



MUNICIPAL GOVERNMENT BOARD  
**MERIT HEARING**

**JUNE 12, 2018**

annexation  
application

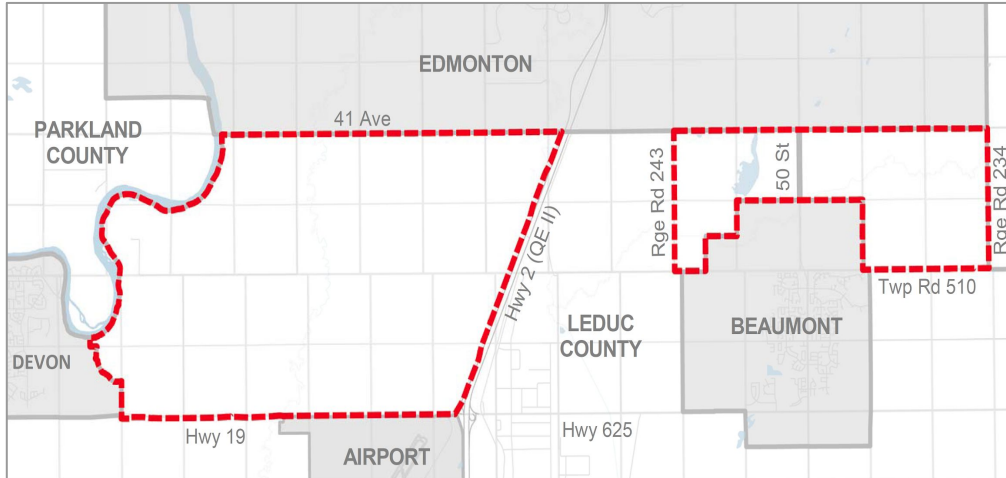
**Lindsey Butterfield**

Director, Regional Development

**Edmonton**

# BACKGROUND

APPLICATION SUMMARY - Section 5



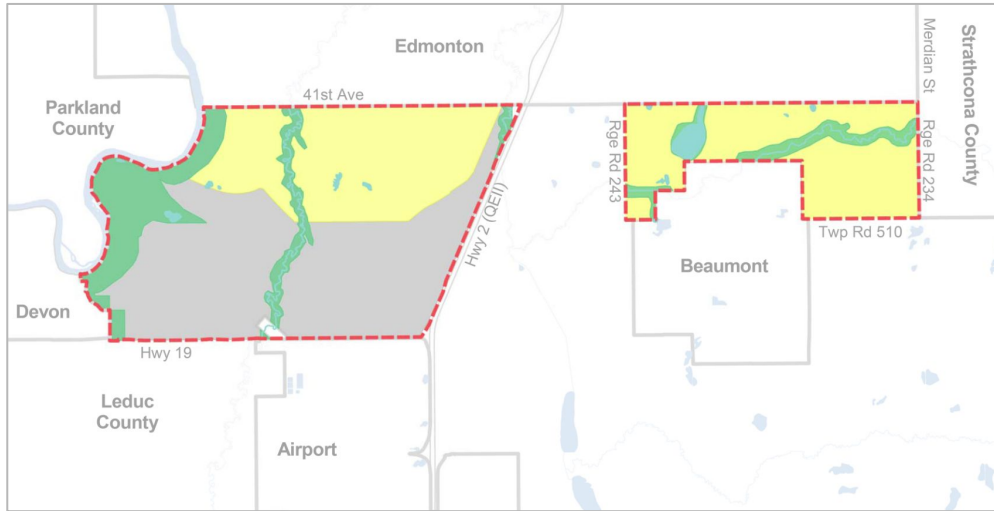
 Proposed Annexation Area

## FULLY AGREED UPON annexation area


Leduc County	8,260 hectares
Beaumont	7 hectares
<hr/>	
<b>Total</b>	<b>8,267 hectares</b>

# BACKGROUND

APPLICATION SUMMARY - Section 9



## ANNEXATION AREA future land use

	Residential	3,717 hectares (33 year supply)
	Industrial/ Business	3,242 hectares (26 year supply)
	Environmental Reserve	1,308 hectares
<hr/>		
	<b>Total</b>	<b>8,267 hectares</b>

