

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2

PUBLIC ENGAGEMENT MATERIALS (OPEN HOUSE POSTERS AND MAIL-OUTS)



MARCH 2018

Edmonton

APPENDIX 9.2

PUBLIC ENGAGEMENT MATERIALS OPEN HOUSE POSTERS AND MAILOUTS

Note: specific reference to personal information, such as name, as well as identifying details have been removed from this Appendix, consistent with the requirements of the Freedom of Information and Protection of Privacy Act (FOIP Act).

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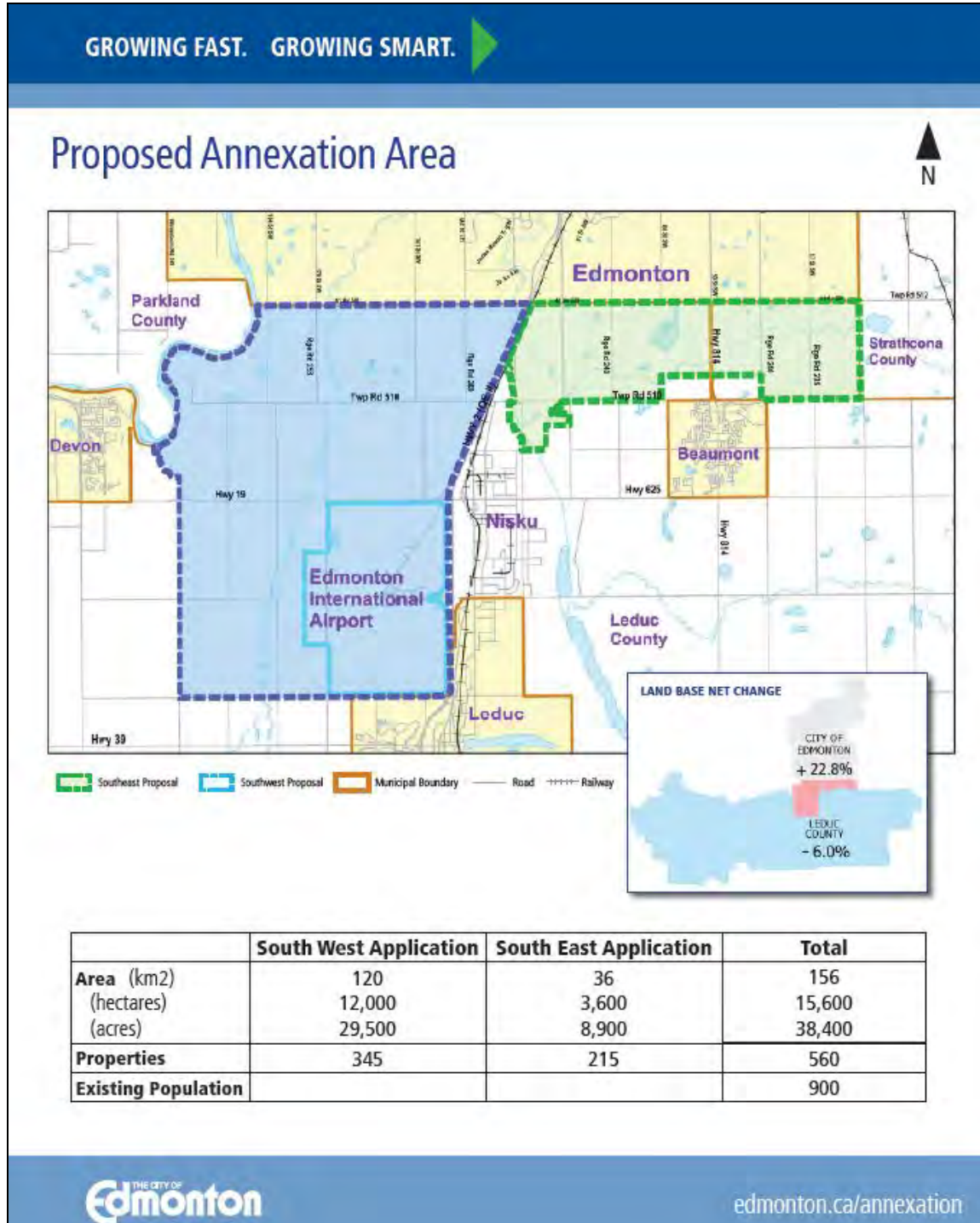
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Open House Posters and Mail-Outs

1. OPEN HOUSE POSTER BOARDS

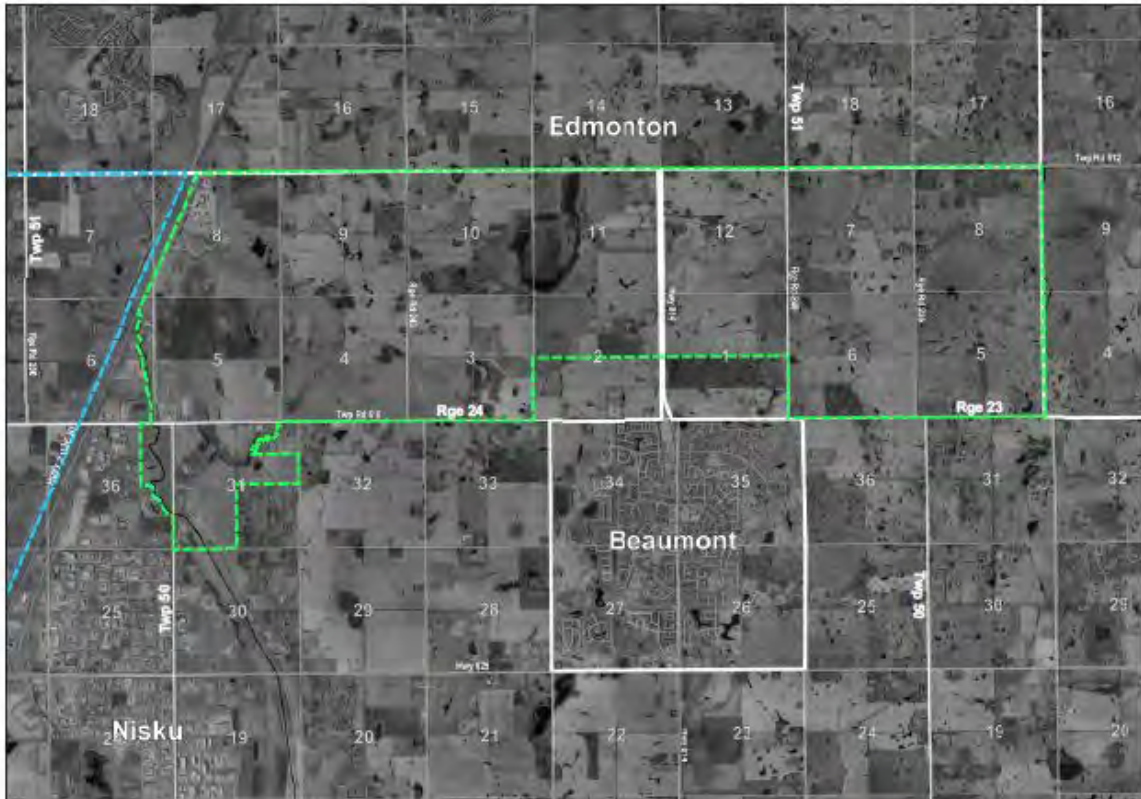
1.1. Open House Poster Boards (2013)





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GROWING FAST. GROWING SMART. 

Southeast Annexation Area



Legend

-  Southwest Annexation Area
-  Southeast Annexation Area

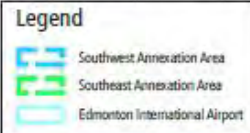
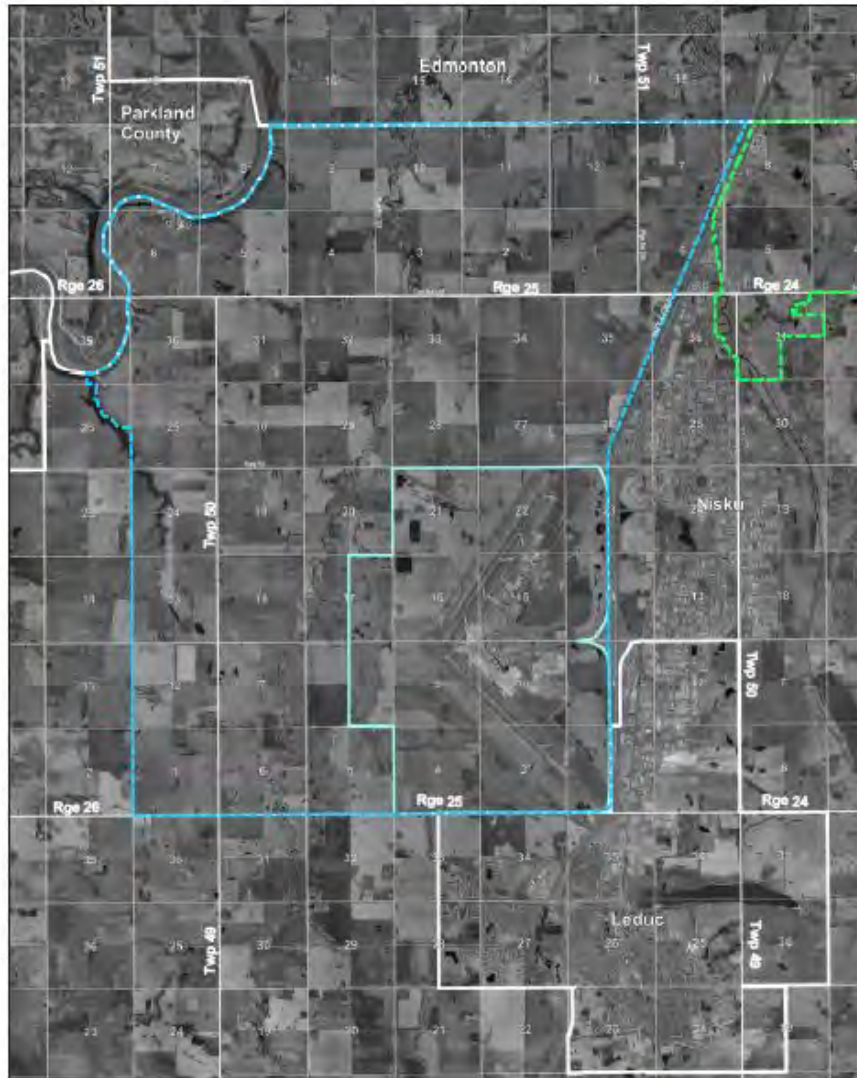


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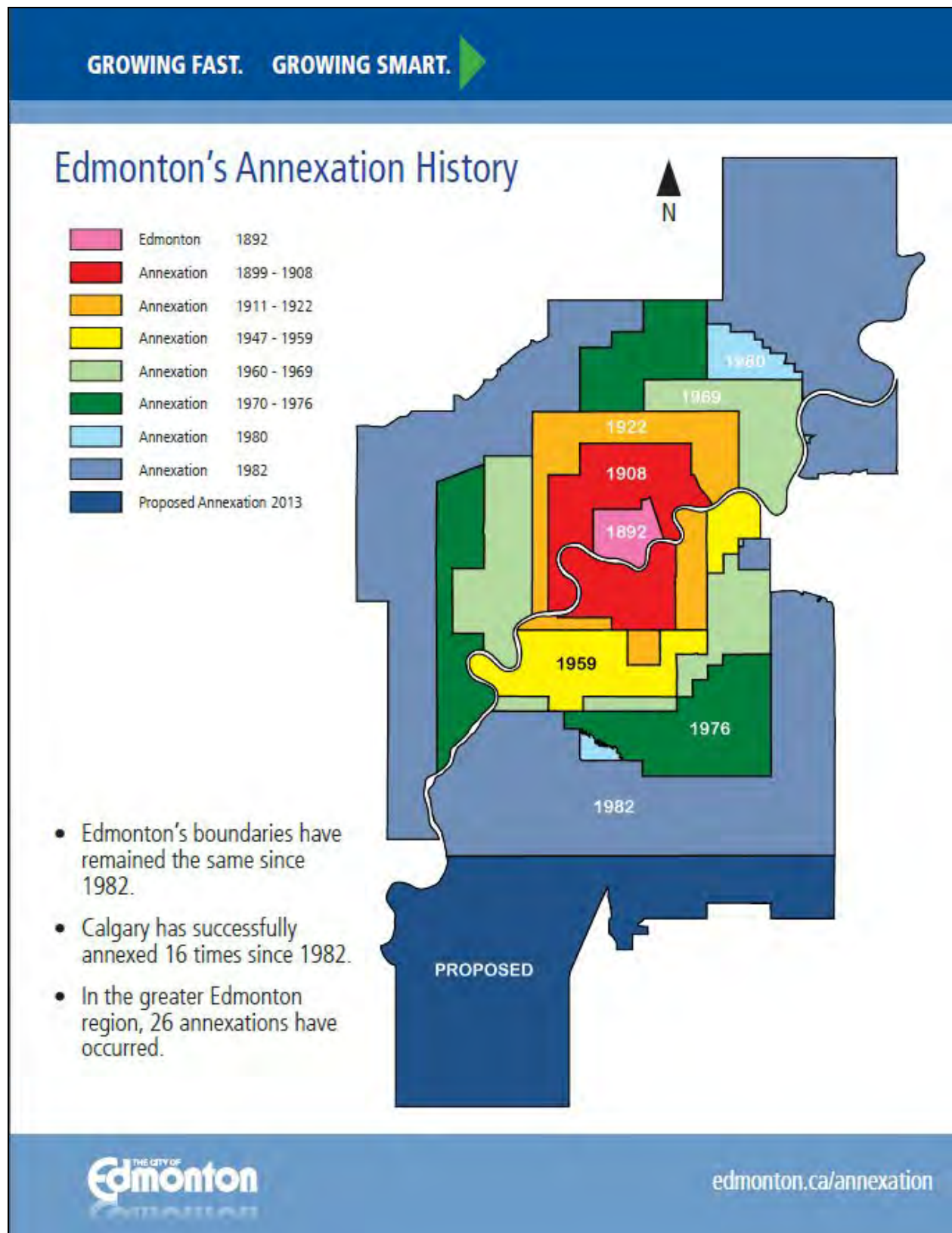
Southwest Annexation Area



