to grow for both residential and non-residential activity," Iveson added.

People living in parts of Leduc County that have been proposed for annexation will have half a century to adjust to the city's taxes.

The 50-year transition period for city taxes, Iveson said, is part of a series of stipulations that will be put in place to help those with land in the annexation area to adjust.

Leduc County farmers, for instance, will be allowed to continue using their land for agriculture while paying whichever tax rate is lower — Edmonton's or the existing rate of Leduc County.

"They've been in limbo-land for a lot of years now, wondering what's going to happen," Whaley said. "People don't like change, generally, and it takes a while for everyone to come on board and understand what's going on."

Other stipulations for the area include:

- Use of firearms will not be allowed within city limits, including in newly-annexed areas
- Farmers can continue to use their land for agriculture
- Business will be required to get a license within six months of annexation, though fees will be waived for the first five years
- School district boundaries will be determined by the province, separate from the annexation process

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- Pet owners will be required to get a license within six months, though fees will be waived for the first five years
- Roads will be maintained at the service level provided within Leduc County

Whether the city applies to annex the Edmonton International Airport will be determined through a collaboration between the city, county and airport. That negotiation is expected to conclude in July.

"It matters less whose flag flies over the airport," Iveson said. "It matters more that it can contribute the most to economic growth."

Iveson said the city will use public feedback to put finishing touches on its application to the province, which he plans to submit before the next municipal election in October.

"All of this will feed into the city's final application," he said.

The next information session is on May 2 at the Derrick Golf and Winter Club in Edmonton.

2.5.4. Edmonton Journal "Edmonton and Leduc reach deal on airport through annexation bid" (June 29, 2017)

Edmonton and Leduc reach deal on airport through annexation bid

Edmonton Journal

Thu June 29 2017

Byline: Elise Stolte

Source: Edmonton Journal

Edmonton and Leduc County are expected to finalize an annexation deal Friday that includes a new framework for managing the Edmonton International Airport.

Officials from four jurisdictions — Edmonton, Leduc, Leduc County and the airport authority — are gathering to announce the new deal Friday morning at the airport, calling it an Inter-Jurisdiction Co-operation Accord, according to a new release sent out Thursday.

Edmonton's city council approved the deal after an in-camera discussion Tuesday but it's waiting for all partners before releasing the details publicly.

The move follows Edmonton/Leduc County's joint announcement last December that Edmonton

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agreed to reduce the size of its annexation bid by half in exchange for Leduc County’s support. At that point, officials said governance and planning for the airport was still up in the air.

The airport carries Edmonton’s name but is within Leduc County. Edmonton has argued the airport needs financing, planning and utility support to grow into a larger economic engine and job centre for the region.

ANNEXATION PLAN

Edmonton and Leduc County have agreed on a scaled-back annexation plan, one that leaves land west of the Edmonton International Airport for farming and leaves north Nisku to the county. Edmonton will try to annex the nine quarter sections recently annexed by Beaumont separately.



SOURCE: CITY OF EDMONTON, LEDUC COUNTY LORI WAUGHTAL / POSTMEDIA NEWS

Edmonton and Leduc County agreed on a scaled-back annexation plan. Edmonton will also try to annex the nine quarter sections recently annexed by Beaumont separately. LORI WAUGHTAL / POSTMEDIA

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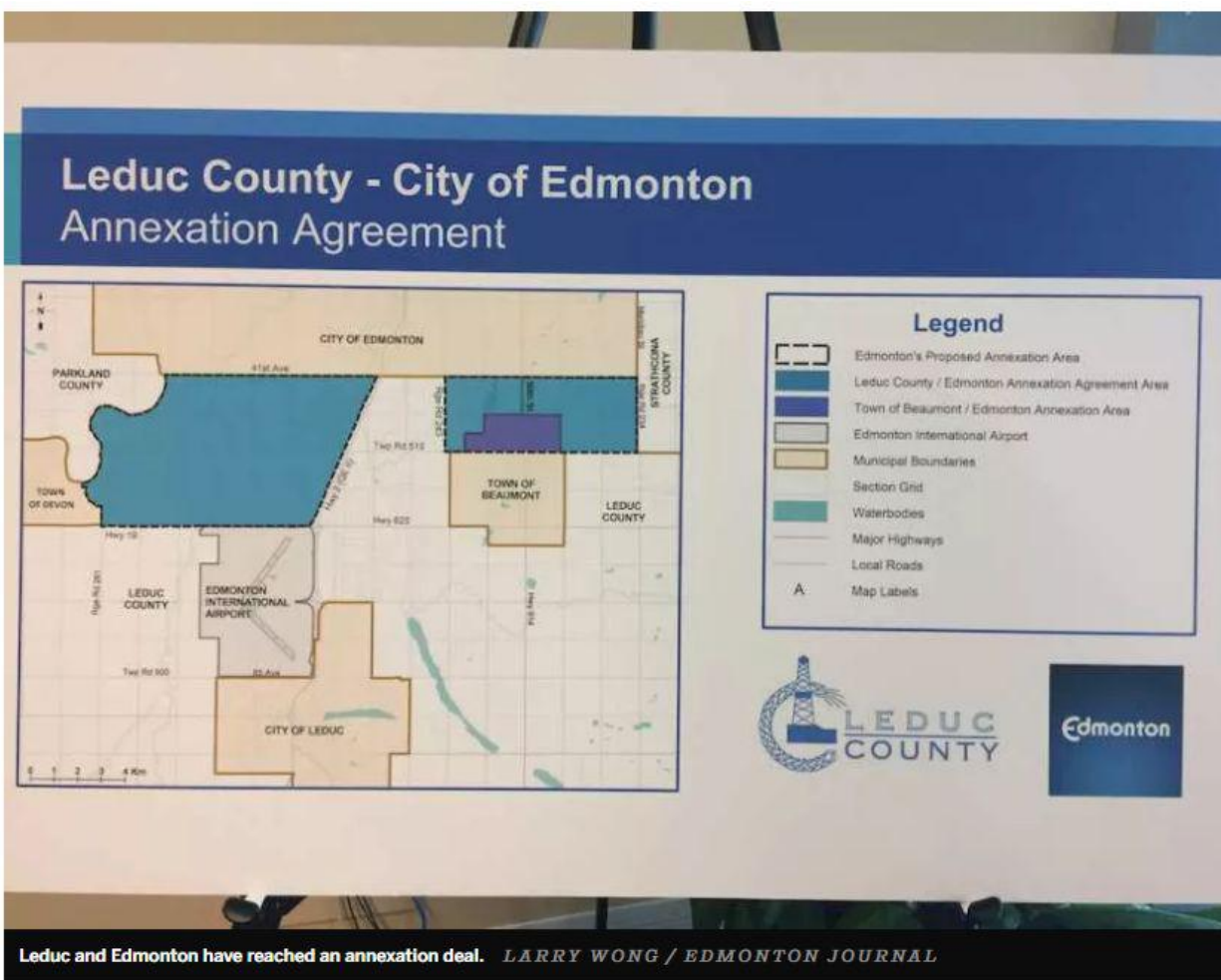
2.5.5. Edmonton Journal “Edmonton to expand south in annexation deal, will pay Leduc \$8.5 million over 10 years” (June 30, 2017)

Edmonton Journal

Fri June 30 2017

Byline: Elise Stolte

Source: Edmonton Journal



Edmonton will not fly its flag at the airport but an annexation agreement announced Friday does include a commitment to invest in that economic hub.

The Edmonton International Airport will remain part of Leduc County. But planning around its growth will be done by consensus with four parties and their wallets in the room: Edmonton, Leduc County, the City of Leduc and the airport.

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“This is not just about Edmonton, about flying our flag over the airport,” said Edmonton Mayor Don Iveson, who said everyone in the region wins if this deal bring more investment to the table. It could even mean LRT or regional rail reaches the airport faster if this drives growth.

Leduc County and Edmonton also finalized their annexation agreement Friday morning, with Edmonton agreeing to compensate the county \$8.5 million over 10 years for lost taxes. The deal also includes 50-year tax protection for residents, allowing farmers to continue to grow crops without being forced out by city taxes

Land includes 6,235 hectares to the west of the QEII, and 2,625 hectares east of the QEII. It does not include the business area of Nisku. Iveson said the land will be used for both residential and commercial development. That land total represents about half of the original bid filed in 2013.

2.5.6. Global News “Edmonton and Leduc County sign annexation agreement” (June 30, 2017)

Global News

Fri June 30 2017

Byline: Karen Bartko and Kirby Bourne

Source: Globalnews.ca

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Edmonton Mayor Don Iveson and [Leduc County](#) Mayor John Whaley have signed an annexation agreement between the city and county.