# COLLABORATION

**APPLICATION SUMMARY** - *Section 11.1*

**APPENDIX 3.0** - *Report on Negotiations between City of Edmonton and Leduc County*

**APPENDIX 3.2** - *City of Edmonton - Leduc County Annexation Agreement*



## **LEDUC COUNTY** annexation agreement

### **Full agreement on all matters**

- Annexation area
- Compensation
- Transition provisions
- Joint initiatives
- Agricultural land protection
- Road planning & cost-sharing
- Cash-in-lieu of Municipal Reserve, arterial roadway levies & tax arrears



# COLLABORATION

APPLICATION SUMMARY - Section 11.1

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## LEDUC COUNTY

# compensation

Lost tax revenue, 10 yr non-declining	\$5.3M	10 annual payments*
Rabbit Hill access road (Twp Rd 510A) expropriation	\$1.5M	Lump-sum**
Admin & legal fees	\$1.7M	Lump-sum**
<b>Total</b>	<b>\$8.5M</b>	

\*before June 30 each year

\*\*within 30 days of the effective date

# COLLABORATION

**APPLICATION SUMMARY** - Section 11

**APPENDIX 3.0** - Report on Negotiations between City of Edmonton and Leduc County

**APPENDIX 3.2** - City of Edmonton - Leduc County Annexation Agreement

**APPENDIX 3.4** - City of Edmonton, Leduc County, City of Leduc and Edmonton Regional Airports Authority Inter-Jurisdiction Cooperation Accord

## REGIONAL PARTNERS

# airport accord

- Partnership between Edmonton, Leduc County, City of Leduc & Airport Authority
- Recognition of regional interest to leverage economic potential of airport & area
- Inter-jurisdictional frameworks for:
  - Land use
  - Servicing & transportation
  - Economic development
  - Cost & benefit sharing

# COLLABORATION

**APPLICATION SUMMARY** - *Section 11*

**APPENDIX 3.2** - *City of Edmonton - Leduc County Annexation Agreement*

**APPENDIX 4.0** - *Report on Negotiations between City of Edmonton and Town of Beaumont*

**APPENDIX 4.2** - *Intermunicipal Planning Framework Agreement*



## **LEDUC COUNTY & BEAUMONT** intermunicipal planning framework agreement

- Edmonton, Leduc County & Beaumont partnership
- Inter-jurisdictional frameworks for:
  - Land use
  - Servicing
  - Cost and benefit sharing
- Beaumont support for annexation



# ENGAGEMENT

APPLICATION SUMMARY - Section 13.2

APPENDIX 10.3 - Responses from Authorities



## authorities

### Consulted with affected authorities

- *Surrounding municipalities & authorities:* City of Leduc, Town of Devon, Edmonton International Airport, Alberta Transportation
- *Alberta Education and School Boards:* Edmonton public & Catholic, Black Gold & St. Thomas Aquinas
- *Utility providers:* EPCOR, FortisAlberta, Regional Commissions

### Notified potentially affected authorities

**All known concerns have been addressed**





# ENGAGEMENT

**APPLICATION SUMMARY** - Section 13.1

**APPENDIX 9** - Public Engagement Process

**APPENDIX 9.1** - Leduc County Public Engagement Initiatives

**APPENDIX 9.2** - Public Engagement Materials - Open House Posters and Mail Outs

**APPENDIX 9.3** - Public Engagement materials - Advertisements and Social Media

**APPENDIX 10.0** - Public Feedback and the City's Response

**APPENDIX 10.2** - Public Feedback Reports

**APPENDIX 11** - Media

## public engagement

### ~5 year comprehensive program

- *Engagement* - 10 open houses, 6 meetings
- *Feedback* - surveys, phone, email
- *Communications* - letters, website, media

### Feedback informed application

- Annexation area
- Transition provisions
  - Bylaws
  - Services
  - Tax and Assessment