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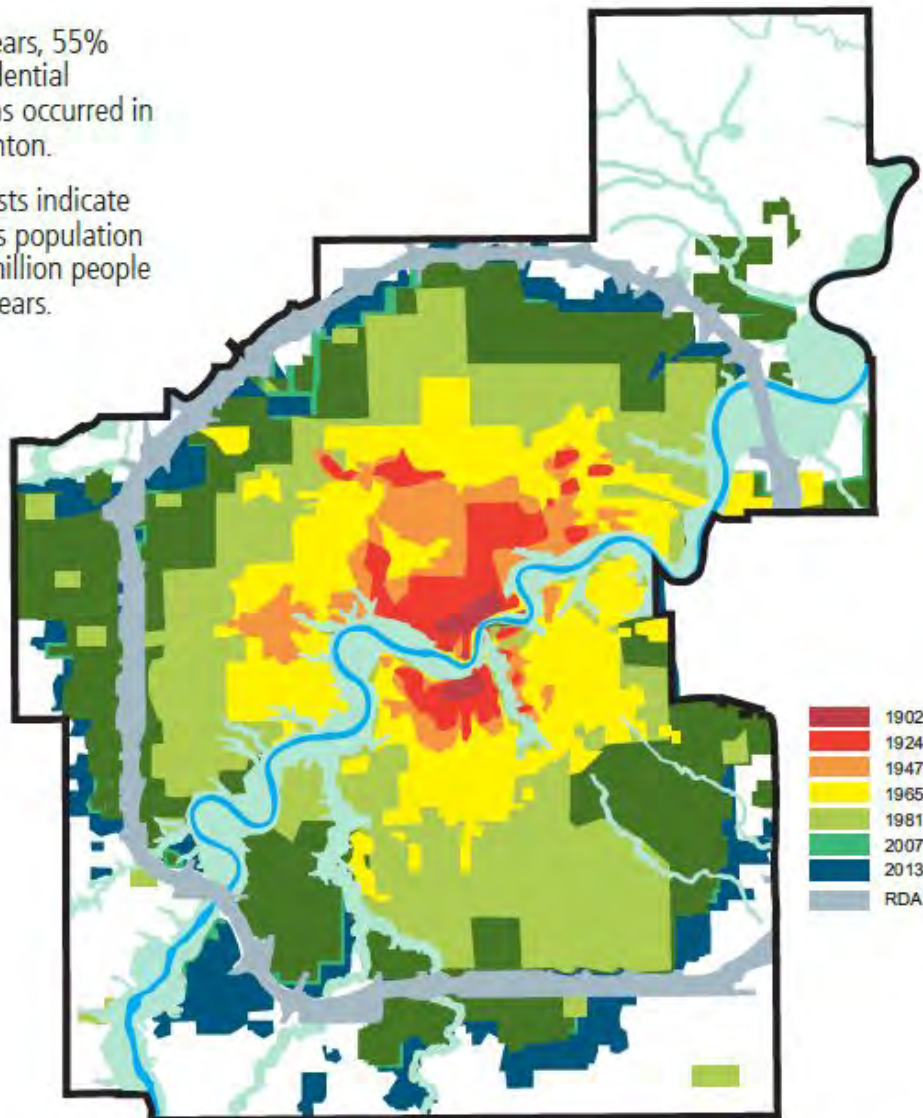
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Edmonton's Historic Growth



- In the last 30 years, 55% of the new residential development has occurred in southern Edmonton.
- Regional forecasts indicate that Edmonton's population could be 1.44 million people in the next 30 years.



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Fact Sheet

		South West Application	South East Application	Total
PROPOSED ANNEXATION AREA OF APPLICATION	Area (km ²)	120	36	156
	(hectares)	12,000	3,600	15,600
	(acres)	29,500	8,900	38,400
Properties		345	215	660

POPULATION GROWTH

- Edmonton has grown on average 2% per year over the last decade adding 160,000 people.
- From 1982 to 2012, 55% of the new population growth has occurred south of Whitemud Dr.
- Based on a high growth scenario, the Capital Region Board (CRB) forecasts the region's population to be 2.2 million in 2044, up from 1.16 million in 2011. Edmonton's population would be 1.44 million in 2044, up from 817,000 in 2012.
- Less than 1000 people live within the proposed annexation areas.
- Beaumont's population: 14,916 (2013) Leduc County: 13,541 (2011)

RESIDENTIAL GROWTH

- 2012-13, more than 70% of the region's new housing starts (all types) are in Edmonton.
- 2003-12, more than 55% of Edmonton's new residential neighbourhood development occurred south of Whitemud Drive.
- Land supply for low density residential: Southwest sector has less than 15 years, Southeast has less than 25 years.

ECONOMIC GROWTH

- City of Edmonton's real GDP increased by 3.7% and wages by 4.4% in 2012.
- Critically low business employment land supply in south Edmonton - less than 10 years.
- 41 Ave/QE II Interchange and CP Intermodal Yard will trigger rapid development for remainder of Ellerslie Industrial and areas south of Edmonton's boundary.

CAPITAL REGION GROWTH PLAN DENSITY TARGETS BY PRIORITY GROWTH AREA (PGA)

(upnrh - units per net residential hectare)
 PGA B: 30-45+ upnrh PGA Cw: 30-40 upnrh PGA Ce: 25-35 upnrh
 Typical densities in south Edmonton Area Structure Plans
 Windermere: 30 upnrh Heritage Valley: 42 upnrh Ellerslie: 33 upnrh

EXAMPLES OF EDMONTON'S CONTRIBUTION TO MAJOR INFRASTRUCTURE

- | | | |
|-----------------------------|-------------|---|
| • 41 Ave/QE II Interchange: | Total Cost: | \$205 million |
| | Edmonton: | \$72.5 million |
| • SE LRT: | Total Cost: | \$1.8 billion |
| | Edmonton: | \$800 million (still short \$0.5 billion) |

PERCENT OF MUNICIPAL ASSESSMENT VALUES FROM NON-RESIDENTIAL SOURCES

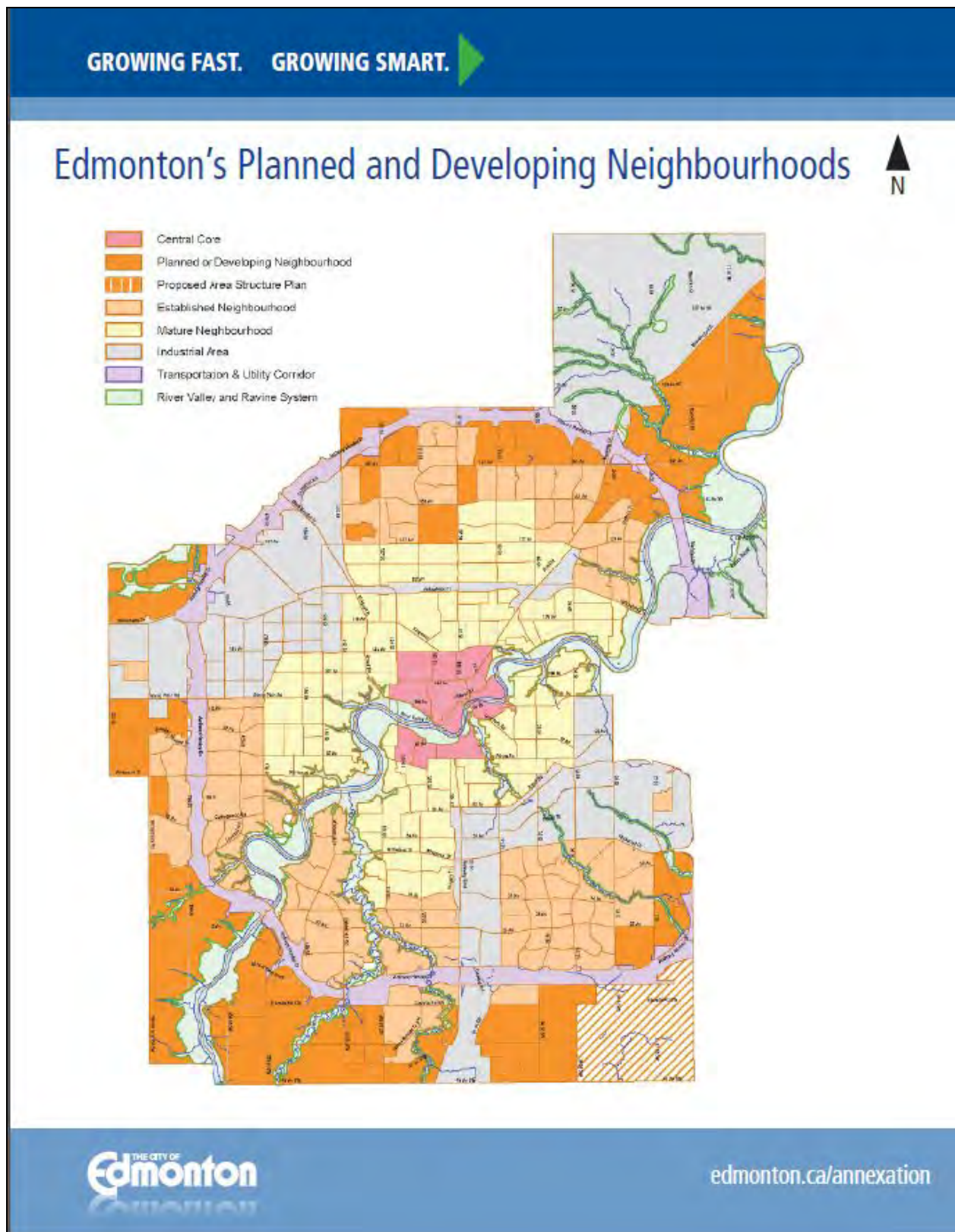
- Edmonton 27%
- Calgary 30%
- Strathcona County 48%
- Leduc County 63%
- Fort Saskatchewan 45%



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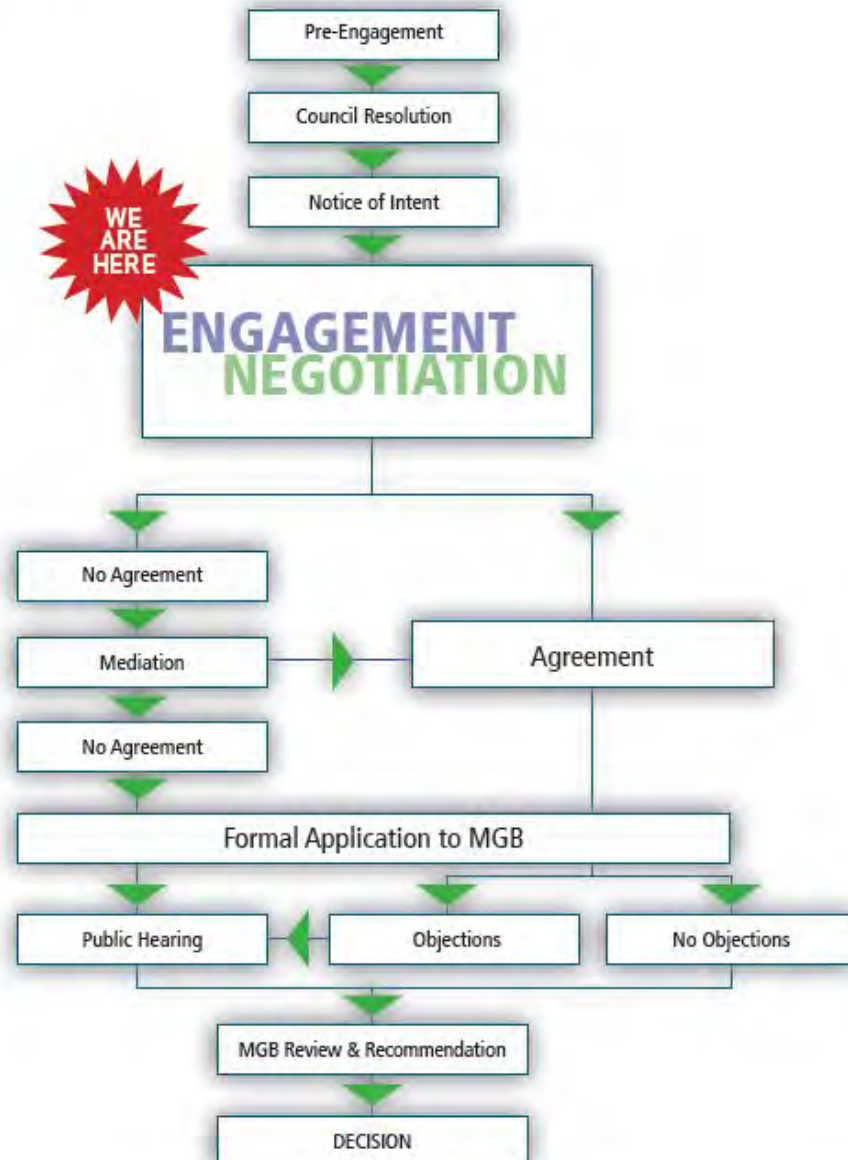


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Municipal Government Board Process



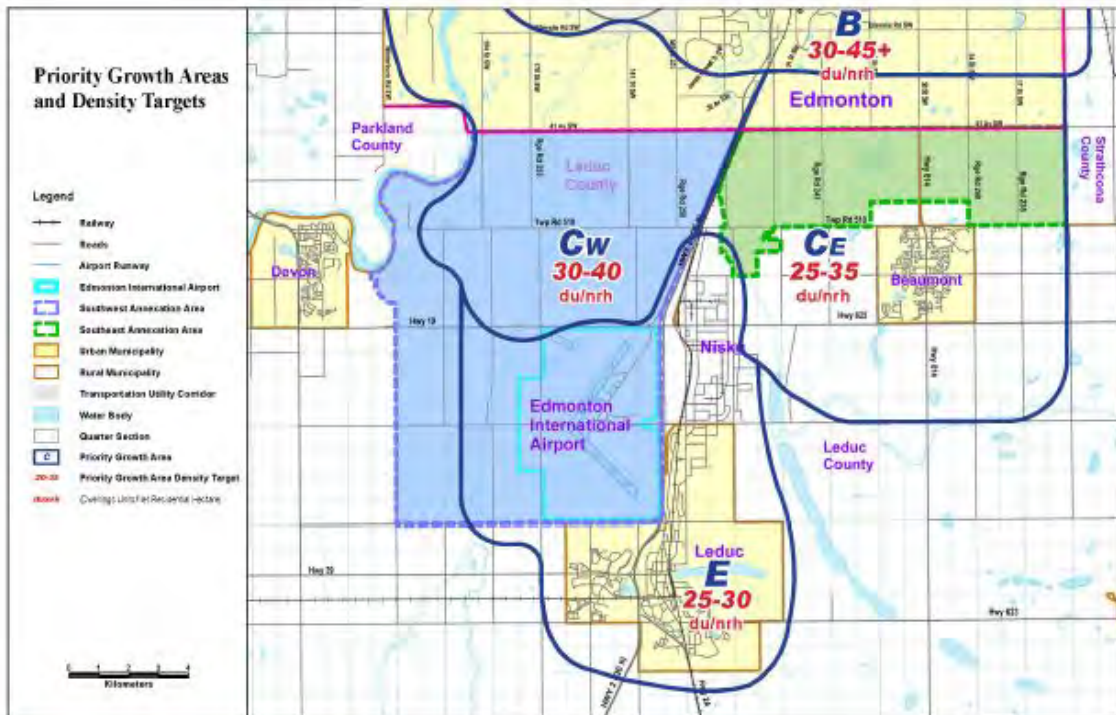
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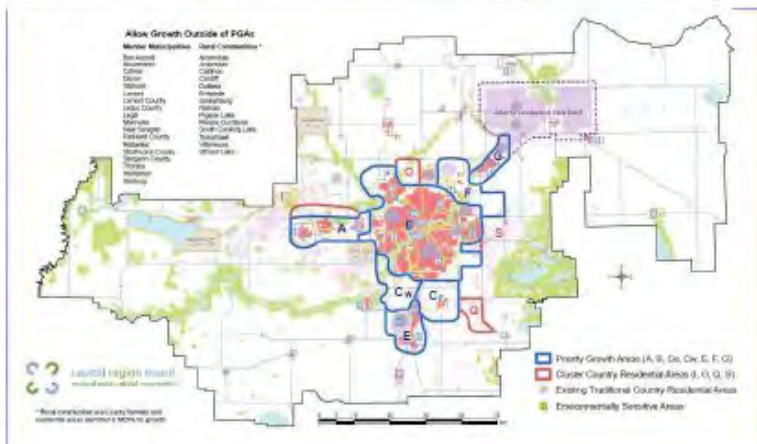
Areas Designated For Urban Growth



PRIORITY GROWTH AREA DENSITY TARGETS

A:	25 - 30
B:	30 - 45+
CW:	30 - 40
Ce:	25 - 35
E:	25 - 30
F:	30 - 40
G:	25 - 30

SOURCE: Capital Region Board's Growth Plan



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Assessment and Taxation

What might happen to my residential property assessment if annexations are successful?