They were joined by City of Leduc Mayor Greg Krischke, and Edmonton International Airport (EIA) president and CEO Tom Ruth to announce the Inter-Jurisdiction Cooperation Accord — a joint planning partnership between all four jurisdictions.

In the deal, Edmonton gets more than 15,000 acres of land west of the QEII Highway and 6,485 acres of land east of the highway. That's less land than was talked about when negotiations began three years ago.

The County of Leduc gets \$8.5 million in compensation to cover off 50 years of tax protection for residents.

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“That is huge for the residents, unless they decide to develop of course – then they’re in another ballgame,” Whaley said.

The deal must still go to the Municipal Government Board for the Government of Alberta to give final approval.

Despite being joined by the head of the EIA, the airport was not part of the deal, but the group did announce an economic development partnership to promote the airport and business opportunities to an international market.



Edmonton International Airport president and CEO Tom Ruth, City of Leduc Mayor Greg Krischke, Leduc County Mayor John Whaley and Edmonton Mayor Don Iveson smile after signing the annexation agreement between Edmonton and Leduc County.

Morris Gamblin/Global News

There are still nine quarter sections on the east side that currently belong to the Town of Beaumont. Those are still subject to negotiations between the town and Edmonton.

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“In spite of good faith efforts to negotiate with Beaumont, we have not been able to achieve the same level of collaboration about long-term growth as we have with the county,” Iveson said.

Last fall, Edmonton reached a framework agreement with Leduc County to annex a nearly 9,500-hectare piece of land between 41 Avenue SW and the airport, west of the QEII, as well as a piece of land south of 41 Avenue SW near 50 Street.

The land Edmonton originally sought was about 2,584 hectares larger than what’s been agreed upon. The original ask included a piece of land west of the airport.

Edmonton had been trying to annex the land from Leduc County since 2013.

2.5.7. Metro News “Edmonton to buy land from Leduc County in new annexation deal” (June 30, 2017)

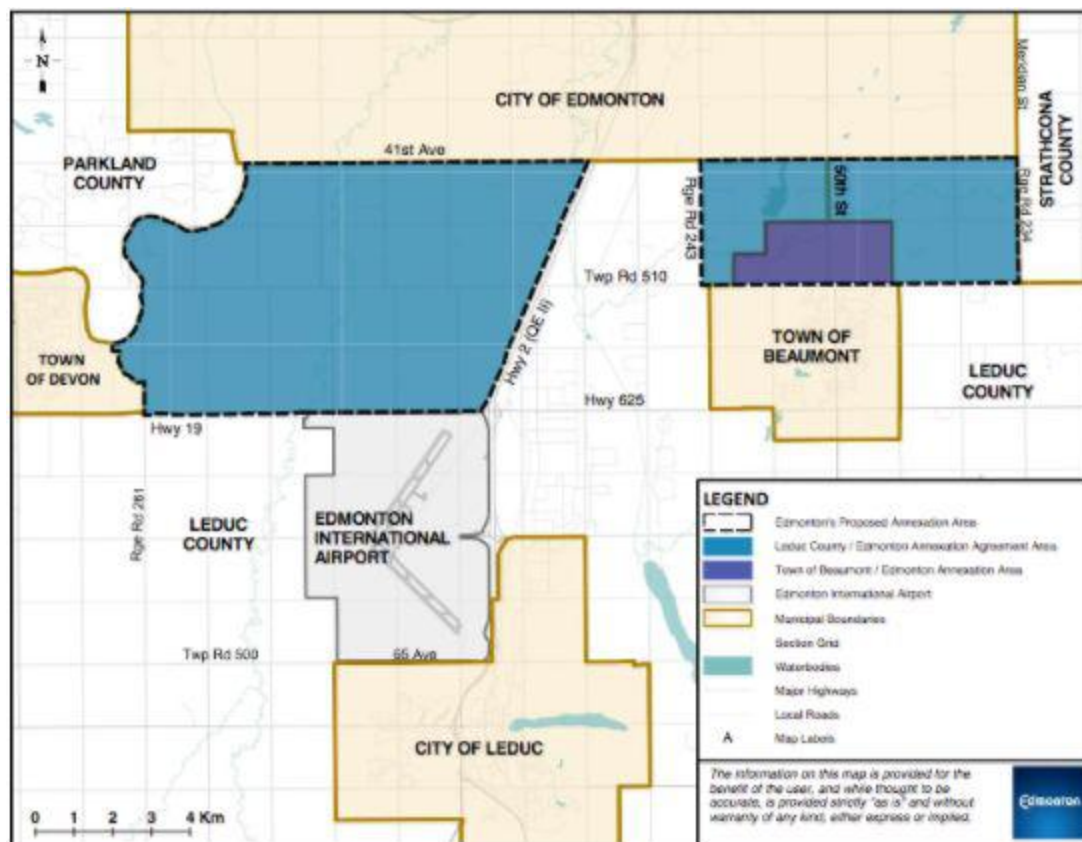
Fri June 30 2017

Byline: Jeremy Simes

Source: Metro News

The agreement will see Edmonton take large chunks of land south of the city boundary

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COURTESY / CITY OF EDMONTON.

A look at the land Edmonton plans to annex from Leduc County.

Edmonton has new room to grow, after the city reached a deal with Leduc County to annex land south of the city's current boundary.

The two municipalities announced the annexation plans in a joint news release Friday.

Edmonton will officially take over the land by Jan. 1, 2019.

The city will annex 6,235 hectares (15,400 acres) of land southwest of the city, just west of the Queen Elizabeth Highway. Edmonton will also take over 2,625 hectares (6,485 acres) of land southeast of the city, just east of the QEII Highway.

The city has been negotiating the deal with Leduc County for roughly three years.

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The city has been negotiating the deal with Leduc County for roughly three years.

“The past three years of negotiations have not been easy and both municipalities worked extremely hard to come to an agreement that would benefit our residents and the entire Edmonton metropolitan region,” said Leduc County Mayor John Whaley, in a news release.

“I’m proud to say our collaborative approach to this annexation agreement will benefit the entire region and has paved the way for future regional partnerships.”

Mayor Don Iveson said in the news release that the agreement shows a "significant achievement" in demonstrating that both the city and the county can work collaboratively, even though the negotiations were complex.

“Functioning effectively as a region, to me, is about working together for the greater good and supporting the health of our whole regional economy,” he said.

The city has yet to plan out what they want to do with the land. Once that's determined, the boundary will shift.

In return, Edmonton will pay the county a one-time fee of \$3.2 million for the land, and then provide them 10 annual payments of \$530,000.

The city has also agreed to not raise taxes on county residents for 50 years.

The next step is for Edmonton to submit an application to the Municipal Government Board of Alberta, which will make the final decision

The city's application also includes land that belongs to the Beaumont, which is currently being negotiated

New airport deal

The annexation deal also includes a new framework for managing the Edmonton International Airport (EIA).

In the news release Friday, the four jurisdictions — Edmonton, Leduc, Leduc County and the EIA — announced the new co-operation accord.

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The accord will ensure all jurisdictions work together to grow the EIA "as a key economic driver," according to the news release.

This means all groups will be sharing all the costs and money brought in from the airport, and will be working together to grow the airport.

"This partnership provides an unprecedented collaborative opportunity to innovate and advance the region and EIA as a competitive global investment destination. We can achieve more together than would otherwise be possible," said Iveson, in the news release.

"Our capacity to negotiate and manage shared investment and shared benefits is vital to ensuring our collective prosperity as a successful Edmonton metropolitan region."

2.5.8. Edmonton Journal "Edmonton expands to airport's edge in annexation deal, will pay Leduc \$8.5 million over 10 years" (June 30, 2017)

Edmonton Journal

Fri June 30, 2017

Byline: Elise Stolte

Source: Edmonton Journal

Edmonton expands to airport's edge in annexation deal, will pay Leduc \$8.5 million over 10 years

Edmonton will not fly its flag at the airport but an annexation agreement announced Friday does include a commitment to invest in that economic hub.

The Edmonton International Airport will remain part of Leduc County. But planning around its growth will be done by consensus with four parties and their wallets in the room — Edmonton, Leduc County, the City of Leduc and the airport.

"This is not just about Edmonton, about flying our flag over the airport," said Edmonton Mayor Don Iveson, who said everyone in the region wins if this deal brings more investment to the table. It could even mean LRT or regional rail reaches the airport faster if this drives growth.