# ENGAGEMENT

**APPLICATION SUMMARY** - Section 12.1.1

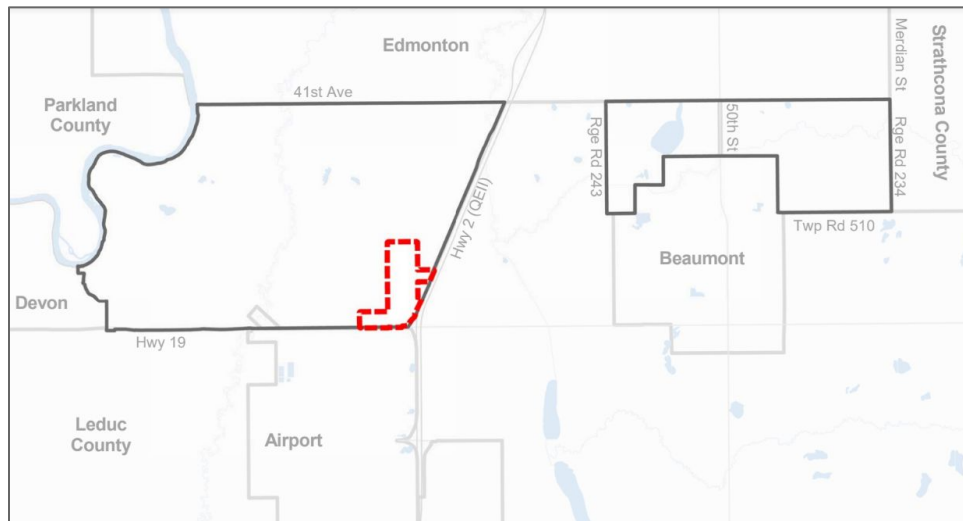
**APPENDIX 10.1** - City of Edmonton - Remington Development Corp  
Memorandum of Understanding

**APPENDIX 10.1.1** - Leduc County Letter in Support of Remington  
Memorandum of Understanding

## MEMORANDUM OF UNDERSTANDING

# remington development corporation

- Remington development corporation owns 228 hectares in Crossroads ASP
- Servicing investments made before expected City servicing
- Special tax protection for 25 years
  - Leduc County rates, no triggers



 Remington Development Corporation Owned Land

 Proposed Annexation Area



# PRELIMINARY HEARING SUBMISSIONS

## capital region southwest water services commission (CRSWSC)

### **Desire to retain ownership of boundary station**

- Ongoing discussions between EPCOR & CRSWSC

### **Remington development servicing**

- Ongoing discussions between EPCOR & CRSWSC



A photograph of a paved path in a park. The path is made of asphalt and concrete, leading through a wooded area with many trees. There are metal benches on the left side of the path. The scene is bright and sunny, with shadows cast on the ground.

# PRELIMINARY HEARING SUBMISSIONS

## blackmud water co-op

### **Concern that ownership will transfer to EPCOR**

- Co-op may continue to function independently or until an agreement is reached collaboratively with EPCOR
- EPCOR will work directly with co-ops to transfer water service accounts as necessary

### **Concern that asset transfer to EPCOR will trigger tax change**

- Asset transfer will not trigger a tax change; trigger only when a new connection is made





# TRANSITION

APPLICATION SUMMARY - Section 12.1

APPENDIX 3.2 - City of Edmonton - Leduc County  
Annexation Agreement

## TAX & ASSESSMENT

# special tax conditions\*

### 50 year transition period for landowners

- Taxed at **lowest rate** between City or County for any given taxation year
- **Farm buildings exempted** the same as if they remained in the County

\*Excludes linear properties



# TRANSITION

APPLICATION SUMMARY - Section 12.1

APPENDIX 3.2 - City of Edmonton - Leduc County  
Annexation Agreement

## TAX & ASSESSMENT

# triggering events

Special tax considerations will end if, on behalf of the landowner, a parcel is:

1. Subdivided
2. Redistricted
3. Connected to municipal water and sewer, or
4. Receives a Major Development Permit for industrial, commercial or institutional use to either construct a:
  - Parking lot development
  - Building, or
  - Addition to a building

\* Exceptions: exterior alterations or renovations to an existing building, or home based businesses



# TRANSITION

APPENDIX 10.0 - *Public Feedback and the City's Response*

## land use & licensing

**Land use plans remain in effect**

**County zones / districts transition to City as-is\***

**Permits & Licensing**

- Require business license within 1 yr; waive fees for 5 yrs
- No new permit requirements for farm operations or buildings\*\*
- Inquiry: Vehicle for Hire Bylaw

\* Except Confined Feeding Operation and Farm-Based Alcoholic Beverage Production Facility uses

\*\* National and Provincial Safety Codes permit requirements will still apply (for power, gas, plumbing etc.)