- Property assessment across Alberta is based on provincially-legislated standard of market value
- Residential value is based on available sales data within a given area
- Assessment will shift with the housing market, but the approach within Leduc County and Edmonton are the same

What will happen to the assessment value of my farmland?

- Farmland assessment is regulated by the province
- Has a maximum value of \$350 an acre
- Can vary slightly based on soil conditions
- Due to the prescribed nature of farmland assessment, no change is expected to occur to its value

Does the Province set different rules for urban and rural municipalities?

- Special rules do apply to rural areas for farm buildings and farm residences:
 - o farm buildings are exempt from assessment
 - o farm residents have a minor partial tax exemption
- In urban municipalities:
 - o farm buildings are assessed but exempted from tax by 50%
 - o farm residents are fully taxable

What will happen to my taxes if the annexations are successful?

- Rules and rates for property assessment and taxation can vary between urban and rural municipalities
- It is quite common to provide special consideration to annexed property owners in order to allow time for adjustment
- This may include a moratorium for a fixed period of time with triggers in place for new development
- This issue is ultimately resolved based on negotiations between Edmonton and Leduc County-and-the affected landowners
- The City of Edmonton is committed to finding an amicable solution for all parties involved.

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*Open House Posters and Mail-Outs*GROWING FAST. GROWING SMART. 

Assessment and Taxation

What is Municipal Tax difference in Edmonton and Leduc County?

In the spirit of full transparency, below are the municipal tax rate comparisons between Edmonton and Leduc County for 2013

Municipal Tax Class	Leduc County	Edmonton
Residential	0.0033	0.0052854
Farmland	0.01194	0.0052854
Non-Residential	0.00737	0.0145573
Machinery and Equipment	0.00737	Exempt

Edmonton has no business tax

What is the Provincial Education Tax difference in Edmonton and Leduc County?

Education Tax is governed by the Province of Alberta. In 2013, the Education tax rates were nearly identical. Below are the Education Tax Rates for 2013:

Education Tax Class	Leduc County	Edmonton
Residential	0.00254	0.0025353
Non-Residential	0.00365	0.003697

WE ARE SEEKING YOUR FEEDBACK!

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Existing Transportation Network



TRANSPORTATION

- The existing road network will remain in place until development occurs.
- Details on how road maintenance will be carried be explored as this project proceeds.
- The proposed annexation is not expected to have any impact on rail services that travel through the proposed area.

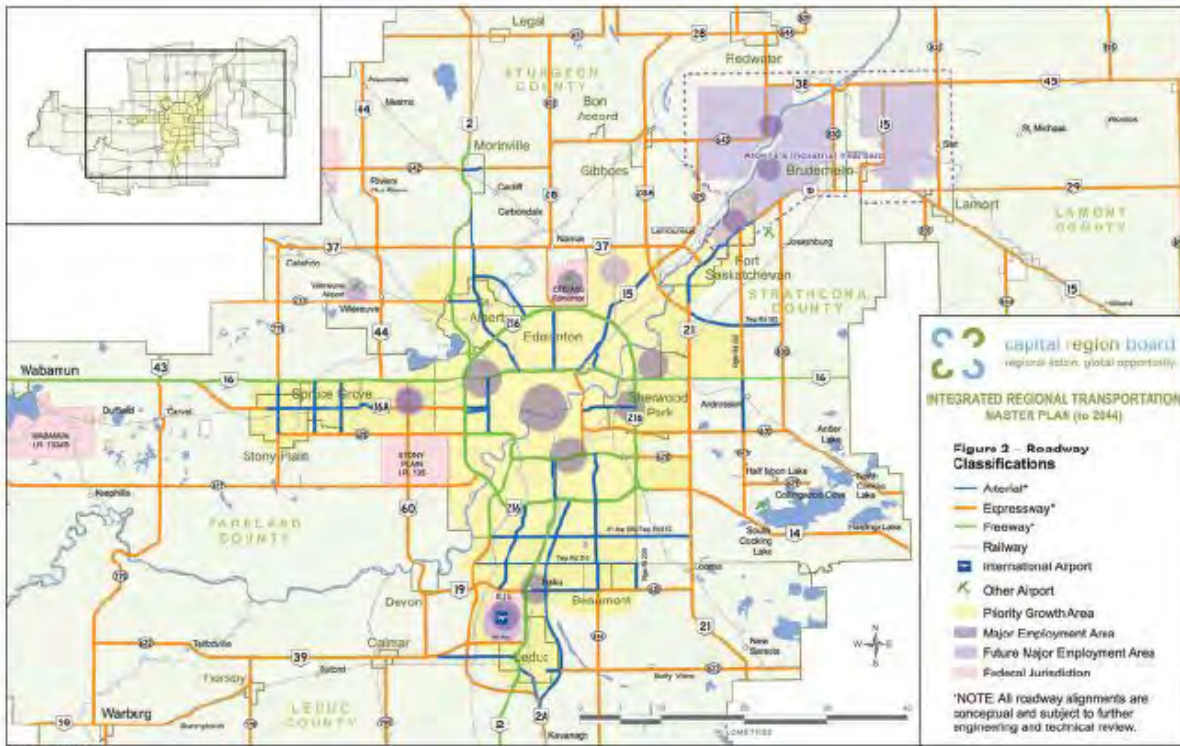


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Future Transportation Network



TRANSPORTATION

- The future transportation network and initiatives as identified in regional plans will be the starting point for negotiations:
 - o Capital Region Integrated Transportation Master Plan (2011)
 - o Capital Region Intermunicipal Transit Network Plan (2009)
- The future local road system and transit system will be determined at a more detailed planning stage after potential annexation.
- LRT is currently anticipated to extend to the southern part of Edmonton.
- Rapid Transit to the Edmonton International Airport needs to be investigated as part of the annexation and determined at a more detailed planning stage after potential annexation.



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COMMUNITY SERVICES



Schools

- School board boundaries typically follow existing municipal boundaries. Any change to municipal boundaries is likely to result in a change to school board boundaries.
- The affected school boards (public and separate) are aware of the proposed annexation and will need to discuss how to provide an appropriate transition to any boundary changes should the annexation occur.



Emergency Response

- Edmonton Police Service and Edmonton Fire Rescue administer services to all parts of the City of Edmonton.
- If new areas are added to the City of Edmonton, then Edmonton Police Service and Edmonton Fire Rescue would be responsible for those areas.



Recreation

- Parks and recreation facilities would be anticipated as development occurs in new areas and would be administered in a similar fashion to the rest of the City of Edmonton.



Health Care

- Emergency Medical Services is provided by the provincial body called Emergency Health Services (EHS).
- EHS operates across the province and provides services to Albertans regardless of which municipality they live in (borderless dispatch).
- General health care services are provided by Alberta Health Services across the province.
- Current residents in the annexation area would continue to be served by existing health care facilities in Edmonton, Devon, Leduc and Beaumont.



Waste Collection

- Residential landowners in the annexation area would receive waste collection for a fee.
- This is the same fee that applies all single family residences within the City and residents would receive the same service.

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Community Standards



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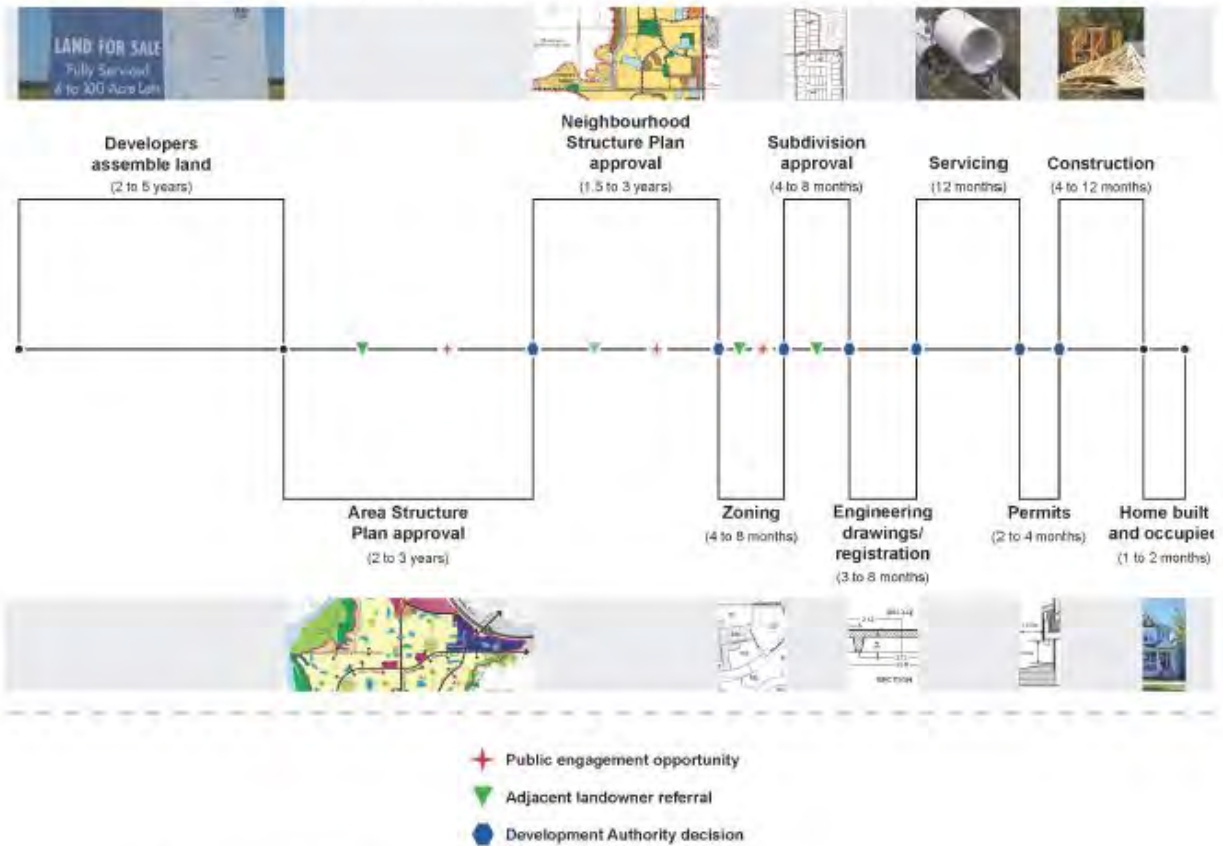
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Development Timelines

Typical Development Timeline (approximately 10 years)

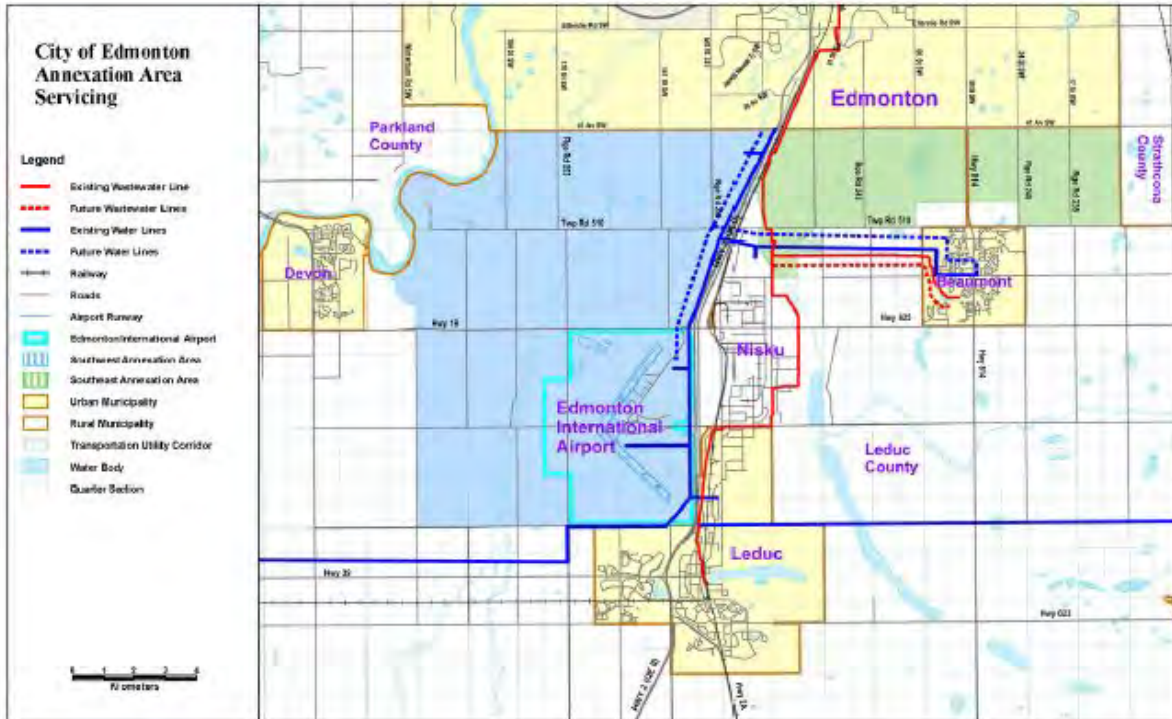


- Land supply within Edmonton is critically low.
- Residential: Southwest Edmonton less than 15 years remain
Southeast Edmonton less than 25 years remain
- Business Employment/Industrial: South Edmonton less than 10 years remain

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Drainage / Water Servicing



STORM DRAINAGE

- The goal of storm drainage is to use the existing watershed (overland drainage) wherever possible.
- The existing watershed does not follow municipal boundaries and therefore cooperation between municipalities is required.
- In the southwest, the existing watershed flows into 3 well-defined water courses: the North Saskatchewan River, Whitemud Creek and Blackmud Creek.
- In the southeast, the existing watershed flows east to west with Irvine Creek and eventually into Blackmud Creek.
- The City requires that a Drainage Master Plan be created when development is proposed in new areas.

SANITARY DRAINAGE


- Sanitary drainage in the region works on an exchange basis between the City of Edmonton and various regional partners.
- Gold Bar Waste Water Treatment Facility currently serves southern Edmonton as well as the City of Leduc, Town of Beaumont and the Edmonton International Airport.