Leduc County and Edmonton also finalized their annexation agreement Friday morning, with Edmonton agreeing to compensate the county \$8.5 million over 10 years for lost taxes.

The deal also includes 50-year tax protection for residents, allowing farmers to continue to grow crops without being forced out by city taxes. Details around garbage collection, pest management and weed control were also negotiated through one-on-one meetings and public open houses with the landowners.

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It commits Edmonton to not expand further into Leduc County until a joint planning study for the area is complete.

Land includes 6,235 hectares to the west of the Queen Elizabeth II Highway, and 2,625 hectares east of the highway. It does not include the business area of Nisku. Iveson said the land will be used for both residential and commercial development.

That land total represents about half of the original bid filed in 2013, reduced after Edmonton committed to building at higher densities through the Capital Region Board's growth plan.

Investing in the airport

Airport chief executive Tom Ruth said the airport generated \$2.2 billion in economic impact when measured in 2014, and that's only grown since. They have major landholdings but need conscientious land development to avoid flight paths, new roads and underground pipes.

City of Leduc Mayor Greg Krischke said the four parties already collaborated to secure the Air China cargo flight, with municipalities backing the airport investment by several hundred thousand dollars.

"The airport is a big economic generator for the region," Krischke said. "We've (now) got a game plan that will take us out 15 years."

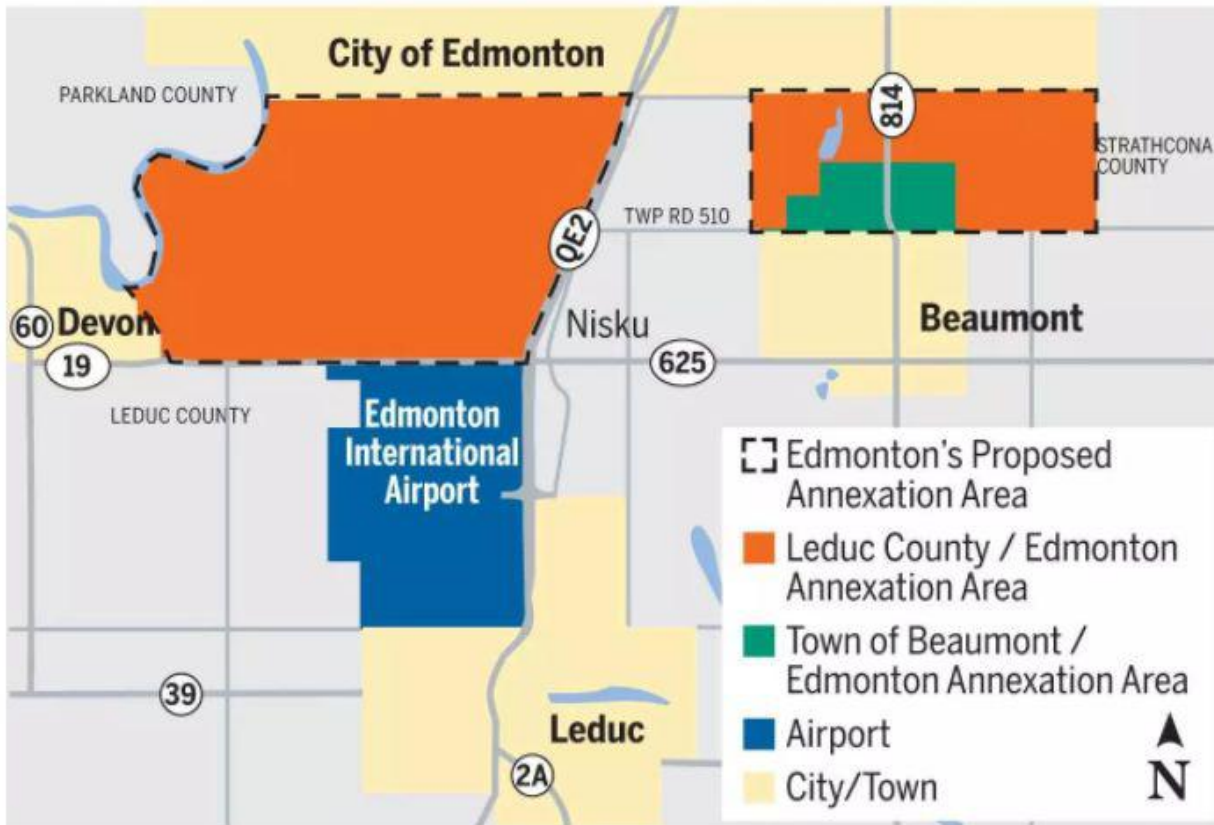
Neither Krischke nor Leduc County Mayor John Whaley are running again in the October election, but this framework commits successors to working groups to iron out further details.

Whaley said his council is fully in support and several councillors are standing for re-election.

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ANNEXATION PLAN

Leduc County - City of Edmonton Annexation Agreement.



SOURCE: CITY OF EDMONTON, LEDUC COUNTY

LORI WAUGHTAL / POSTMEDIA NEWS

A map showing the boundaries of an annexation agreement signed by Edmonton Mayor Don Iveson and Leduc County Mayor John Whaley on June 30, 2017 at Edmonton International Airport.

Deal making

Iveson said there was no business case for Edmonton to take over the airport. It requires investment, and leaving it in the region makes it more likely the entire region will participate in that plan.

Whaley said the property tax revenue is roughly \$9 million now, already split three ways with the City of Leduc and Alberta Education. The county gets \$3 million and spends more than \$2 million providing fire-fighting services.

Friday's announcement was the result of three years of professionally mediated negotiation, with a breakthrough when Whaley and Iveson finally just sat in a room alone together to talk.

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It took trust, listening and finally seeing the issues through each others eyes, Whaley said. “It’s a bit of a cultural thing from the big city down to the rural area.”

2.5.9. CTV News “City of Edmonton and Leduc County sign agreement on annexation” (June 30, 2017)

Fri June 30, 2017

Julia Parrish

Source: CTV Edmonton

City of Edmonton and Leduc County sign agreement on annexation.

The City of Edmonton and Leduc County signed an agreement Friday, after reaching an agreement on Edmonton’s application to annex land south of the city.

In an event at the Edmonton International Airport Friday, Edmonton Mayor Don Iveson and Leduc County Mayor John Whaley signed an Annexation Agreement, meaning 6,234 hectares west of the QEII Highway and 2,625 hectares east of the highway would be turned over to Edmonton.

“Obviously we all win, we wouldn’t all be at the table if this was just a one side win,” Whaley said.

The section of land is smaller than the initial bid, officials said that decision was made to save money.

“We are going to have higher density targets everywhere and even higher targets for the City of Edmonton once we crunched those numbers we said we need less land,” Iveson said.

Under the deal, the City of Edmonton will compensate Leduc County with a total of more than \$8 million (a one-time sum of \$3.2 million, and 10 annual payments of \$530,000) to cover tax protection for fifty years.

The land stretches to the Edmonton International Airport, and now planning for the airport’s future is being shared by the City of Edmonton, Leduc, and Leduc County.

“We need to work together to figure out how best to grow the airport as a regional asset,” Iveson said. “So it matters less which flag is flying over the airport because it is a regional asset.”

As for the future, one thing that is unclear is who would pay for a potential LRT extension to the airport, Iveson said officials would work that out.

“This is one of the factors that we are going to have to figure out,” Iveson said. “Who is going to pay for the pipes? Who is going to pay for the roads? Who is going to pay for the rail connection?”

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The land will be annexed to Edmonton on January 1, 2019.

With files from Jonathan Glasgow

2.5.10. Edmonton Sun “Edmonton expanding south in annexation deal” (June 30, 2017)

Fri June 30, 2017

Elise Stolte

Source: Edmonton Sun

Edmonton expanding south in annexation deal



Edmonton and Leduc County have finalized an annexation deal that includes a new framework for managing the Edmonton International Airport.

Officials from four jurisdictions — Edmonton, Leduc, Leduc County and the airport authority — gathered to announce the new deal Friday morning at the airport, calling it an Inter-Jurisdiction Co-operation Accord, according to a new release sent out Friday.

Edmonton city council approved the deal after an in-camera discussion Tuesday, but it's waiting for all partners before releasing the details publicly.

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2.5.11. CBC News “Sealed with a kiss: Annexation deal signed by mayors of Edmonton, Leduc County” (June 30, 2017)

Fri June 30, 2017

Source: CBC News

Sealed with a kiss: Annexation deal signed by mayors of Edmonton, Leduc County

Negotiations to add 9,000 hectares to Alberta capital’s southern limits took three years

The mayors of Edmonton and Leduc County signed an annexation deal Friday that was literally sealed with a kiss.