# TRANSITION

APPENDIX 10.0 - Public Feedback and the City's Response



## bylaws

### Animal control

- Require pet licence within 1 yr; waive fees for 5 yrs
- Permits **not** required for livestock on agricultural land
- Firearm use not permitted

### Burn barrels

- Allowed for 5 yrs, then education campaign to transition landowners to other methods (e.g., EcoStations)

### Use of roads

- Horseback riding & farm equipment allowed on roads\*
- Off-highway vehicles allowed in certain areas until urban development encroaches\*

\* subject to Provincial legislation





# TRANSITION

APPENDIX 10.0 - *Public Feedback and the City's Response*

## roads

### Snow clearing

- No private driveway clearing
- Clearing to City's standards

### Maintenance

- City regularly inspects roads to ensure safety & mobility

# TRANSITION

APPENDIX 10.0 - *Public Feedback and the City's Response*



## services

### **Solid Waste**

- Weekly collection required for residential properties; optional for farms & industry
- Working toward an agreement to continue access to Leduc & District Regional Waste Management Facility for owners of farmland for 5 years

### **No immediate change in utility services**

- Extension of municipal water/wastewater in concert with urban development

### **Continuation of similar agricultural services**

- Mow and spray programs
- Crop and animal pest control, education and advice

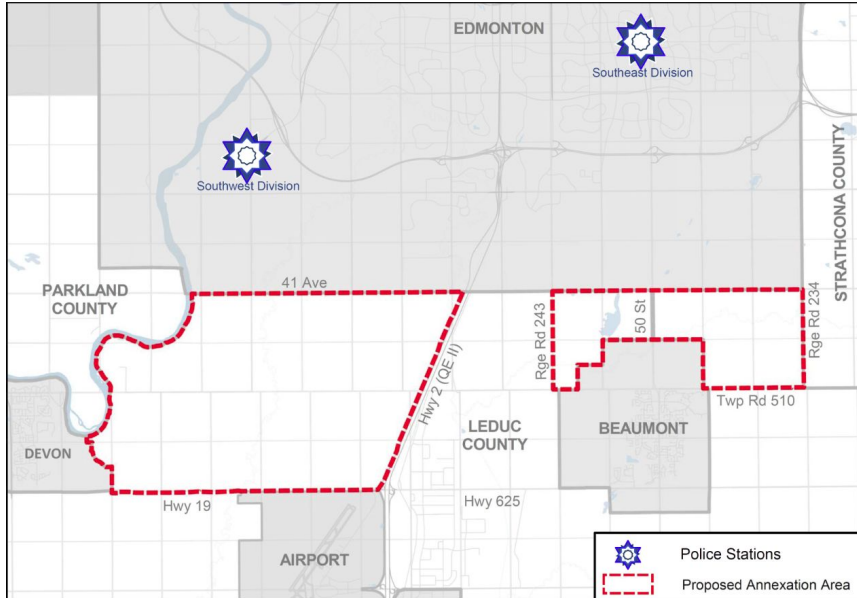
# TRANSITION

APPENDIX 10.0 - Public Feedback and the City's Response

## edmonton police service

### Policing plan addresses unique needs of annexation area

- Existing service levels maintained with service from existing SW and SE divisions
- \$4.3 Million approved budget for officer recruitment and training
- Transition to City service levels as new stations are built and development progresses
  - 80% of the time, respond within 7 mins of dispatch to events that threaten human life