WATER


- EPCOR is mandated to provide water services within the City of Edmonton and would handle any water servicing to areas added to the City.
- Water treatment is performed at E.L. Smith and Rosedale Treatment Facilities.

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Engagement



SMALL GROUP LANDOWNER MEETINGS

OPEN HOUSES


SURVEYS

NEWSLETTERS

TELEPHONE & EMAIL INQUIRIES

WEBSITE

ENGAGEMENT


 THE CITY OF **Edmonton**
ANNEXATION

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Open House Posters and Mail-Outs

1.2. Open House Poster Boards (2014)

GROWING TOGETHER. 

Welcome!

PROPOSED ANNEXATION OPEN HOUSE




The diagram, titled "Organization of Information Stations", features a central teal circle labeled "WELCOME, PROPOSED ANNEXATION INFORMATION". Five arrows radiate from this central circle to five surrounding colored circles: a yellow circle labeled "GROWTH AND LAND", a blue circle labeled "DEVELOPMENT CONTEXT", a red circle labeled "ASSESSMENT AND TAXES", a purple circle labeled "SERVICES, INFRASTRUCTURE, BYLAWS", and a green circle labeled "PUBLIC ENGAGEMENT, NEXT STEPS".

Organization of Information Stations

Please visit the stations around the room and talk with City of Edmonton staff about growth, and potential changes for Leduc residents.

Be sure to pick up a comment form and sign up for information updates and newsletters.

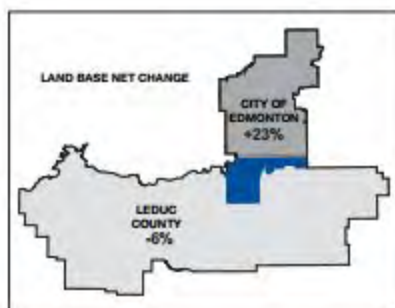
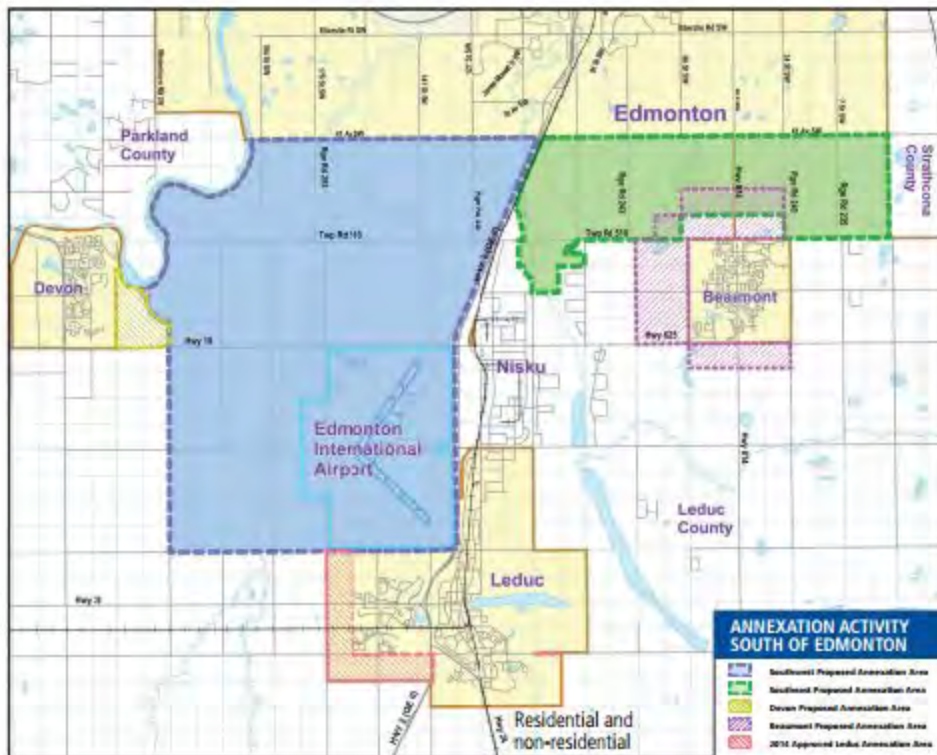
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About Annexation



- Annexation is the process of changing the boundaries between one or more municipalities.
- Accommodating growth is the primary reason a municipality proposes annexation



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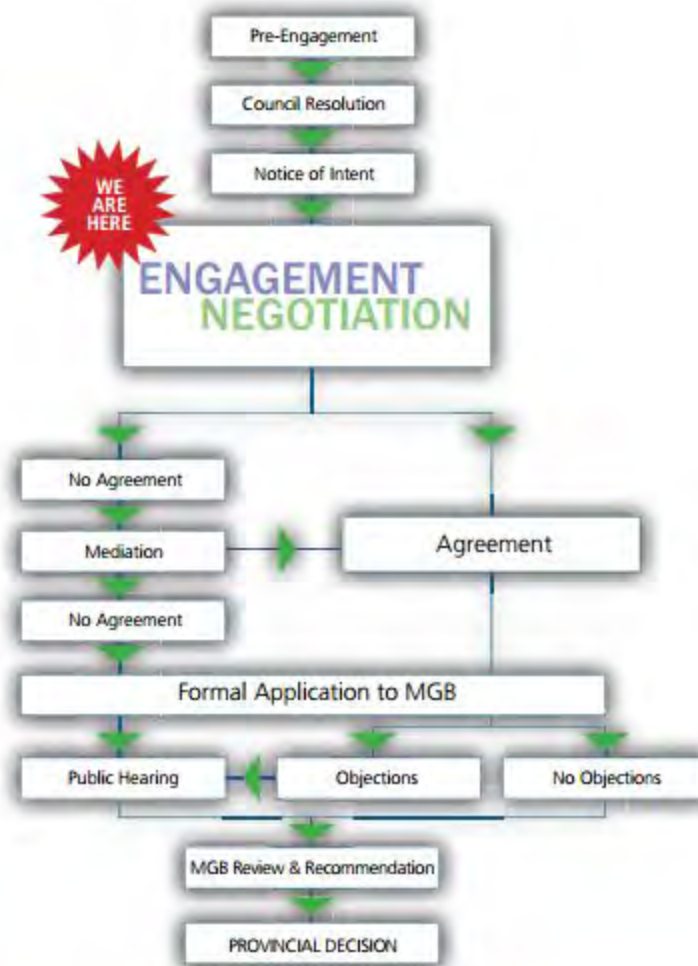
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Municipal Government Board

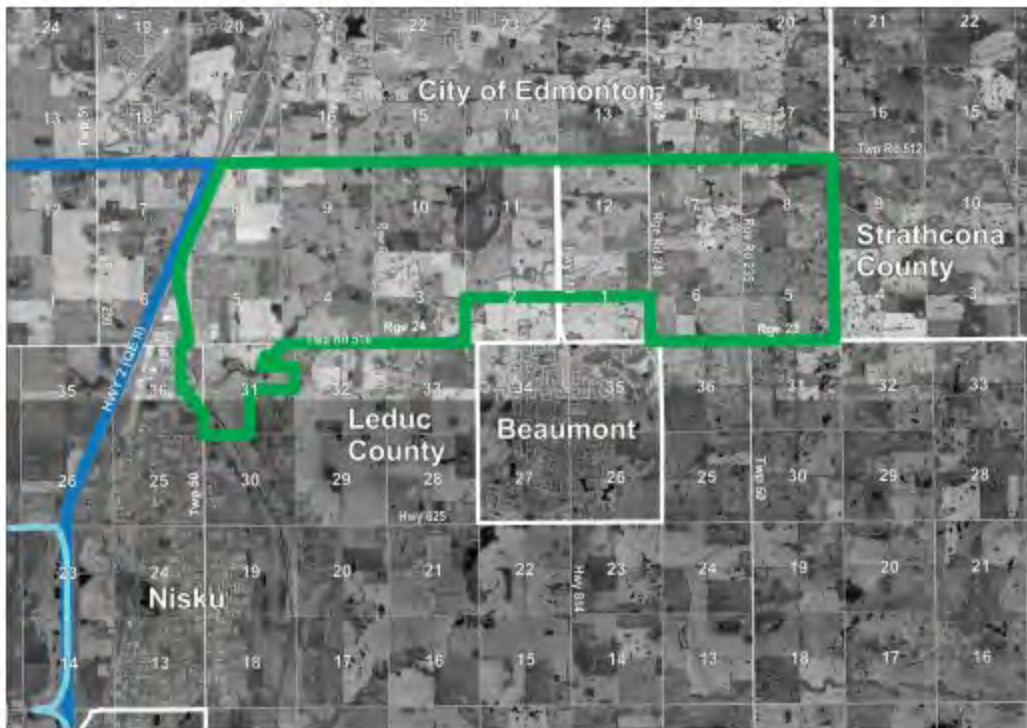
Annexation is a normal process set out by the Province in the *Municipal Government Act*. The Municipal Government Board considers the application to annex lands and makes a recommendation to the Province using the following process:



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Southeast Proposed Annexation Area



The land proposed to be annexed south of Edmonton and east of Highway 2 includes:


- 3,600 hectares
- a portion of 50th Street within the Town of Beaumont's jurisdiction



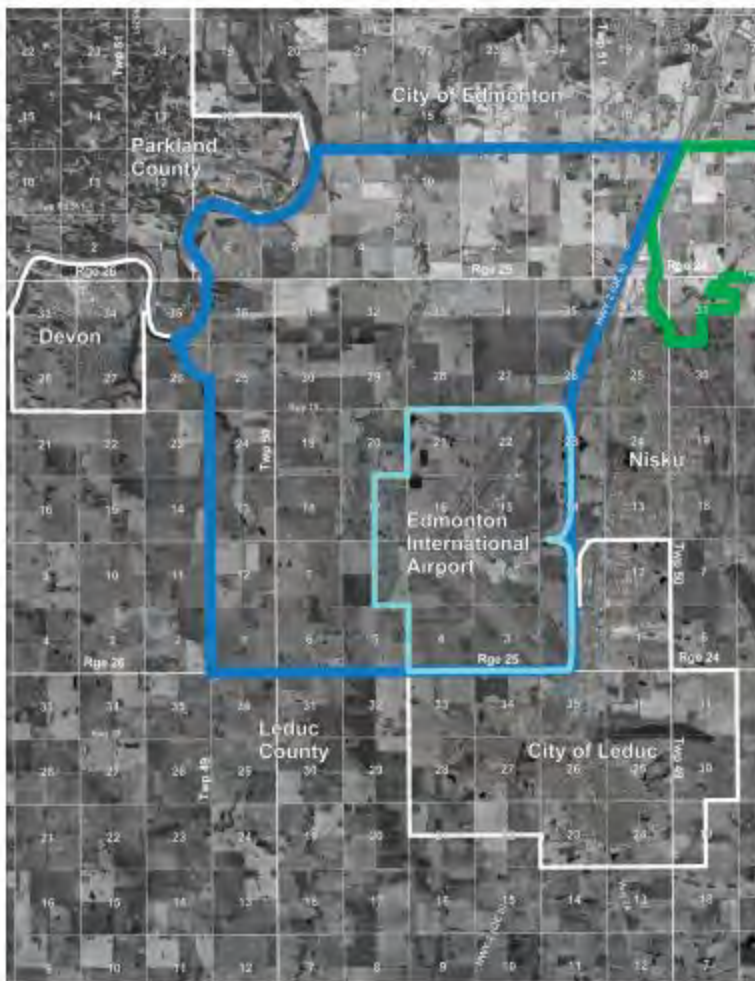
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Southwest Proposed Annexation Area



Land proposed to be annexed south of Edmonton and west of Highway 2 includes


- 12,000 hectares of land
- Edmonton International Airport
- QEII (Highway 2) right of way.



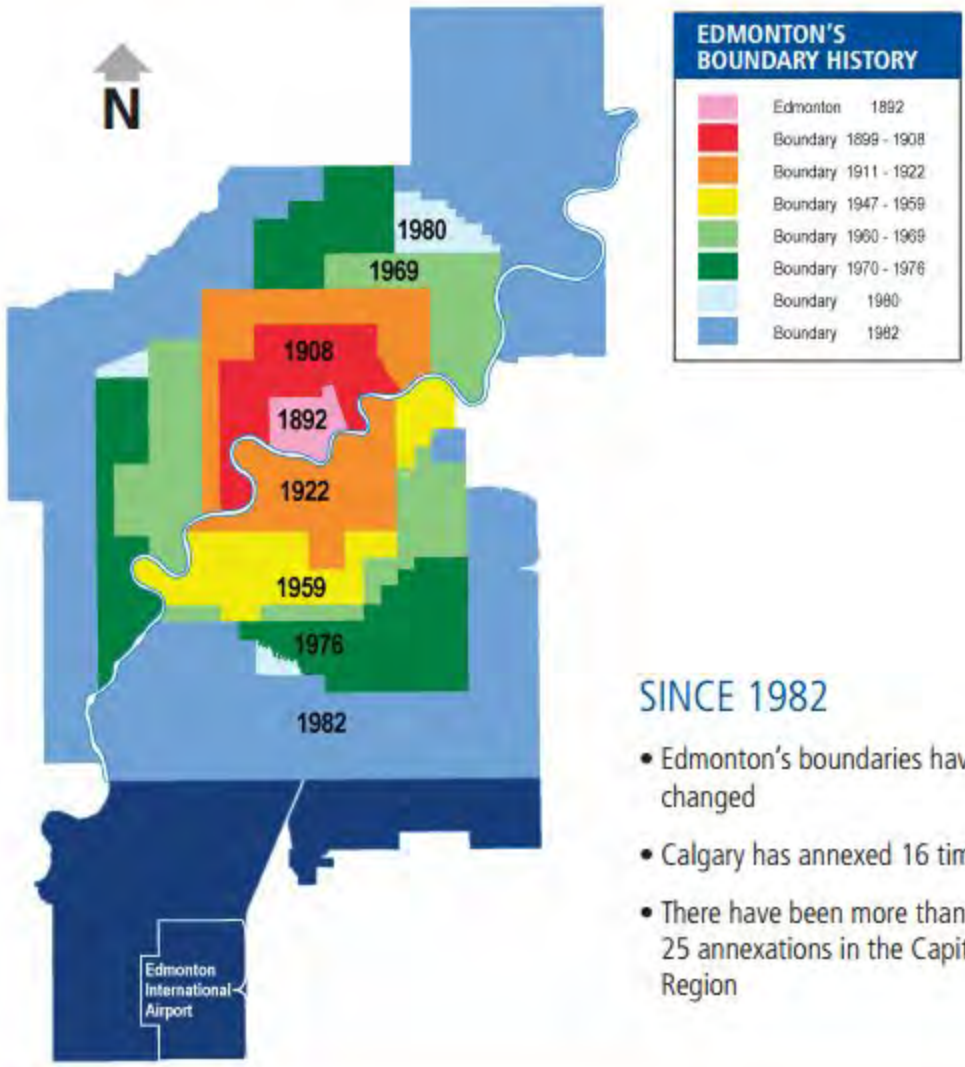
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Edmonton's Annexation History




	Edmonton	1892
	Boundary	1899 - 1908
	Boundary	1911 - 1922
	Boundary	1947 - 1959
	Boundary	1960 - 1969
	Boundary	1970 - 1976
	Boundary	1980
	Boundary	1982

SINCE 1982

- Edmonton's boundaries have not changed
- Calgary has annexed 16 times
- There have been more than 25 annexations in the Capital Region

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GROWING TOGETHER. 