In a moment of levity during the signing ceremony at Edmonton International Airport, Mayor Don Iveson grabbed Leduc County Mayor John Whaley and planted a smacker right on his cheek. The moment capped an agreement that took the two municipalities three years to reach. Edmonton will annex two parcels of land: one is an uncontested section made up of 6,235 hectares west of the QE2 Highway and north of the airport.

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But the annexation plan includes another 2,625 hectares on the east side of the highway which takes in part of the town of Beaumont. The city still needs to negotiate with Beaumont on those nine quarter sections of land.

Edmonton International Airport was not included in the annexation agreement.

The deal between Edmonton and Leduc County also requires approval by the province's Municipal Government Board.

The City of Edmonton is paying the county \$8.5 million to make up for lost tax revenue. The money is broken into a single payment of \$3.2 million and then 10 annual payments of \$530,000.

Residents of the affected areas will be covered by a 50-year tax adjustment period.

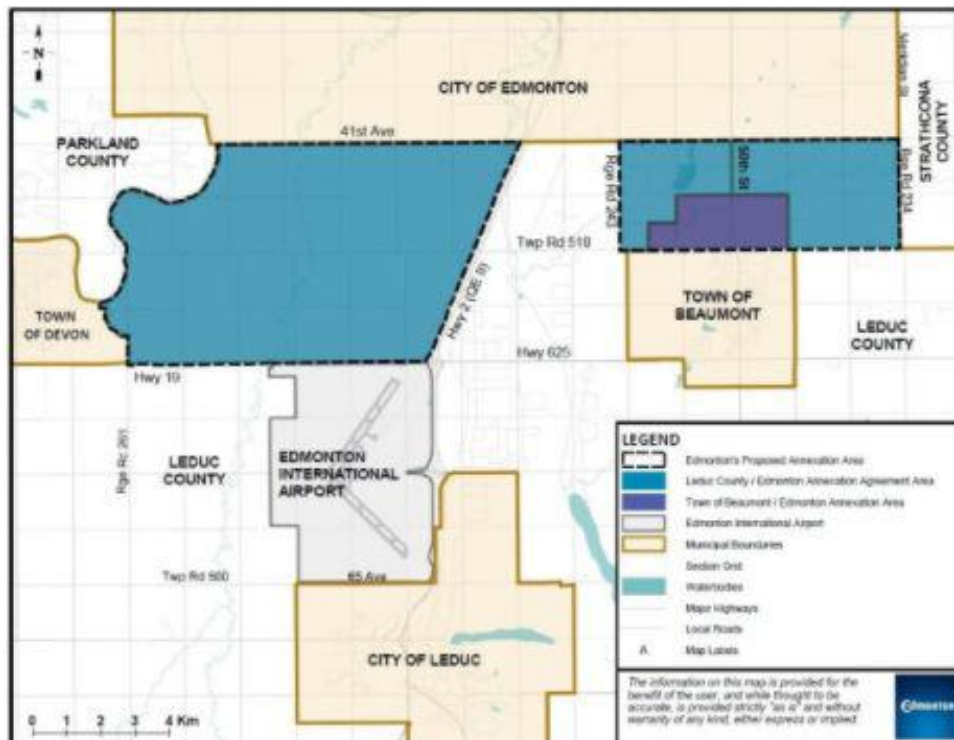
Whaley said the city cut its original land request roughly in half.

"We weren't sure we would be able to reach an agreement. We were miles apart when we first started, there's no two ways about that," Whaley said. "But we managed to get over that hurdle."

Iveson said the city didn't ask for as much land because it plans to create more dense neighbourhoods in the future.

If approved, the agreement would take effect on Jan. 1, 2019.

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This map shows the areas covered by the annexation agreement between Edmonton and Leduc County. (City of Edmonton/Leduc County)

2.5.12. Edmonton Journal “Edmonton and partners strike deal on airport; City hall and Leduc County also finalize long-awaited annexation agreement” (July 1, 2017)

Edmonton Journal

Sat July 1, 2017

Page: A3

Section: City

Source: Edmonton Journal

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Neither Krischke nor Leduc County Mayor John Whaley are running again in the October election, but this framework commits successors to working groups to iron out further details.

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It requires investment, and leaving it in the region makes it more likely the entire region will participate in that plan.

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It took trust, listening and finally seeing the issues through each others eyes, Whaley said. "It's a bit of a cultural thing from the big city down to the rural area." estolte@postmedia.com
twitter.com/estolte

Illustration: Larry Wong / Edmonton Mayor Don Iveson, left, and Leduc County Mayor John

APPENDIX 11: MEDIA

Whaley shake hands Friday after signing an annexation agreement between the two communities.;

2.5.13. Edmonton Journal “Annexation Co-Operation” (July 6, 2017)

Thu Jul 6 2017

Source: Edmonton Journal

Page: A10

Section: Editorial

The amicable resolution last week of Edmonton’s long-standing proposal to annex part of Leduc County is good news for the entire capital region.

Former Edmonton mayor Stephen Mandel announced in 2013 that the city wanted 154 square kilometres from its southern neighbour to ensure it had space for orderly residential and industrial development over the next 50 years.

Many residents in the mainly rural area were concerned that what some called a tax grab would eat up prime agricultural land, cut off the county from a priority growth zone near water and sewer lines, and give the city control of Edmonton International Airport.

County Mayor John Whalley called the amount of land Edmonton was seeking “horrendous.”

Thankfully, the rhetoric cooled as the two sides knuckled down to finding an acceptable outcome to the issue rather than leaving a mess for the provincial government to solve.

Edmonton’s expanded boundaries will include 6,235 hectares to the west of the Queen Elizabeth II Highway, and 2,625 hectares east of the highway, and won’t take in the Nisku business area.

This is about half the original bid, which was reduced in a framework agreement reached last December after Edmonton committed to building at higher densities in new suburbs, cutting the amount of land it will need in future.

While the airport with its more than \$2 billion annual economic impact will stay part of the county, the facility will work on development schemes with Edmonton, the county and the City of Leduc - the partners have already collaborated to attract Air China cargo flights that give local firms easier access to the valuable Chinese market.

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Edmonton will pay the county \$8.5 million over 10 years to compensate for lost taxes and give people living in the annexed district 50 years of property tax protection so farmers won't be forced off their land by higher city levies.

The process of dealing with the major population increase expected in the Edmonton area over coming decades has improved with the creation of the Capital Region Board's growth plan, which reduces some annexation pressures by helping ensure the city won't be ringed by inefficient low-density developments.

However, there are still sore points on the annexation front. The province awarded Beaumont 21 quarter-sections of Leduc County land last fall, including nine quarter-sections Edmonton also wants.

Perhaps the efforts shown by Edmonton and the county will provide a template for settling that issue. The economy of the area is healthier when all municipalities find ways to grow together.

2.5.14. Leduc Representative "Edmonton and Leduc County Reach Annexation Agreement" (July 5, 2017)

Wed Jul 5 2017

Source: Edmonton Journal

Byline: Kevin Pennyfeather

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What once seemed impossible is done.

For the next 30 years, the City of Edmonton and Leduc County have a new annexation deal to guide their development.

Edmonton Mayor Don Iveson and Leduc County Mayor John Whaley announced the breakthrough and signed the papers in a press conference at the Edmonton International Airport (EIA) on June 30.

Pending final approval from the provincial government, land north of Highway 19, west of Queen Elizabeth II Highway and east of Devon, as well as a section of land east of Range Road 223, north of Township Road 510 and west of Range Road 234 will become a part of Edmonton. The agreement will go into effect on Jan. 1, 2019.

The deal annexes 21,885 acres of land that's roughly half of what Edmonton initially asked for when negotiations broke down in 2013.

"I don't see that as a concession," Iveson said of the reduced land request. "I see that as progress."

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Whaley noted that there were times during the 32 monthly committee meetings between the two municipalities where the process felt “adversarial” at first, but things shifted as both parties began to understand each other’s needs.

“We were miles apart when this first started,” Whaley said. “There’s no two ways about that. “There were perceptions on both sides of ‘well if I do this you’re going to do this and hold me to this,’” Whaley said. “While we worked out some of the stumbling blocks at that time, we found ‘ok we didn’t realize you saw it in that light.’”

Then, about 18 months ago, Iveson said the committees “were working as a team to try to find solutions that would be good for this region.”