# TRANSITION

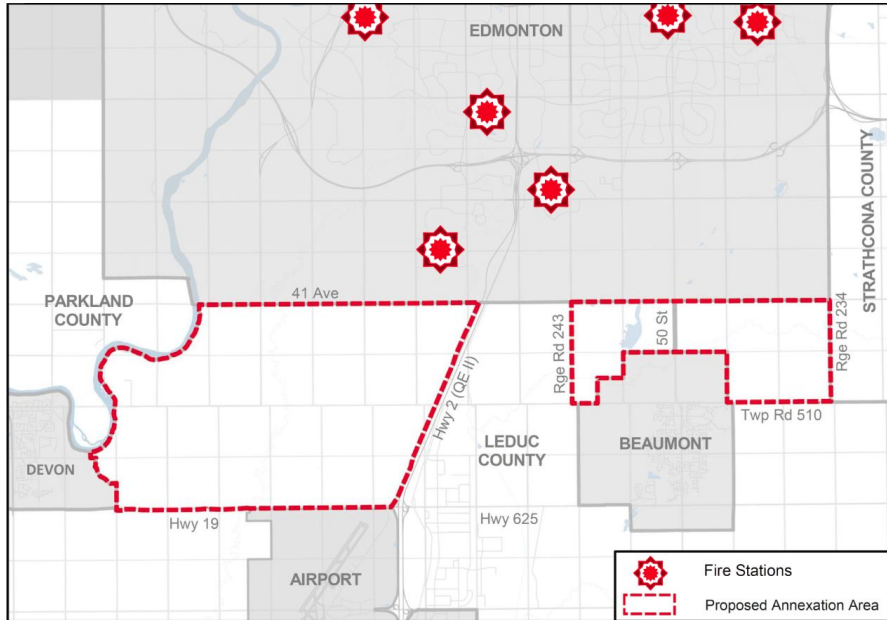
APPENDIX 10.0 - Public Feedback and the City's Response

## edmonton fire rescue services

### Capacity to match existing fire service levels

- Strong working relationship between City and Leduc County fire services
- Respond with closest unit (Heritage Valley, ~2km from 41<sup>st</sup> Ave)
  - Tanker trucks for areas without fire hydrants
- New stations built as development progresses

### No change to Emergency Medical Services

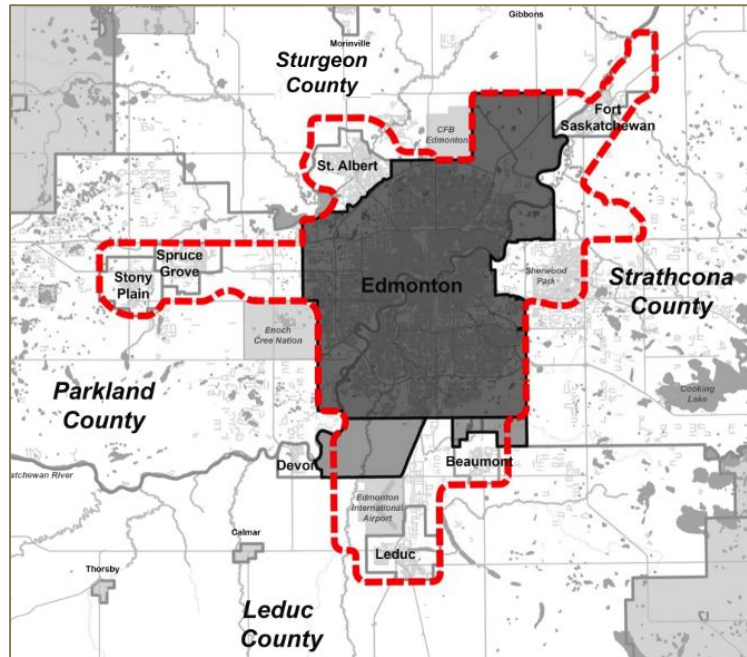




# POLICY

APPLICATION SUMMARY - Section 6

APPENDIX 14.0 - Edmonton Metropolitan Region Growth Plan



■ Proposed Annexation Area

▬ EMRB Metropolitan Area Policy Tier

## edmonton metropolitan region growth plan

### Annexation aligns with the regional growth plan

- Future Provincial growth expected in proposed annexation area (“Metropolitan Area”)
- Projected land needs calculated using regional densities & driven by regional forecasts
- Future development will conform to the policies in the regional plan

**THANK YOU**