Provincial Growth

ECONOMIC GROWTH

- Alberta continues to lead the country in economic growth;
- Alberta's economy has grown on average by 4.2% per year over the last three years and is forecasted to grow 3.0% over the next 3 years.

THE EDMONTON-CALGARY CORRIDOR

- In 2014, over 60% of Canada's job growth occurred in the Edmonton-Red Deer-Calgary corridor;
- 89% of the nearly 120,000 jobs added in Alberta in 2011 to 2013 were located in the corridor;
- The corridor's international airports are a strategic economic asset to the Province and to the Edmonton and Calgary metropolitan regions.

POPULATION GROWTH

In less than 30 years

- Alberta is projected to grow to 7 million people
- 8 of 10 Albertans will live in the Edmonton – Calgary economic corridor
- Over a third of all Albertans will reside in the Edmonton Region
- 85% of the 1.4 million people moving to Alberta will live in the Edmonton and Calgary metropolitan areas
- 75% of Alberta's population will live on 6% of the land

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2014 Edmonton Census

Ward	Population Gain
WARD 1	3,817
WARD 2	3,976
WARD 3	4,398
WARD 4	4,729
WARD 5	4,232
WARD 6	3,855
WARD 7	2,611
WARD 8	1,688
WARD 9	15,458
WARD 10	3,321
WARD 11	2,151
WARD 12	13,972

City of Edmonton Population 2001 to 2014

2001	657,350
2006	730,372
2008	752,412
2012	817,498
2014	877,926

Population Growth 2012 to 2014

Edmonton	7.4%
Alberta	6.5%
Canada	2.3%

Edmonton accommodated more than 60,000 new people in the last two years - nearly the population of St. Albert.

SOUTH EDMONTON HAS THE MOST GROWTH.
 GROWTH IN WARDS 9 AND 12 ACCOUNT FOR 45% OF EDMONTON'S POPULATION INCREASE.

- More than 35,000 people moved into Edmonton in one year alone
- Edmonton has one of the youngest populations in Canada with 50% of the population aged 36 and younger

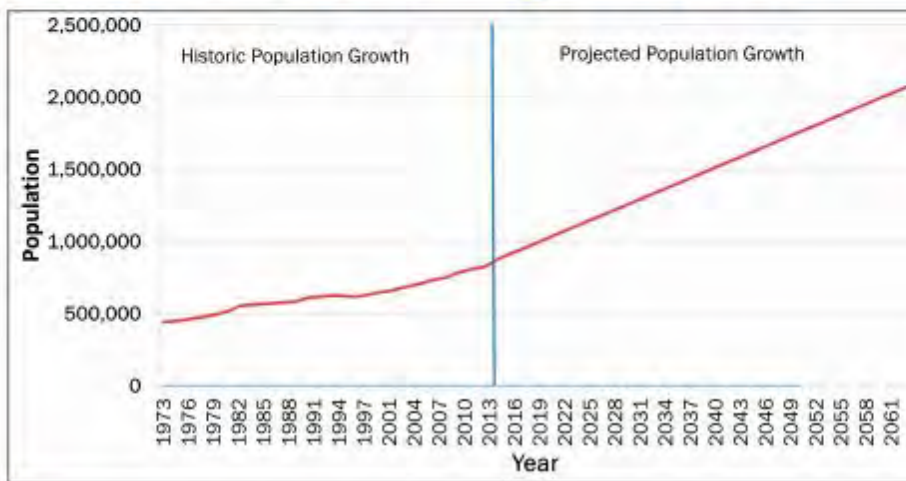
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GROWING TOGETHER. 

Accommodating Growth



 EDMONTON IS EXPECTED TO GROW TO OVER 2 MILLION PEOPLE IN 50 YEARS

Land depletion will take place in

	RESIDENTIAL	INDUSTRIAL
Southwest	12 years	N/A
Southeast	17 years	10 years
North	31 years	17 years

In *The Way We Grow*, Edmonton has policies to accommodate growth including:

- Ensure housing development potential is available for the next 30 years.
- Ensure a balanced mix of residential and non-residential land use
- Ensure sufficient land available to sustain economic development


It takes approximately 10 years to assemble, plan, obtain approvals, develop land, and build homes and businesses in the new areas.



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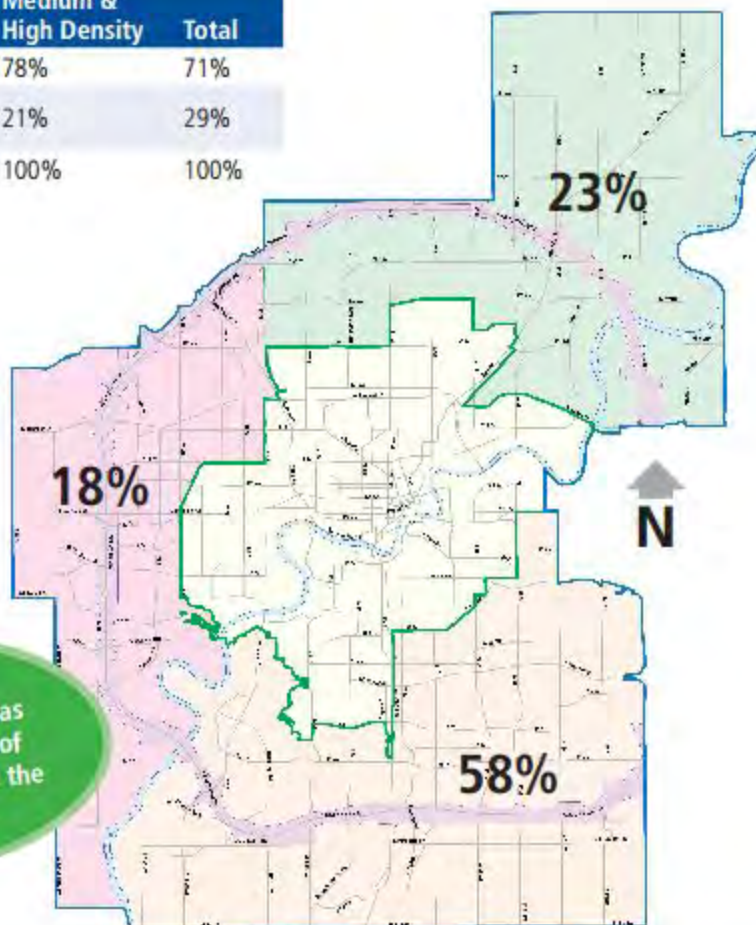
Accommodating Growth: Residential

REGIONAL HOUSING STARTS

	Low Density	Medium & High Density	Total
Edmonton	67%	78%	71%
Rest of Capital Region	33%	21%	29%
Total	100%	100%	100%

 58% OF THE NEW NEIGHBOURHOOD DEVELOPMENT IS IN SOUTH EDMONTON


Over the last 3 years, Edmonton has accounted for 71% of housing starts within the Capital Region.



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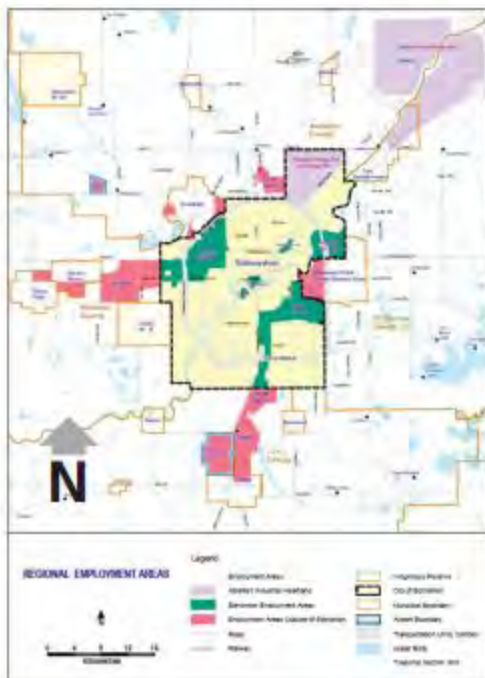
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Accommodating Growth: Industrial

Regional Employment Areas



Regional Context

- The Region’s employment base is geographically disbursed with key industrial assets surrounding Edmonton.
- One notable area is Alberta’s Industrial Heartland (AIH) which is designated for chemical, petrochemical, and oil and gas activity.
- The Edmonton Energy and Technology Park (EETP) is a component of the AIH, representing 8% of the AIH land area.

Industrial Land Supply in Edmonton

- Edmonton will run out of industrial land by 2031 (not including the EETP).
- Industrial land in South Edmonton will be depleted by 2024.

Balanced Growth

- To be fiscally sustainable, Edmonton must maintain a healthy balance of future residential and non-residential (industrial and commercial) development.
- Without new industrial developments in balance with accommodating residential growth, Edmonton’s capacity to provide services and maintain infrastructure will be limited.

Inventory of Vacant Industrial Land in Edmonton

Location	Area (in net Hectares)
Northwest	777
Northeast	195
South	629
EETP	3,329


201,428 total net hectares to north area covered for proposed IZ AP



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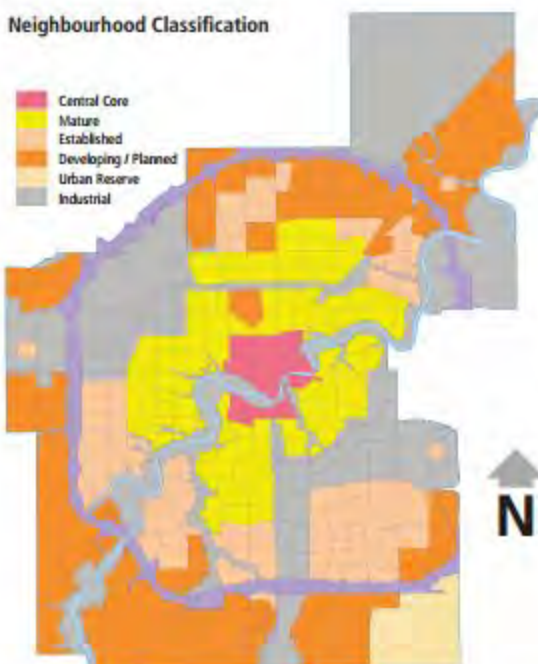
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GROWING TOGETHER. 

Residential Densities

FROM CITY OF EDMONTON 2014 ANNUAL GROWTH REPORT

Neighbourhood Classification



Residential density refers to the number of homes in one residential hectare of land.

High residential density:

- supports transit, and servicing infrastructure more effectively.
- provides for more affordable housing options
- uses land efficiently


	Edmonton's Current Housing Mix				Edmonton's Current Dwelling Density
	Low Density	Row Housing	Low-rise Apartments Condos	High-rise Apartments Condos	Average number dwellings per hectare
Core	11%	1%	42%	46%	118
Mature	66%	6%	25%	4%	26
Established	62%	18%	19%	2%	24
Developing	55%	12%	24%	9%	33

Land is being used **efficiently** in **developing neighbourhoods**



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GROWING TOGETHER. 

Balanced Growth



UP

Up means encouraging **higher density**, and **transit oriented development (TOD)** like:

- **Century Park**; and,
- **Towers** in the Downtown area.

Edmonton is taking a **balanced** and **responsible** approach to manage the rapid increase in population.

The City's **land use policy framework** takes a comprehensive and sustainable approach by building Up, In, and Out.



IN

Residential infill means

- new housing in mature and established neighbourhoods;
- planned higher density neighbourhoods like **Blatchford** and **The Quarters**; and,
- smaller scale infill like garage suites, townhouses and low-rise apartments.




OUT

Edmonton's new neighbourhoods achieve the highest suburban residential densities in the region. New neighbourhoods are designed to be:

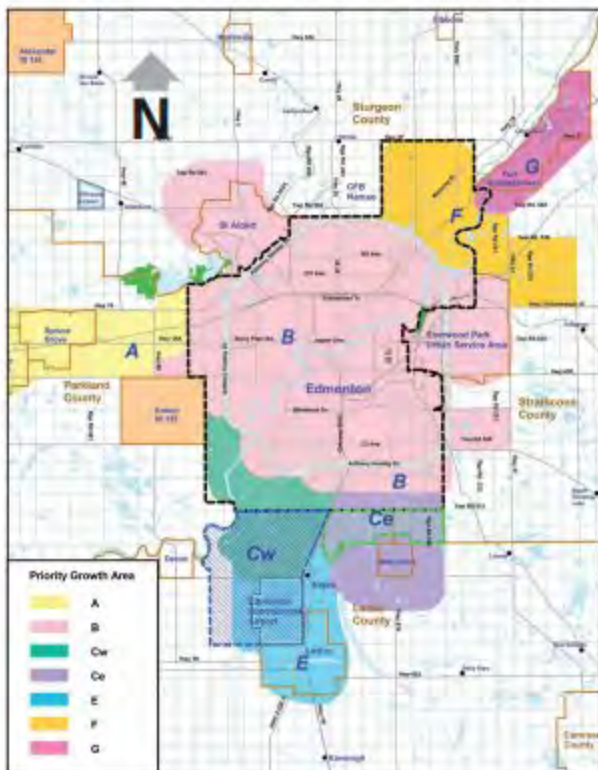
- more compact;
- offer more diverse housing; and,
- include employment and services.

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Capital Region Growth Plan



The Capital Region Board is made up of 24 municipalities and was established by the Province in 2008.

The Board's role is to:

- Coordinate regional cooperation;
- Create and implement integrated growth, infrastructure, transportation and affordable housing plans.

The proposed annexation is consistent with the Capital Region Growth Plan.