Whaley said a big reason for the breakthrough was Edmonton’s commitment to reach new density targets, meaning it wouldn’t need as much land to support its growth.

“These lands that are the subject of the agreement with the County of Leduc will allow us to accommodate that growth for the next 30 to 40 years,” Iveson said.

Another sticking-point the mayors overcame was taxation on agricultural residents. The agreement includes a 50-year tax protection provision for existing farmers. Unless those residents choose to stop farming or redevelop their land, the tax protection will remain in place. That means they’ll continue to pay property tax to Edmonton at equivalent rates (accounting for inflation) to what they pay Leduc County now.

“The outcome today is a result of the collaborative discussions and a willingness to work together for the good of the region,” Whaley said. “I stress that it’s for good of the region, not just Leduc County or the City of Edmonton.”

When the agreement goes into effect, Edmonton will compensate Leduc County for \$8.5 million to makeup for lost taxes and other expenses associated with the transition. This will be delivered in a one-time compensation amount of \$3.2 million, followed by 10 annual payments of \$530,000.

Notably, Beaumont hasn’t agreed to annex part of its land in the deal. Iveson predicted that negotiations may need to go to a provincial arbitration to breakthrough the impasse, but Whaley said that doesn’t detract from the momentous agreement.

“When we ended negotiations roughly three years ago, we weren’t sure we would be able to reach an agreement.” Whaley said. “This is an important and much anticipated outcome to the annexation negotiations between the County and the City of Edmonton.”

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In addition to the annexation agreement, the EIA and the City of Leduc also signed an Inter-Jurisdiction Cooperation Accord with Edmonton and the County at the conference. EIA president and CEO Tom Ruth and City of Leduc Mayor Greg Krischke signed the accord with Whaley and Iveson as a commitment to collaborate as equal partners under a “premise of shared cost for shared benefits.” However, since the work of the EIA and the three councils will stretch well into the next municipal election terms where there will be some turnover in council, Krischke said this accord is promise for the future.

“This is like a formalized, written-down, signed-off framework that says we’re going to cooperate together,” Krischke said. “We’re not going to do anything individually. Together we’re going to help develop the lands on the airport and off the airport, and you can’t leave any of these partners out when those discussions are going on.”

Now that Leduc has a seat at the collaboration table, Krischke said the city is best-positioned to help the airport realize its full potential.

“Our work over the next several years through this accord will ensure that the economic activity in and surrounding the airport will benefit the region as a whole,” Krischke said. “The City of Leduc is a passionate supporter of the airport and we’re very proud to be an active partner in its success.”

The EIA is already a large economic force, with its impact on the economy valued at \$2.2 billion in 2014. Krischke said this deal is about continuing to promote its growth.

“It’s in that industrial and commercial area that we will see a lot of activity and that’s going to give us a chance to thrive,” Krischke said. “The airport is a tremendous economic generator, not only in our little sub-area but in the whole Edmonton metropolitan region, so we need to give it the best opportunity for success in the future, because if the airport is a success, that means that our community will be a success.”

2.5.15. Beaumont News “Beaumont Remains Firmly Opposed to Edmonton Annexation Bid” (July 6, 2017)

Thu Jul 6 2017
Source: Beaumont News1
Byline: Daren Zomeran

The City of Edmonton announced last week that they will be moving forward with their bid to re-annex nine quarter sections of land north of range road 510, which had been successfully annexed by Beaumont in fall 2016.

The director of planning and engineering for Beaumont said the municipality will not consider

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entering discussions surrounding boundary readjustments in the area.

“Redoing that process is not productive for Beaumont and definitely not productive for the residents,” Eleanor Mohammed said. “Council has no desire to reopen those negotiations regarding those lands. We feel that that aspect of it has been settled.”

Mohammed explained the Beaumont has been in continual discussions with the city of Edmonton about plans for joint servicing of the area — if that is the best solution for all residents in the area.

“We’re exploring that, and there will have to be some work that goes into it. After working through it with Edmonton, if it shows that it makes more sense to jointly service those lands in the future, then we’ll go that route,” she said. “But it could also end up being that it really is more efficient for Beaumont, with our water and wastewater commissions, to service those lands through Beaumont.”

The director of planning and engineering said that if Edmonton does submit their plan to annex the nine quarter sections north of Beaumont to the capital region board this fall, Beaumont will be prepared. With the recent work that has been completed for the Municipal Development Plan, the Transportation Master Plan, and work starting in regional growth plans, will all aid in the municipality’s arguments in front of the board.

“What we’ve worked on is updating our growth studies, and population analysis to make sure these documents have the most up to date information in them,” she explained.

“A lot of that ground work that would be needed for a hearing, we’ve already been working on because of the municipal development plan and the transportation master plan. Some of the things that are already happening this year that will further be used in those hearings, is the town, right now, is currently updating our utility master plan, and we’re also updating the offsite levies and financial impact assessment model for all of Beaumont, so that includes those new lands as well.”

Whether or not Edmonton continues with their plan to annex the lands, Beaumont will continue to work with regional partners to ensure all community needs are being met in the long run. This will include developing inter-municipal development plans with Leduc County, and entering into partnerships with Edmonton.

“Our stance has always been, all along, working with our neighbours the best that we can, and trying to do what’s best for the region and also what’s best for Beaumont. We know that working together, we can achieve those seamless boundaries, shared services, and efficient infrastructure and really cooperative planning between Leduc County and the City of Edmonton,” Mohammed said.

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2.5.16. Edmonton Journal “Edmonton blocks Beaumont’s growth on disputed annexation lands” (September 14, 2017)

Thu Sep 14 2017

Source: Edmonton Journal

Byline: Elise Stolte

Edmonton successfully blocked Beaumont’s plan to develop new neighbourhoods and businesses on its disputed northern lands Thursday.

The vote was a foregone conclusion since Edmonton holds a population-based veto at the Capital Region Board. Mayor Don Iveson successfully drew five other municipalities to his side and really ticked off many others.

“What stops Edmonton from doing the exact same thing to Bremner?” said Warburg Mayor Ralph van Assen, referring to a contentious new community in Strathcona County.

“I have a real concern with Edmonton having a veto vote on this one,” said Fort Saskatchewan Mayor Gale Katchur. “It’s a very slippery slope here today. If this is not approved ... it will set this board back years.”

Iveson argued approving Beaumont’s growth plan would reinforce an old approach. The plan was not developed in a collaborative way and will waste money in higher servicing costs for the region.

“You’re pumping sewage uphill,” Iveson said, referring to a ridge in the land that makes water and sewage connections easier to provide from Edmonton. He said it would cost \$10 million more if Beaumont tries to run services from the east instead.

This “showdown” is unfortunate, he said, adding Edmonton wants a special study area to resolve this. Blocking this growth plan would actually reaffirm this new approach, he said. “With collaboration, we would be able to resolve the questions around boundaries and overlap.”

Spruce Grove, the City of Leduc, Morinville, Sturgeon County and Leduc County all sided with Edmonton.

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Eighteen others sided with Beaumont, but the Capital Region Board has a system of double majority. A motion needs two-thirds of the votes, and two-thirds of the regional population, to win. Edmonton alone has two-thirds of the population so it was easily able to block Beaumont's motion.

Last year, Beaumont annexed several quarter-sections of land from Leduc County that Edmonton was also eyeing. Then Edmonton launched a counter-annexation bid in front of the provincial review board.

While that's been hanging in the air, Beaumont started planning for growth. All municipal growth plans have to be approved by the Capital Region Board or its administration before construction. That's what gave Edmonton the chance to block it.

Beaumont Mayor Camille Berube said this appeal is not about land issues, but simply about Edmonton's annexation bid, which is inappropriate.

"(The plan) exceeds the requirements of the capital region growth plan," said Berube.

"Edmonton is holding up this application because it wants to annex Beaumont's northern lands. This is what the appeal is about."

After the vote, Berube said he is "annoyed, disappointed. I don't think it should have gotten there."

He said the servicing question is a technical issue and that the Capital Region Board administration confirmed the plan met all the legal aspects of the overall regional growth plan. As for the next steps, Berube said that will be up to the next council. He's not running for reelection.

2.5.17. CBC News Edmonton "Edmonton uses its clout to win battle with Beaumont over annexed land" (September 14, 2017)

Thu Sep 14 2017

Source: CBC News Edmonton

Byline: Lydia Neufeld

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The city of Edmonton has won a battle over a chunk of land south of the city, which the Town of Beaumont wants to redevelop into new neighbourhoods and businesses.

The town presented a redevelopment plan to the Capital Region Board on Thursday, but Edmonton appealed the plan and won.

Edmonton virtually has a veto vote because the board has a double majority requirement. That means a motion needs two thirds of the votes, and two thirds of the regional population to win. Edmonton alone has two thirds of the population.

Five other municipalities, Spruce Grove, Morinville, Leduc County, City of Leduc and Sturgeon County voted with Edmonton against supporting the plan, while the remaining 18 sided with Beaumont.

Mayor Don Iveson launched a technical argument against the redevelopment.

He noted a portion of the land in question has a ridge running diagonally across it that would make a better natural boundary between Edmonton and Beaumont. And it would be cheaper to service for water and sewage if Edmonton shared a chunk of the property that the capital had previously expressed interest in annexing, Iveson argued.

For Beaumont alone to provide underground services to the area would require an expensive pump system, said Iveson. A better solution would be for Edmonton's drainage system to meet the ridge from the north, and for Beaumont's system to come at it from their side, avoiding an additional cost of about \$7 million, he said.

Edmonton had hoped to collaborate with Beaumont to work out the issues with the land but was "rebuffed," said Iveson. A "showdown" at the regional board meeting was unfortunate and avoidable, he suggested.

"We should work together to save money for taxpayers and ratepayers," said Iveson.

Last year, Beaumont annexed 1,536 hectares of land from Leduc County. Edmonton had hoped to obtain just over 500 hectares of that property north of Township Road 510.

Leduc County Mayor John Whaley said he wasn't blaming anybody for the dispute but suggested it should have been resolved before Thursday's meeting.

"It should have been settled out of court, basically, before it even got here," said Whaley. "This is a stupid way of doing business. It pits neighbour against neighbour."

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Beaumont Mayor Camille Berube described Edmonton's appeal as "inappropriate."

"Edmonton is holding up this application because it wants to annex Beaumont's northern lands," Berube told the board. "This is what the appeal is about."

After the vote, Berube, who is not seeking re-election in October, said he is "annoyed, disappointed. I don't think it should have gotten there."

But Iveson said it's now up to the Town of Beaumont to reach out to Edmonton.

2.5.18. 630 Ched and Global News Edmonton "Edmonton blocks Beaumont's expansion plan" (September 14, 2017)

Thu Sep 14 2017

Source: 630 Ched and Global News Edmonton

Byline: Scott Johnston

Beaumont's plans for more housing and some business parks immediately north of the town site were dashed at the Capital Regional Board (CRB) Thursday led by Edmonton's objection.

The CRB has a double majority vote, meaning if two thirds of the represented population isn't onside, that's enough to defeat a motion. In essence it's a veto power for Edmonton.

The gist of Edmonton's argument against what Beaumont had in mind centres around a ridge in the area that makes providing sewers expensive if the town is in charge of providing the service from the east instead of the north.

Edmonton Mayor Don Iveson said it would mean pumping sludge uphill, and not taking advantage of gravity to help with the flow. It's, in Edmonton's estimation, a \$10 million difference.

"If we can avoid wasting money we should do that," he said.

Most mayors sided with Beaumont's mayor Camille Berube. The vote was 18-6, with Leduc County, the City of Leduc, Spruce Grove, Morinville and Sturgeon County supporting Edmonton.

Others saw Beaumont as legally and technically correct, but going against the spirit of cooperation to be as cost efficient as possible.

"If anything it sets us back," Iveson said. "Some mayor said even if it's more expensive that's okay. I think that's an unacceptable answer."

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Mayor Berube said this will be sorted out after he leaves office. He won't be running in next month's election.

"I'm also annoyed and disappointed," he said. "I don't think that it should have gotten there because all of our applications and our plan met all the technical requirements."

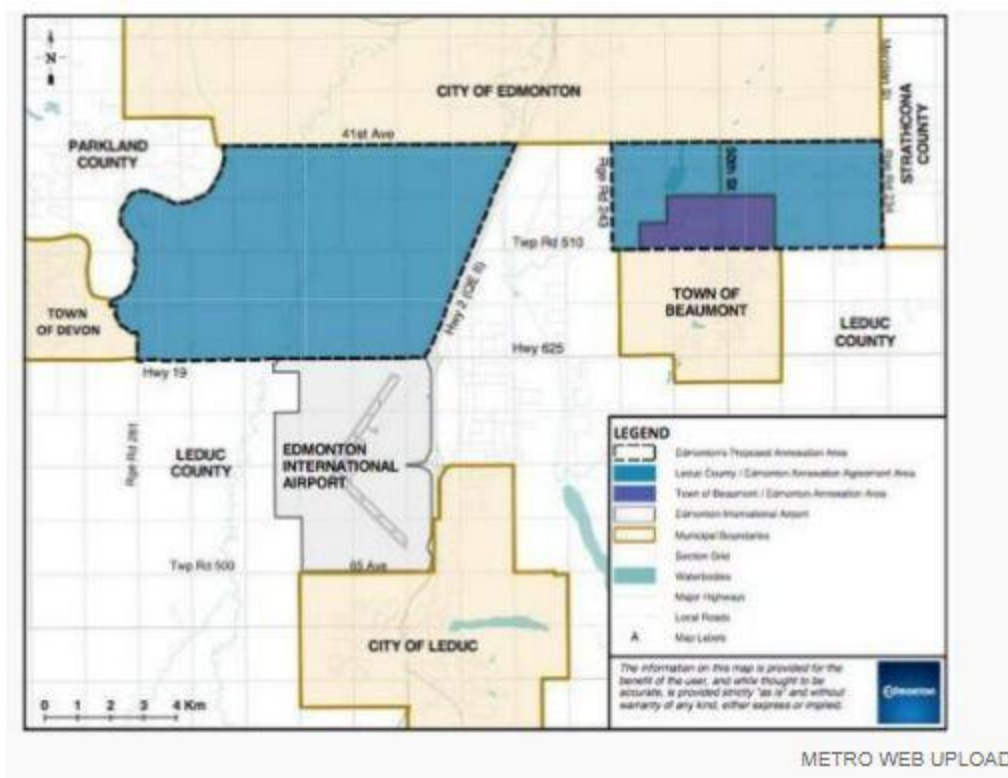
Edmonton is proposing the nine quarter sections that were annexed from Leduc County by Beaumont last November become subject to a study, so the two municipalities can come to some sort of agreement.

"We've encouraged them to designate the area north of road 510 there as an opportunity for a special study area where we could actually sit down and work through the technical issues together," Iveson said.

the idea is, if they can hit common ground, then a new boundary could be drawn.

2.5.19. Edmonton Metro "Edmonton Files Application for Annexation of Leduc County Land" (September 29, 2017)

By: Kashmala Fida Metro Published on Fri Sep 29 2017



The city has been talks to expand its borders since 2013.

Edmonton has taken the first formal step towards officially expanding the city borders, by submitting an annexation application to the Municipal Government Board on Thursday.

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The city has been in talks with Leduc County on annexation plans since 2013.

The application includes land in Leduc county agreed upon in the Annexation Agreement, in addition to nine quarter sections in the Town of Beaumont for a total of 8,857 hectares.

“Being able to go to the Municipal Government Board with an annexation application supported by Leduc County represents many years of hard work and dedication from the negotiating committees and administrations from both the city and county,” City Manager Linda Cochrane said in a press release.

The Municipal Government Board will be sending notification of public hearings to land-owners in the annexation area. They expect to have a recommendation by the end of 2018.

Although the city has not determined any plans for the land yet, they did agree to not raise taxes on the county residents for 50 years.

The city and Leduc County have requested annexation to be effective by Jan. 1, 2019.

2.5.20. Global News Edmonton “Edmonton submits application to annex land from Leduc and Beaumont” (September 29, 2017)

Fri Sep 29 2017

Source: Global News Edmonton

Byline: Emily Mertz

The City of Edmonton submitted an application to the province Thursday to annex 8,857 hectares from Leduc County and the Town of Beaumont.

This latest step comes after work that started in 2013 when Edmonton first announced its intent to annex land from both regions.

The formal application includes land in Leduc County agreed to in the Annexation Agreement signed on June 30, 2017 and nine quarter sections of Beaumont.

For Edmonton, this submission marks a significant milestone.

“We want to recognize and thank the landowners who took time to engage with the city and provide valuable feedback,” city manager Linda Cochrane said.

“Being able to go to the Municipal Government Board (MGB) with an annexation application supported by Leduc County represents many years of hard work and dedication from the

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negotiating committees and administrations from both the city and county. It demonstrates a collaborative planning approach is possible and necessary for the good of the whole region.”