Priority Growth Area	Dwellings per residential hectare	Density
A, E, G	25 to 30	Least to
Ce	25 to 35	↓
Cw, F	30 to 40	
B	30 to 45+	

- The Capital Region Board has identified areas to focus growth.
- The residential densities (shown left) are intended to reduce land consumption and support an efficient, affordable use and expansion of existing infrastructure

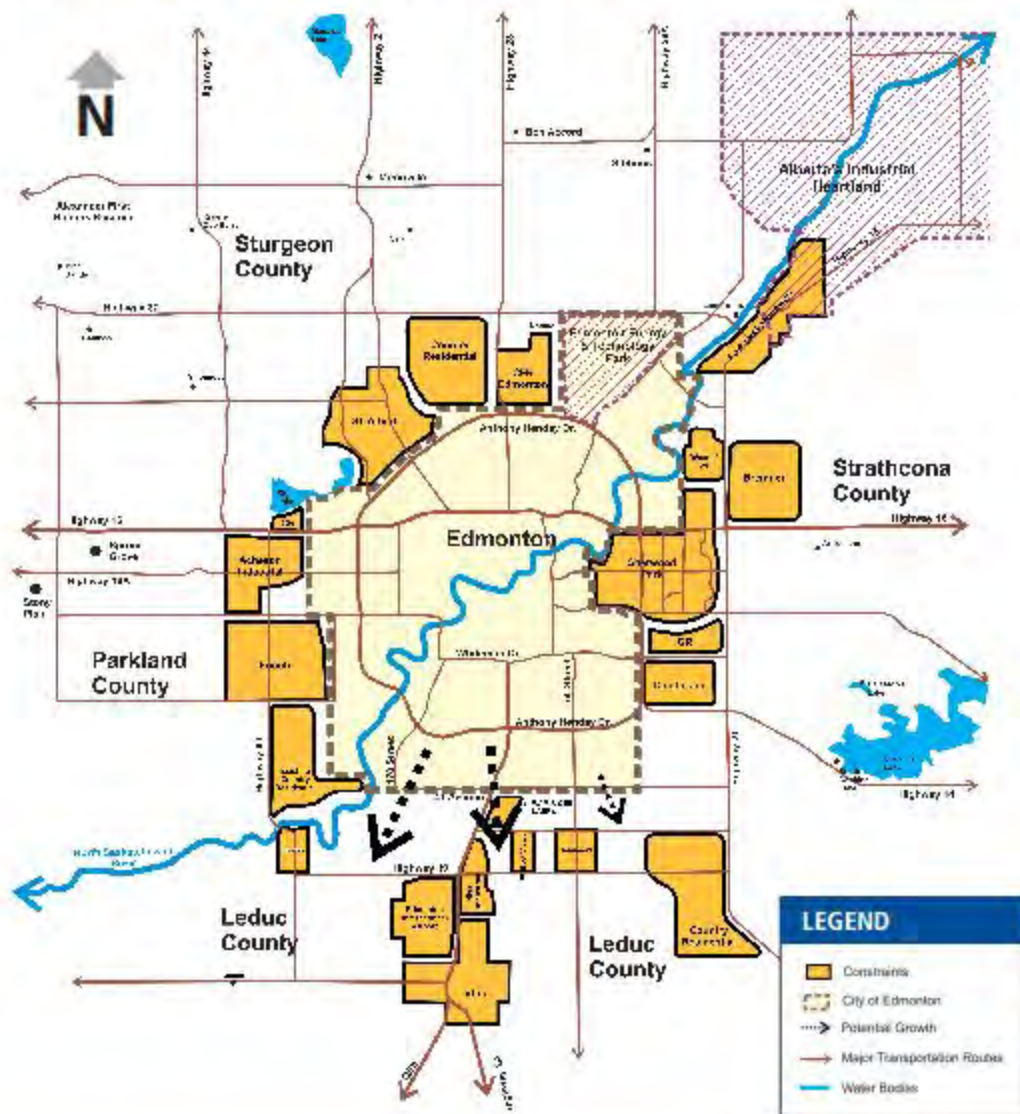


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Growth Constraints



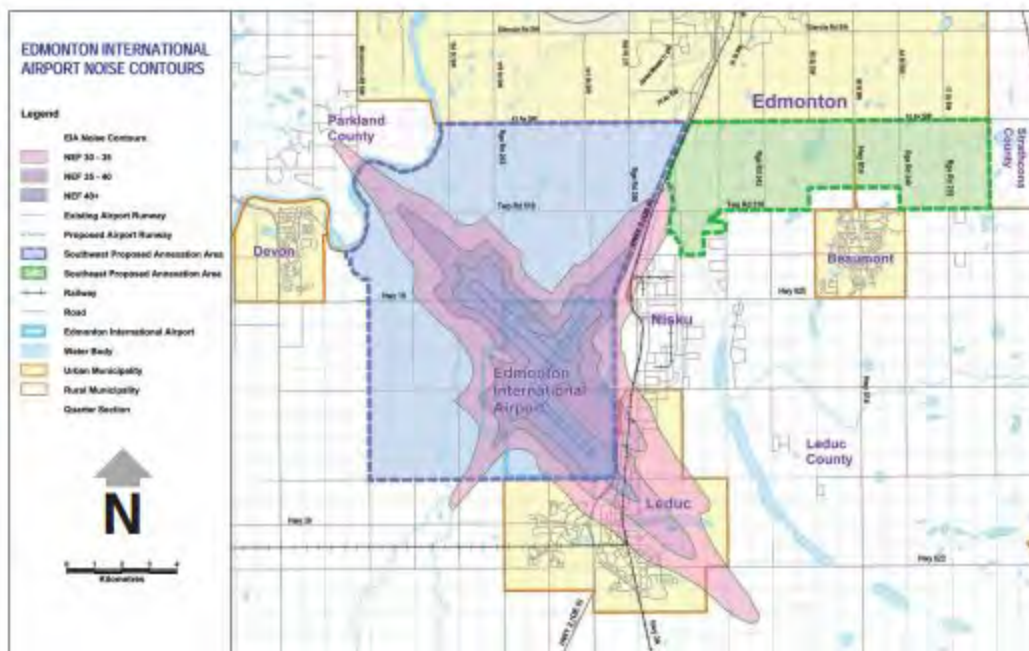
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Airport Noise Contours



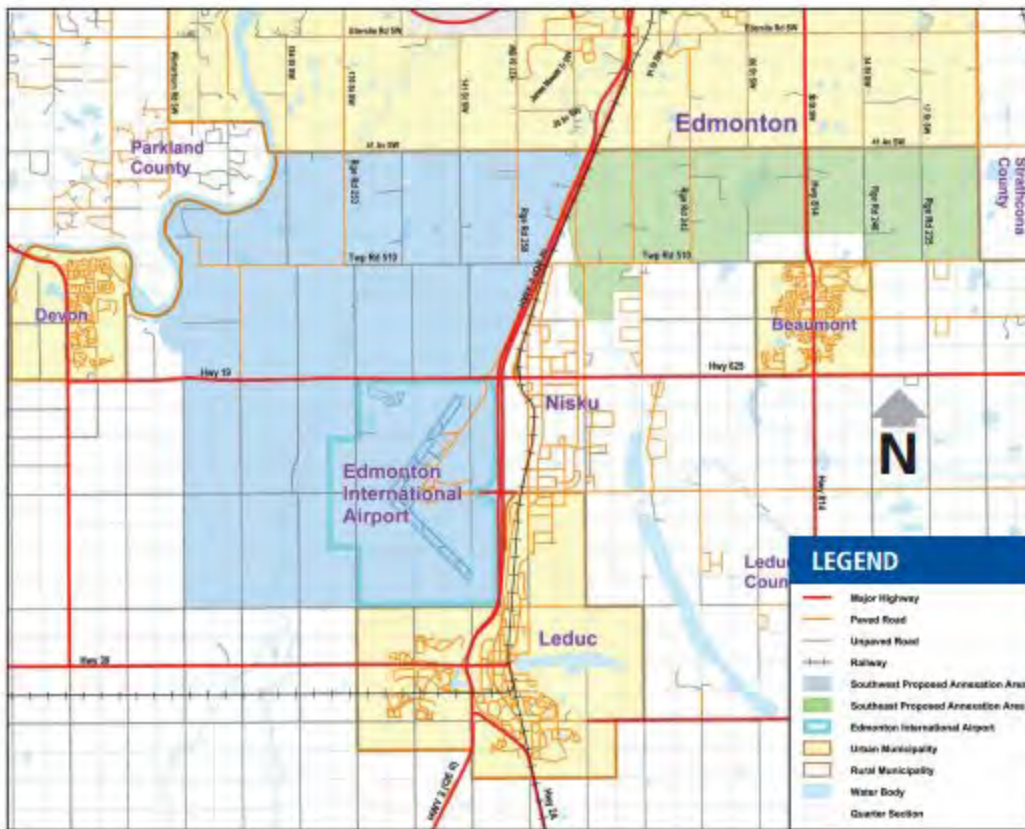
- The Province established noise contours around the Edmonton International Airport.
- The contours impact how the land is developed and the types of land uses that will be permitted. Commercial and industrial uses may be permitted in some of the contour areas.
- Residential uses may be considered outside the contours shown above.

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Existing Transportation

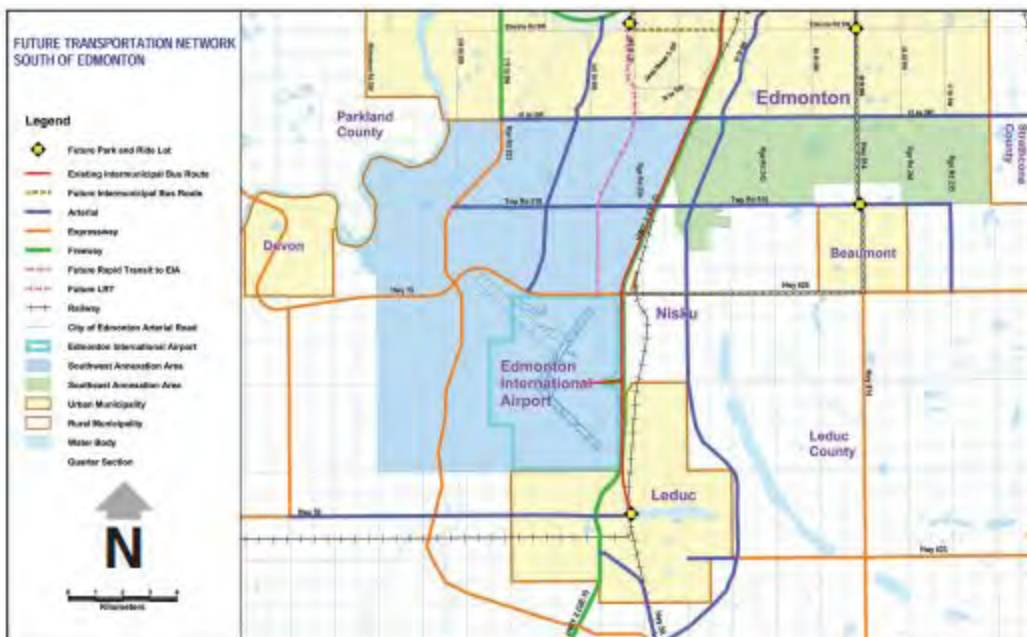


- The existing road network will remain in place until development occurs
- Details on how road maintenance will be carried out will be explored further as the proposed annexation proceeds
- The proposed annexation is not expected to have any impact on rail services that travel through the area

GROWING TOGETHER. 

Future Transportation

CAPITAL REGION GROWTH PLAN (2009)




HIGHLIGHTS

North South

- Extension of 170th Street
- Extension of 141st Street to 19th Ave.
- LRT to the EIA
- Nisku Spine Rd from 91 Street to Highway 2A
- Intermunicipal bus route 50th Street and along 19th Ave to proposed Park and Ride locations

East West

- Realignment and twinning of Highway 19
- Upgrade to arterial standards along Twp Rd 510

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Assessment and Taxation

Municipal Tax Rate is a number used to determine the amount of tax that a property will pay based on the assessed value of the property.


$$\text{YOUR MUNICIPAL PROPERTY TAXES} = \text{YOUR PROPERTY ASSESSMENT} \times \text{MUNICIPAL TAX RATE}$$

Leduc County and City of Edmonton Municipal Tax Rates

Municipal Tax Class	Leduc County	Edmonton
Residential	0.00328	0.0055383
Farmland	0.0123	0.0055383
Non-Residential	0.00711	0.0147009
Machinery and Equipment	0.00711	Exempt

Provincial Education Tax Rates

Education Tax Class	Leduc County	Edmonton
Residential	0.00254	0.0025353
Non-Residential	0.00365	0.003697

GROWING TOGETHER. 

Assessment and Taxation

RESIDENTIAL PROPERTY ASSESSMENT

- Property assessment is based on a provincially-legislated standard of market value
- Assessment values shift with the housing market, and is the same in all municipalities

FARMLAND PROPERTY ASSESSMENT

- Farmland assessment is regulated by the Province of Alberta and no change will occur as a result of annexation.
- The Province of Alberta has set farmland assessment values at a maximum of \$350 an acre

URBAN RURAL DIFFERENCES


- In rural municipalities farm buildings are exempt from assessment, and farm residences have a partial tax exemption
- In urban municipalities farm buildings are assessed but exempt from tax by 50% and farm residences are fully taxable

IF THE ANNEXATION IS SUCCESSFUL

It is common to provide special tax consideration to owners of annexed lands for a period of time

- **This may include a fixed tax transition period**
- **This is ultimately resolved based on negotiations between Edmonton and Leduc County**

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GROWING TOGETHER. 

Agriculture: Leduc County




Agricultural policies and the obligations for enforcement are specified under various Government of Alberta Acts including:

- *Agricultural Service Board Act*
- *Weed Control Act*
- *Agricultural Pests Act*
- *Soil Conservation Act*
- *Water Act*

Leduc County provides the following agricultural programs and services, which are supported, in part, by provincial

funding from the *Agricultural Service Boards Act* and program:

- Industrial Vegetation Management
- Weed control
- Pest Control (animal and crops)
- Horticulturalist
- Sustainable agriculture
- Soil conservation
- Drainage funding assistance program
- Pesticide Container disposal sites.

GROWING TOGETHER. 


Agriculture: Edmonton



- If annexation proceeds,
 - Farm land that is zoned for agriculture will remain so until the owner rezones it
 - Farming can continue
 - Development will not happen unless it is initiated by the landowner
 - Edmonton’s land use bylaw has an agricultural zone that will accommodate most existing agricultural uses in Leduc County
- Solutions to continued provision of agricultural services will be considered as part of the negotiations between Leduc County and the City of Edmonton
 - A transition plan will be developed to address service provision, and tax implications as part of the formal application to annex lands.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

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Road Maintenance



Roadway Snow Plowing

The City of Edmonton Transportation Services plows snow from all freeways, arterial and collector roadways, bus routes and busy ways following the end of a storm to achieve bare pavement.


Snow Clearing Timeline

	Standard Sanding	Sanding During Storm	Plowing
Freeways, Arterial Roadways, Business Districts, Bus Ways	Every 4 to 8 hours	Every 2 to 4 hours	Within 36 hours after end of snowfall
Collector/Bus Route Roadways, Transit Park and Ride Access Roads	Every 8 to 12 hours	Every 4 to 8 Hours	Within 48 hours after the end of snowfall
Local Industrial Roadways	As required basis	As required basis	Within 5 Days after the end of snowfall
Residential Roadways, Alley	As required basis	As required basis	Blade to level snowpack, start within 48 hours after snowfall and complete in 5 days

 EDMONTON'S PRACTICES FOR RURAL ROADS ARE SIMILAR TO OTHER MUNICIPALITIES. ALL ROADS IN THE ANNEXATION AREA WILL BE MAINTAINED TO MEET OR EXCEED EXISTING SERVICE LEVELS.



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Waste Management



Residents in the annexed area living on property that is classified as residential would automatically receive waste service and be required to pay a waste fee.

- The service and the fee would be the same as that provided to all single family residences in Edmonton.
- Residents in the annexed area living on property that is classified as farmland would not automatically receive waste service but could request to have the City provide service. The fee would be the single family residence fee.