The process leading up to this step included three years of collecting feedback from landowners and stakeholders, including information sessions, meetings, and dedicated email and phone lines to answer questions.

“The next part of the annexation process is a formal review by the MGB,” Lindsey Butterfield, director of Regional Development, said. “Hearings will be held where affected members of the public will have the opportunity to voice their support or opposition. Following the hearings, the MGB makes a recommendation to the province and a final decision is signed by the Lieutenant Governor in Council.”

The recommendation is expected to be made by the end of 2018.

Landowners in the annexation area will receive notices about public hearings from the MGB.

The city and Leduc County have requested an annexation effective date of Jan. 1, 2019.

2.5.21. Global News Edmonton “Mayor Iveson Plans for Quick Victories with Beaumont, Airport Transit” (December 27, 2017)

ELISE STOLTE

With Beaumont acting friendly and possible transit deal to the airport, Mayor Don Iveson is hoping for a few quick regional victories in 2018.

But landing the real prize — major economic development not related to the volatile oil and gas sector — could still be a long, hard slog.

“That’s where our future prosperity is going to come from. But we have to unite all the pieces ... for innovation and economic growth,” said Iveson, pledging in a year-end interview to make regional job growth his primary focus this term. “There aren’t quick wins there.”

Mayors across the region got a stern warning during Iveson’s first term as mayor — stop fighting or the world will pass you by.

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That was from a team of experts commissioned by nine frustrated mayors willing to go it alone if the others didn't co-operate. Since then, the province cut the fractious Capital Region Board to just 13 members and formed a new economic development arm, Edmonton Global.

In the new year, the Edmonton Global board has to hire a chief executive. Then he or she needs to scale up and get busy.

"That will be turning intent into action," said Iveson.

Focus on areas of strength

Iveson wants Edmonton Global to focus on existing areas of strength such as health, artificial intelligence and food, "places where we've played before and could play an even bigger role."

There's opportunity to create new companies where those fields intersect, between health and artificial intelligence, for example, he said, hoping to export new solutions to the world.

Edmonton recently voted to invest nearly \$1 million per year in Health City, a booster and concierge-like service to help connect entrepreneurs with local health data and opportunities.

Much more can happen when all regional partners come together with shared investing for shared benefit, he said. "It's a lot of relationship building and alliance building. But there a shared sense of urgency. People want to do this. They're hungry to do this and they have real hope for Edmonton's ability to grow in the future."

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ANNEXATION PLAN

Leduc County - City of Edmonton Annexation Agreement.



SOURCE: CITY OF EDMONTON, LEDUC COUNTY

LORI WAUGHTAL / POSTMEDIA NEWS

A map showing the boundaries of an annexation agreement signed by Edmonton Mayor Don Iveson and Leduc County Mayor John Whaley on June 30, 2017 at Edmonton International Airport. Edmonton then launched a new annexation for disputed Beaumont lands.

Deal-making with Beaumont

Edmonton got into a real tiff with Beaumont last term. First Iveson launched an annexation bid for nine quarter-sections of Beaumont land immediately after Beaumont successfully annexed them from Leduc County.

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Then he blocked Beaumont’s development plan for that land at the Capital Region Board, arguing much of the land slopes toward Edmonton so Beaumont should at least partner with Edmonton to run the pipes.

But a new mayor in Beaumont is turning the page, said Iveson. They met several times, including one long one-on-one chat. Iveson described it as “a real open and friendly working relationship.”

“Beaumont is under new management and I think we’re going to be fine there,” he said, suggesting they may have at least a framework agreement on joint planning to announce in the new year.

New Beaumont Mayor John Stewart said, “It’s almost as if we hit the reset button.”

He hopes the neighbouring municipalities can plan that land use together, moving forward as quickly as possible. He said he also hopes Beaumont can benefit from seeking economic growth as a region and eventually joining neighbours in regional transit options.

Quick wins on transit

An interim deal on south-side transit is emerging. Iveson said talks are moving rapidly. The mayors of Edmonton, Leduc County and the City of Leduc have a high-level agreement that a shared service makes sense.

“We laid all our cards on the table and convened a technical working group (with this) as our top priority,” said Iveson, who wants new service when the new outlet mall and hundreds of service jobs open in May.

The service could run between Century Place LRT station, the Edmonton International Airport, Leduc and perhaps Nisku.

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“The will is there. We agree to principles,” he said, adding he expects a technical plan in February or March. It would be the first regional transit service in operation involving Edmonton.

In the meantime, Edmonton is increasing prices on the Route 747 to the airport to about \$10 each way, including a transfer ticket, starting Feb 1.

2.6. 2018

2.6.1. 630 Ched and Global News Edmonton “Planning agreement reached between Edmonton, Beaumont and Leduc County” (February 14, 2018)

Wed Feb 14 2018

Byline: Scott Johnston

Source: 630 Ched and Global News Edmonton

Suddenly the southern part of Metro Edmonton is one big happy family. For the longest time, the big city (Edmonton) and the neighbouring town (Beaumont) were at odds over a pair of annexation plans for nine quarter sections they both wanted to take from the county (Leduc County).

However, the three have formally committed to collaborating on joint planning, through the signing of the Intermunicipal Planning Framework Agreement.

That was done on Tuesday as the various councils ratified the agreement. The deal will see Edmonton remove the nine quarter sections of land in the Town of Beaumont from the city’s annexation application, while Beaumont will support the city’s amended annexation application at the Municipal Government Board.

“We can work together on land-use planning, we can work together on transportation planning, we can work together on figuring out the best way to cost-share important pieces of infrastructure like in this case, a strategy to cost-share the expansion of 50 Street,” said Edmonton city councillor Michael Walters, who’s been part of the previous negotiations dating back to the last Edmonton city council.

“The new framework agreement creates an opportunity to excel our region through collaborative planning that will ensure our communities are serving our current and future residents,” Beaumont Mayor John Stewart said in a news release. “This allows the Town of Beaumont to better plan for the future while continuing to build a sustainable community.

“We each have strengths as individual municipalities, but are stronger when we work together. This framework is a commitment to one another and our residents to jointly plan for the benefit of the region,” Leduc County Mayor Tanni Doblanko said in a news release.

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The new deal will have significant benefits to agriculture, according to Walters, because less farmland will be used for new commercial and residential growth. He said that will mean overall lower costs to taxpayers, and eventually the agriculture industry in Metro Edmonton will be able to begin to expand “value-added” food operations to grow the economy.

“There’s a lot of good stuff happening now in the region that we’ve been talking about for a lot of years, and the rubber is starting to hit the road and the deal with Beaumont and Leduc County is another example of everybody’s commitment to doing the right thing for the future of this region.”

Walters credits last year’s initial annexation deal between Edmonton and Leduc County as setting a template for this agreement.

As far as widening 50 Street, Walters said they’ll make sure all involved have their ducks in a row before approaching the province.

“I think from their side, they want us to be able to work together more collaboratively. Because if we come to them with a list of prioritized projects that we’ve all agreed on at a regional level, and we have our own skin in the game so to speak, it makes it easier for them to support us.”

Cost-sharing negotiations on 50 Street expansion will begin soon, he said.

2.6.2. Edmonton Journal “Edmonton backs off on annexation of Beaumont Land” and Edmonton Sun “Edmonton drops annexation bid of disputed Beaumont land” (February 15, 2018)

Thu Feb 15 2018

Byline: Elise Stolte

Source: Edmonton Journal and Edmonton Sun

Edmonton has agreed to drop nine quarter-sections of disputed Beaumont lands from its annexation bid in exchange for a joint planning agreement.

City officials announced the new agreement Wednesday after all three affected councils - Edmonton, Beaumont and Leduc County - endorsed it.

Edmonton voted on the plan and its decision to back down in private Tuesday. It means Edmonton will get Beaumont’s support as its effort to annex Leduc County land goes before the province.

“It’s not about anyone winning or losing. ... It’s easy to look at it that way, but what we did was come to an agreement,” said Edmonton Ward 10 Coun. Michael Walters, a member of the negotiating committee.

The agreement shows Edmonton’s commitment to collaboration, Walters said, and a desire to take the regional growth plan seriously. That plan sets out specific locations for higher density development, saving farmland and making public transit viable.

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This deal has a complex history. First, Edmonton declared its intention to annex more than 15,000 hectares of Leduc County land south of the city up to the Edmonton International Airport.