GROWING TOGETHER. 

Community Standards



Weed and Pest Control


- Pest control provides the mosquito control program and the control of invasive insect species.
- Inspectors enforce and monitor compliance with the Weed Control Act and will destroy or give notice to destroy noxious weeds.

Animal Care and Control Centre (ACCC)

- The ACCC cares for owned stray pets until they are returned home or transferred for adoption.
- All dogs and cats over six months must have a valid pet licence and tags.

Complaints and Investigations

- Enforcement of the Community Standards and Public Places bylaws that regulate conditions, such as:
 - untidy/unsightly property
 - roadway signage

GROWING TOGETHER. 

Fire Rescue Services



MISSION: We are committed to protecting life, property, and the environment.


VISION: To make Edmonton a safer, more livable city by providing the best fire rescue services in North America.

CORE VALUES: Service. Safety. Relationships. Teamwork.

- 27 active fire stations with 12 located in south Edmonton
- 47 front line fire trucks in service, which include 27 pumpers, 9 ladders, 6 rescues, and 5 tankers
- In 2013, Fire Rescue Services responded to nearly **40,000 calls**, including **25,510 medical; 9,346 rescue; 3,278 fire suppression; and 1,579 hazardous material** emergency events.
- **Fire insurance grading** - The City of Edmonton is currently graded as a 1 for residential property fire insurance and a 2 for commercial property fire insurance.

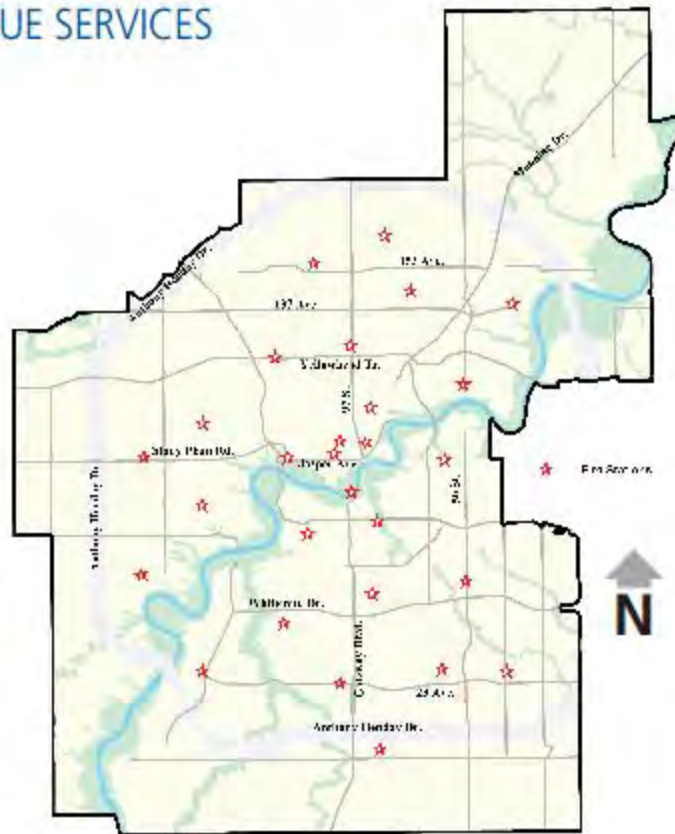
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GROWING TOGETHER. 

City of Edmonton

FIRE RESCUE SERVICES



Response time service level targets:


- **Total response time of 11 minutes or less** for deployment of a full first alarm of a minimum of 16 firefighters at a fire suppression incident, 90% of the time.
- **Total response time of 7 minutes or less** for arrival of the first pumper company with first responder capability at life threatening emergency medical incidents, 90% of the time.



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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER. 

First Responders



First Responders include Edmonton Police Service, Fire Rescue Services, and Alberta Health Services Emergency Medical Services.


Alberta Health Services Emergency Medical Services (EMS):

- Also known as ambulance services.
- **Ambulance service is provided by the Province.** Ambulance response times will remain the same.

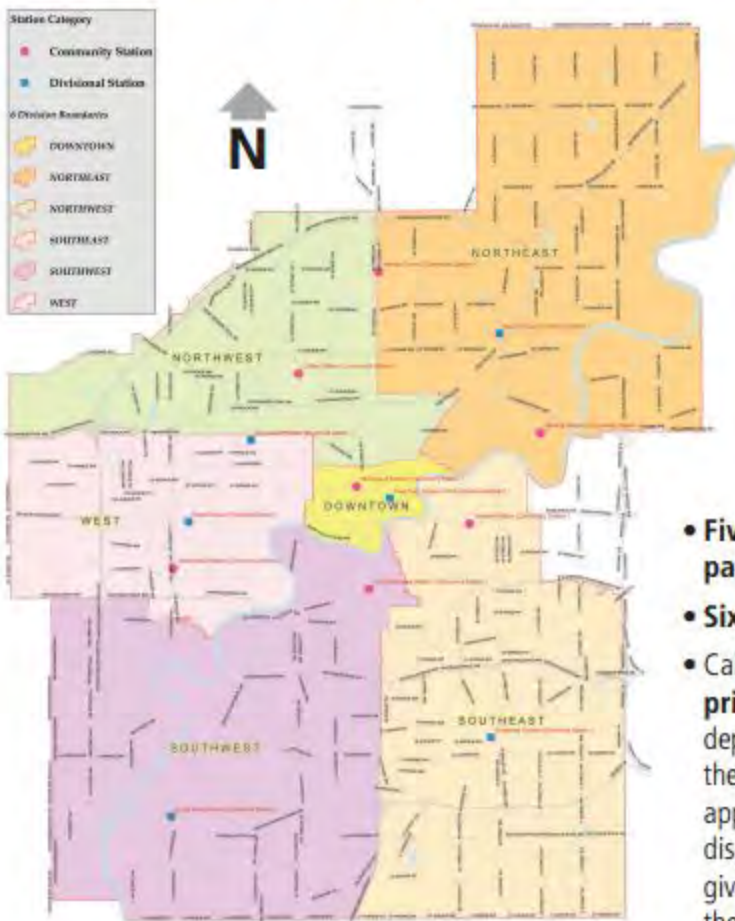


APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER. 

Edmonton Police Service



- **Five (soon to be six) patrol divisions**
- **Six community stations**
- Calls received are assigned a **priority level from 1 to 9**, depending on the severity of the circumstance. This ensures appropriate resources are dispatched in a timely manner given the circumstances and the information provided by the caller.
- **The goal is less than or equal to 7 minutes 80 percent of the time.**



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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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Public Engagement



Public input from these activities inform the annexation process

- SMALL GROUP LANDOWNER MEETINGS
- OPEN HOUSES
- SURVEYS
- NEWSLETTERS
- TELEPHONE & EMAIL
- WEBSITE
- REQUESTED GROUP MEETINGS

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GROWING TOGETHER. 

Next Steps



- On average, the annexation process takes 2 to 5 years
- Ongoing annexation steps include:
 - Public engagement to gather input and provide information
 - Engaging with the landowners in the proposed annexation area
 - Negotiating between Leduc County and the City of Edmonton
 - Researching in support of
 - the negotiations
 - the application that proceeds to the Municipal Government Board

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

1.3. Landowner Meeting Poster Boards (2016)



The poster features a blue header with the word "Welcome" in white. Below this, the event title "Annexation Landowner Workshop" and time "6 pm – 8 pm" are centered in blue. A horizontal line separates the title from the event details. The details include a paragraph stating the event is exclusive to landowners in a specific area, followed by a section titled "Come join the conversation:" with three bullet points: "Share your thoughts", "Ask questions", and "Get informed". At the bottom right, there is a blue square with the word "Edmonton" and a URL "edmonton.ca/annexation" to its left.

Welcome

Annexation Landowner Workshop

6 pm – 8 pm

This event is exclusive to landowners within the four quarter sections north of Beaumont

Come join the conversation:

- ▶ Share your thoughts
- ▶ Ask questions
- ▶ Get informed

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

▶ WHERE DO YOU OWN PROPERTY?

Place a dot on the picture where you own property



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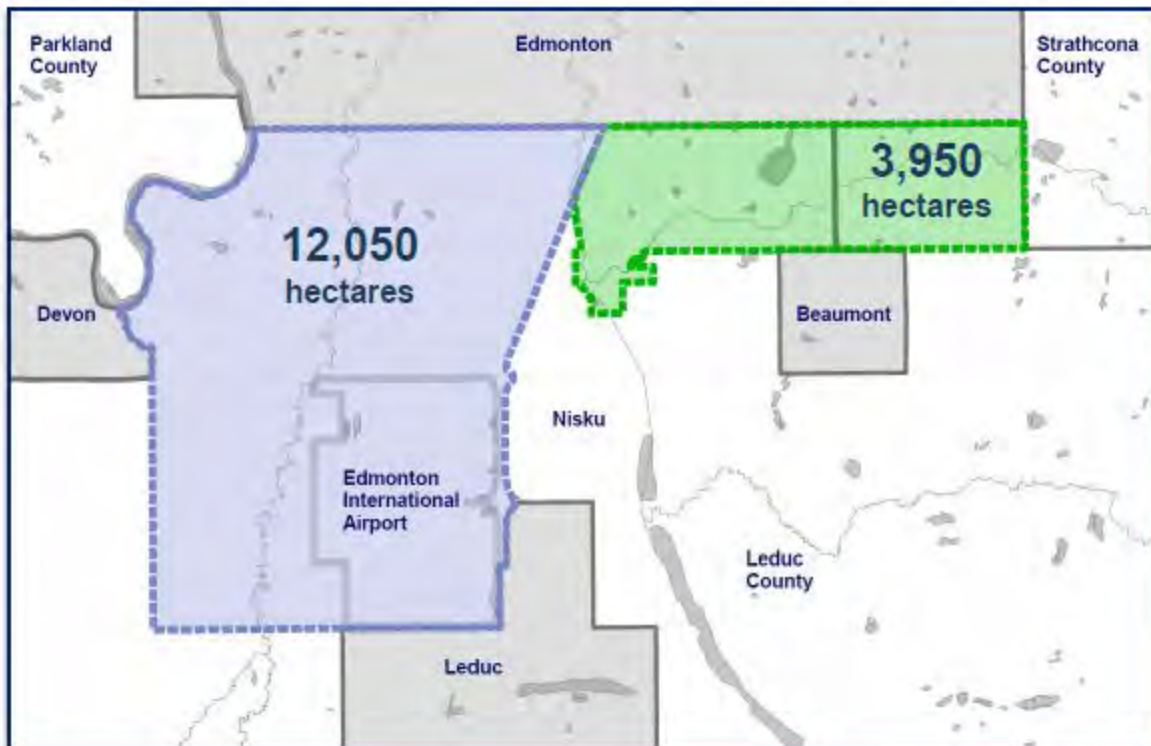
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



ABOUT ANNEXATION

Proposed Annexation Areas



DID YOU KNOW?

- ▶ Annexation is the process of changing boundaries between one or more municipalities
- ▶ Accommodating growth is the primary reason for annexation
- ▶ Edmonton's last annexation was nearly 35 years ago

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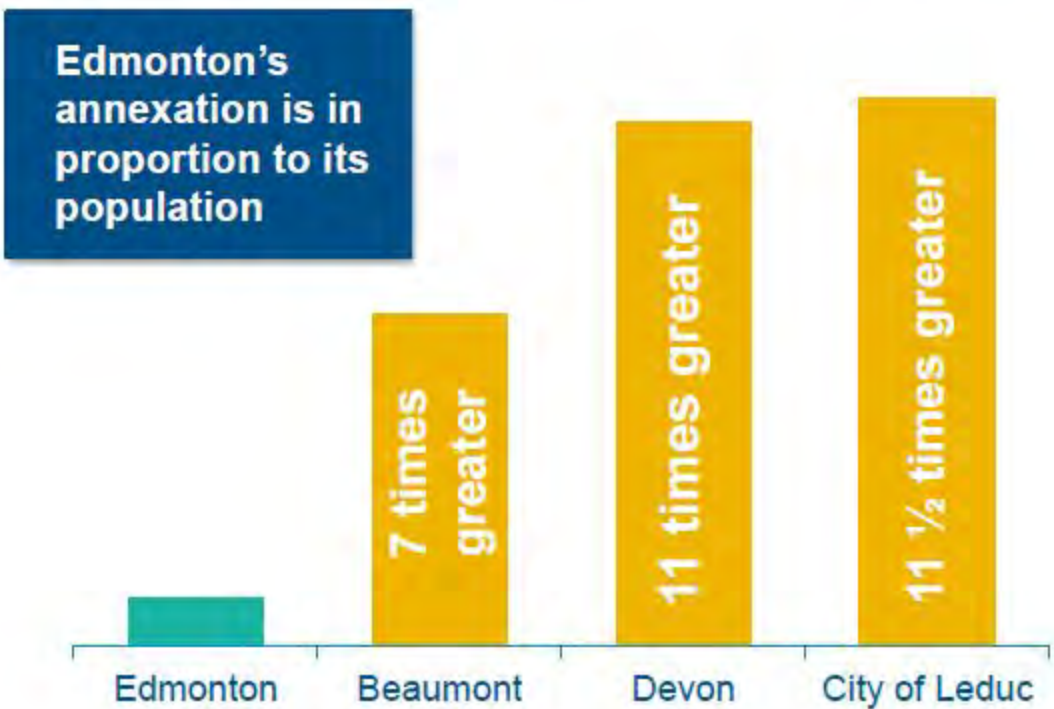


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Open House Posters and Mail-Outs

▶ ANNEXATION COMPARISON

Compared to Edmonton, how much land have other municipalities annexed, relative to their population?