Then, while Edmonton was negotiating with Leduc County, Beaumont announced its intention to annex nine hectares of the same land and submitted an application to the province. That annexation was approved before Edmonton finished its negotiations and submitted the paperwork.

Ticked off, Mayor Don Iveson announced Edmonton would try again to annex those same nine quarter-sections. He argued Beaumont's bid didn't make sense because sewage would need to be pumped uphill for the land to be developed.

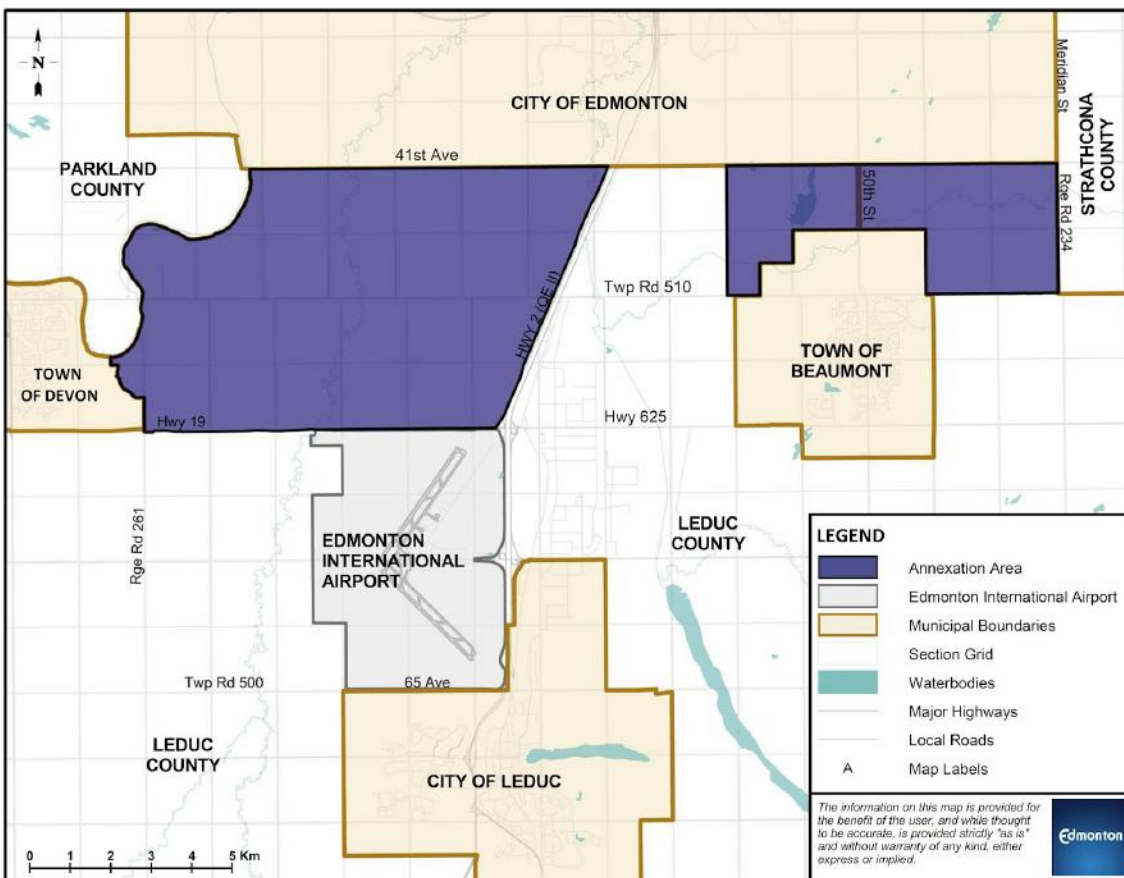
Separately, Edmonton reached a deal to scale back its request of Leduc County land, leaving out the airport and other property and submitted its paperwork last September.

With Wednesday's announcement, Edmonton will remove the nine quarter-sections near Beaumont from its bid.

The city is still waiting for the province to schedule hearings for the affected landowners. It's hoping the annexation takes effect next Jan. 1.

The new agreement commits Edmonton, Leduc County and Beaumont to write joint land-use, transportation and serving plans for the area. The three have also committed to find a way to share the cost of upgrading and widening 50th Street. estolte@postmedia.com
twitter.com/estolte

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2.6.3. Edmonton Journal “Council approves extra funds to hire more police for annexed areas” (February 27, 2018)

Thu Feb 27 2018
 Byline: Hina Alam
 Source: Edmonton Journal

Edmonton city council approved monies Tuesday to police areas it is annexing in the south.

Councillors approved \$1.9 million for 2018 and another \$2.4 million for 2019 to begin recruiting and training police officers for the annexed Leduc areas.

“To be able to police a city that is 13 per cent larger on the map with one per cent more resources, I actually think is not unreasonable,” said Mayor Don Iveson.

Deputy police chief Brian Simpson said he appreciated the support from the city.

“Now we go forward with the training,” he said. “It takes a fair amount of time to put them through the process, so this ensures that by Jan. 1, 2019, we will be able to deliver services and move forward with this.”

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Coun. Bev Esslinger who was one of the councillors who did not approve the funds said she wasn't convinced the issue was about annexation alone. (Coun. Tim Cartmell also did not approve the request for funds.)

"It seemed like we have other pressure points, particularly in the southwest on response time," she said.

Esslinger said she asked for more information on rural policing, but did not receive it. That report is now expected in the fall, she said.

"I think we'll have a bigger policing conversation in the future," she said.

Iveson said the funds amount to about a one per cent increase in the \$400-million Edmonton Police Service budget.

The extra officers are needed so call times don't suffer due to the additional area that police have to serve, he said.

"Our goal is ... to respond within seven minutes to high priority calls 80 per cent of the time," he said. "And in an urban context that's possible, and in a rural context, it's less likely."

The city will gain 6,235 hectares west of the Queen Elizabeth II Highway, and 2,625 hectares east of the highway through annexation.

4. MEDIA FILES

4.1. 2013

4.1.1. March 5 CBC TV

4.1.2. March 5 CBC TV

4.1.3. March 5 CTV

APPENDIX 11: MEDIA

4.1.4. March 5 Global TV

4.1.5. March 6 CBC Radio

4.1.6. March 6 City TV

4.1.7. March 9 Edmonton This Week

4.1.8. March 13 Global TV

4.1.9. March 14 630 CHED Radio

4.1.10. March 14 City TV

4.1.11. March 15 CBC Radio

APPENDIX 11: MEDIA

4.1.12. March 19 CBC Radio

4.1.13. March 28 City TV

4.1.14. May 11 Edmonton This Week

4.1.15. November 8 CTV

4.1.16. November 8 Global News Edmonton

4.1.17. November 16 Edmonton This Week

4.1.18. November 19 CBC News Edmonton

4.1.19. December 17 Global News

APPENDIX 11: MEDIA

4.2. 2014

4.2.1. April 3 CTV

4.2.2. April 3 Global TV

4.2.3. April 29 OneFM Leduc

4.2.4. April 29 OneFM Leduc

4.2.5. June 17 630 CHED

4.2.6. June 28 630 CHED

4.2.7. July 30 630 CHED

APPENDIX 11: MEDIA

4.2.8. November 17 630 CHED

4.2.9. November 18 Global TV

4.2.10. November 23 630 CHED

4.2.11. November 26 630 CHED

4.2.12. November 21 CBC French TV

4.2.13. November 25 CTV

4.2.14. November 26 Global TV

4.2.15. November 27 City TV

APPENDIX 11: MEDIA

4.3. 2015

4.3.1. February 25 630 CHED

4.4. 2016

4.4.1. September 22 CBC Radio

4.4.2. November 23 Edmonton Journal

4.4.3. November 23 Global News Edmonton

4.4.4. November 30 Global News Edmonton

4.4.5. November 30 CBC TV

4.4.6. December 1 CBC Radio

APPENDIX 11: MEDIA

4.4.7. December 1 Edmonton Journal

4.5. 2017

4.5.1. April 6 Global TV

4.5.2. April 6 CBC TV

4.5.3. April 7 CBC Radio

4.5.4. April 7 CBC Radio

4.5.5. June 28 630 CHED

4.5.6. June 30 Global News Edmonton

4.5.7. June 30 Edmonton Journal

APPENDIX 11: MEDIA

4.5.8. June 30 CBC Radio

4.5.9. December 26 Edmonton Journal

4.5.10. 2017 Annexation Open House Mayor Message (part 1)

4.5.11. 2017 Annexation Open House Mayor Message (part 2)

4.5.12. 2017 Annexation Open House Mayor Message (part 3)