Analysis includes proposed and approved annexations from the past 20 years

- ▶ Relative to its population, the City of Leduc's past annexations are roughly 11 times as large as Edmonton's proposed annexation

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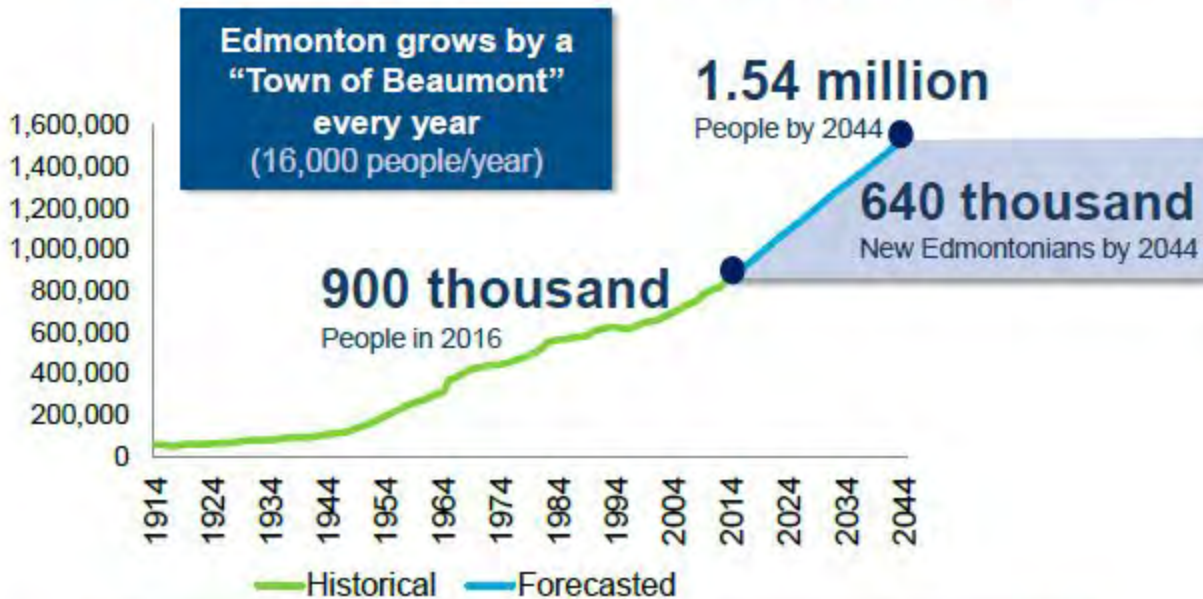
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Open House Posters and Mail-Outs

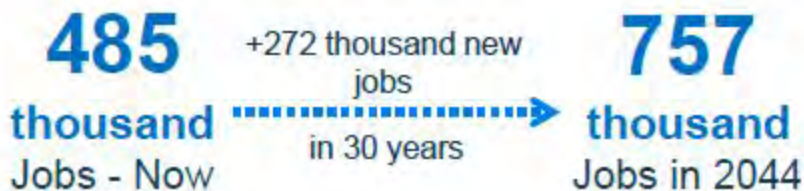


EDMONTON'S GROWTH

How many people is Edmonton planning for?



How many jobs is Edmonton planning for?



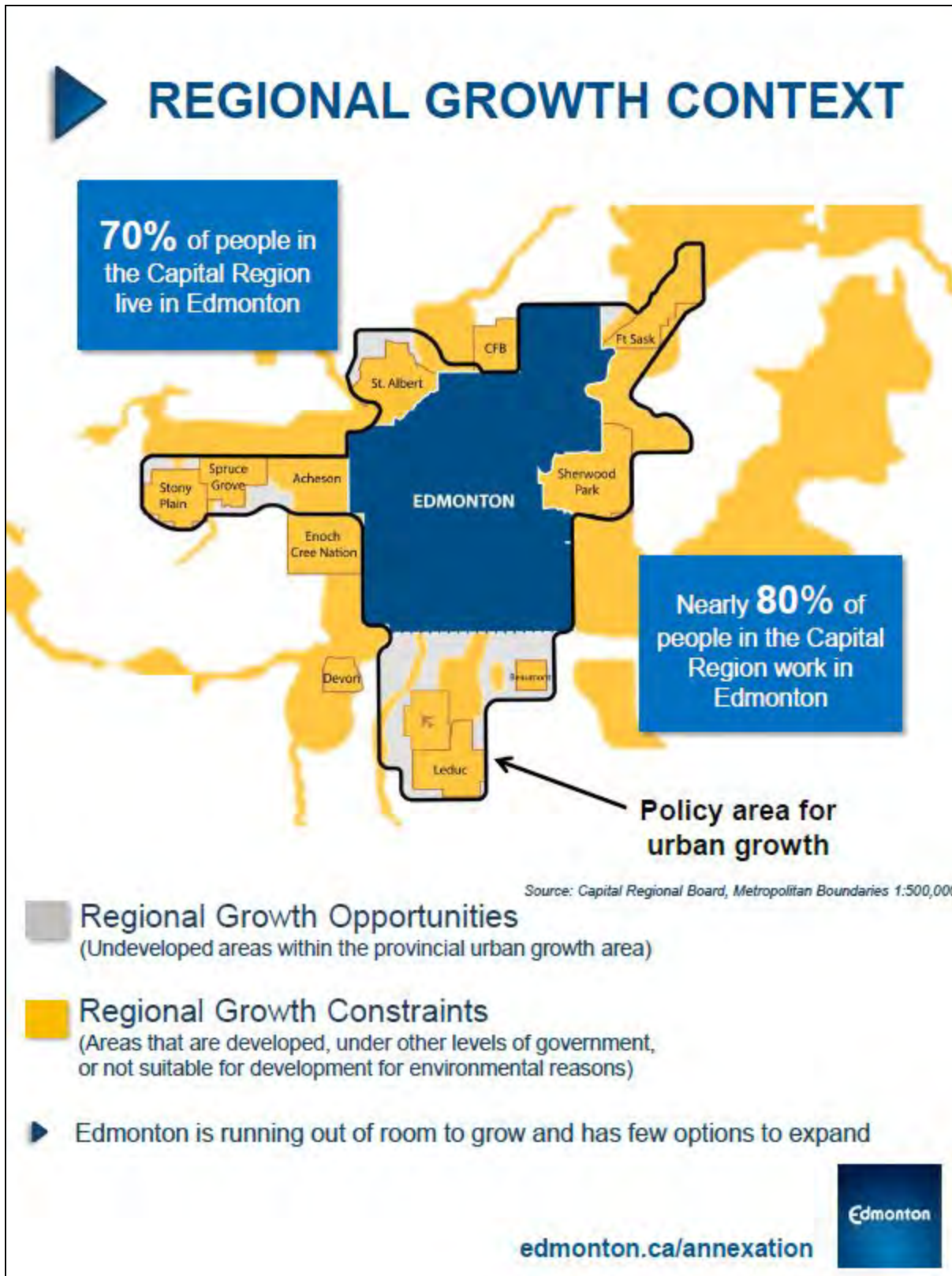
- ▶ Edmonton is running out of employment land and land for people in the south
- ▶ It takes about 10 years from when the development process starts to when houses are built
- ▶ Long-term planning uses land and infrastructure efficiently

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

▶ PLANNING FOR GROWTH

Capital Region

30,000 new people and **13,000** jobs are added to the Capital Region every year

Sturgeon County
Lamont County
Parkland County
Edmonton
Strathcona County
Leduc County

1 out of 3 Albertans will live here over the next 30 years

Provincial Plan For Growth

- ▶ Edmonton, Leduc County, and Beaumont form part of the Capital Region Board (CRB), a partnership of municipalities that manages growth in the Capital Region
- ▶ The CRB identifies where homes and jobs will be in the region to ensure growth is aligned with major supporting infrastructure
- ▶ Edmonton's annexation proposal is consistent with the CRB plan to accommodate most of Alberta's population and job growth in this area

Edmonton

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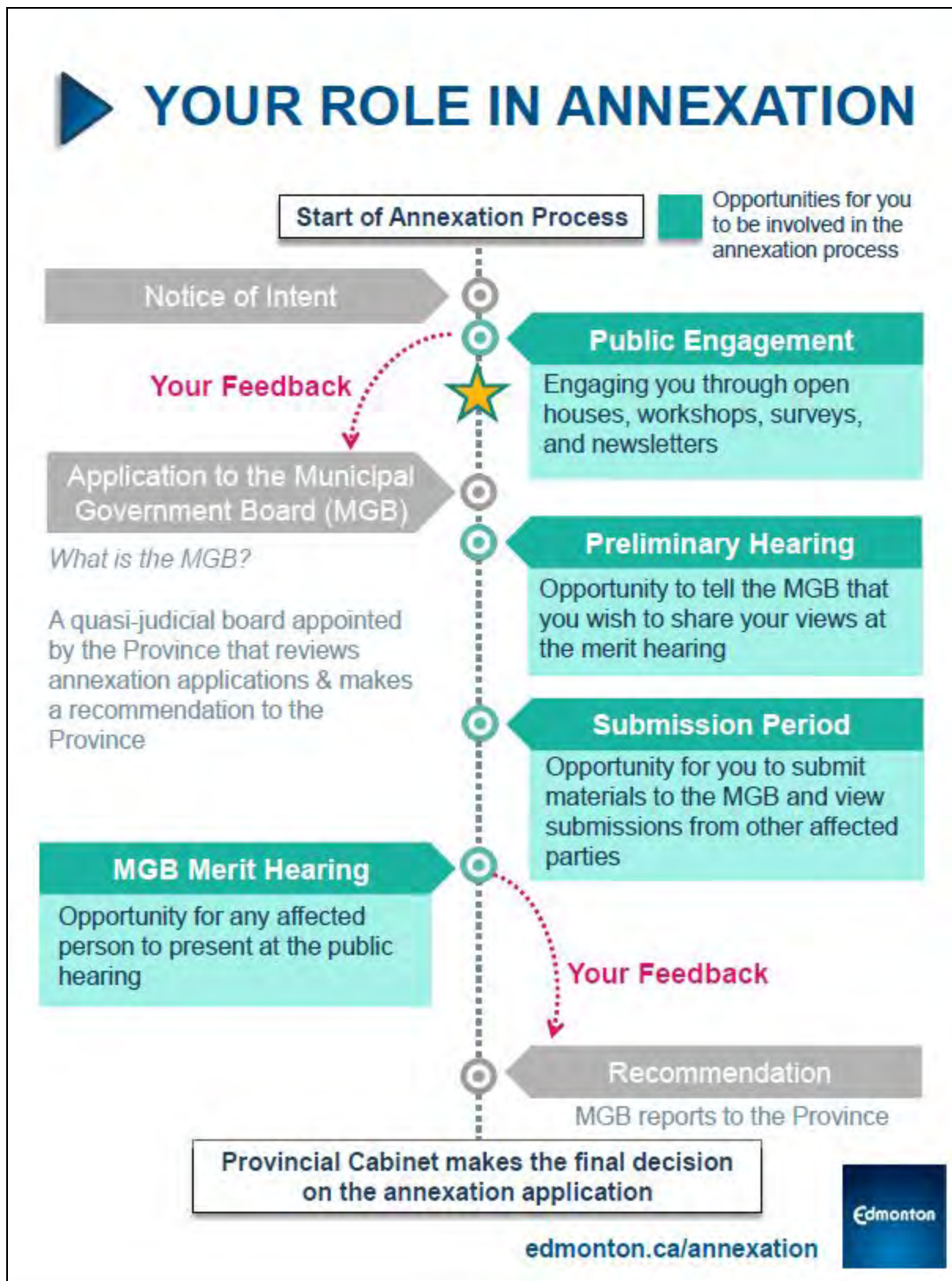
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

▶ **IMPACT OF ANNEXATION**

If the annexation is approved...

What Will Not Change

- Ownership of your land
- Current use of your land

- Your political representation at the municipal level
- Where you pay your taxes
- Who provides your services
- Bylaws regulating lifestyle matters

What Will Change

How Change Will Be Managed

Transition Plans will minimize impacts

- Tax Transition Plan
- Service Transition Plan
- Bylaw Transition Plan

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Edmonton

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



WHAT WE'VE HEARD

How will annexation affect my services?

We're working on a service transition plan to minimize impacts on landowners.

How will annexation affect my taxes?

A tax transition plan will address changes to taxes.

Why is the annexation area so large?

We're planning for 640k new people and over 270k new jobs in the next 30 years.

When will there be a decision on the annexation?

We don't know for sure. Annexations typically take 3 to 7 years. We're 3.5 years into the annexation process.

Will I still be able to farm?

Yes!



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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

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QUESTIONS & COMMENTS

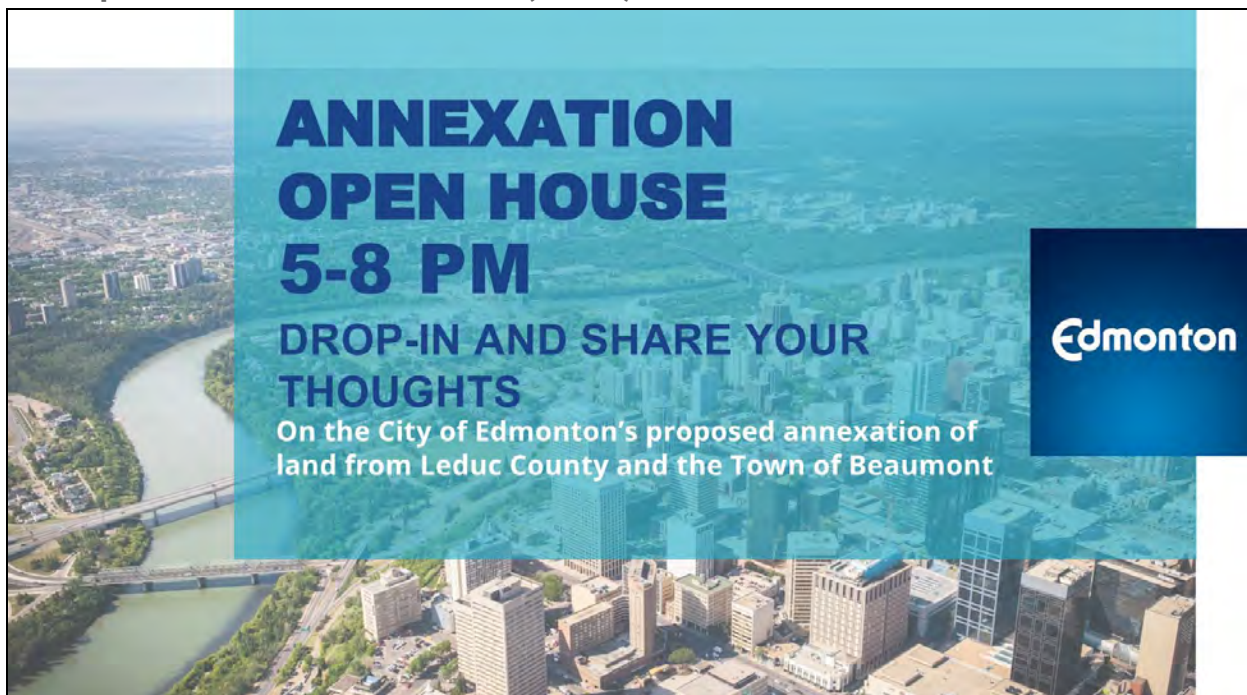
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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

1.4. Open House Poster Boards (2017)



**ANNEXATION
OPEN HOUSE**

Edmonton

Welcome!

Visit each station to learn about how the City proposes to transition services, bylaws and taxes, should the annexation be approved.

Ask City staff questions and share your thoughts through discussion and our feedback survey.

AGENDA

5:00 p.m.	Doors Open
5:15 p.m.	Greetings from Mayor Iveson and Mayor Whaley
5:30 p.m. -	Open House
8:00 p.m.	

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

PROPOSED ANNEXATION AREAS

DID YOU KNOW?

The proposed annexation area is made up of 9,270 hectares of largely undeveloped land and 2,830 hectares of Edmonton International Airport (EIA) land. The EIA may or may not be included in Edmonton's annexation application

Legend

- 2016 Annexation Area
- 2017 Beaumont Annexation Overlap Area
- Edmonton International Airport Boundary
- Municipal Boundaries
- Section Grid
- Waterbodies
- Major Highways
- Local Roads
- A Road Names

DID YOU KNOW?

Annexation is the process of altering municipal boundaries and changing the jurisdiction of land from one municipality to another

SOUTHWEST PROPOSED ANNEXATION AREA

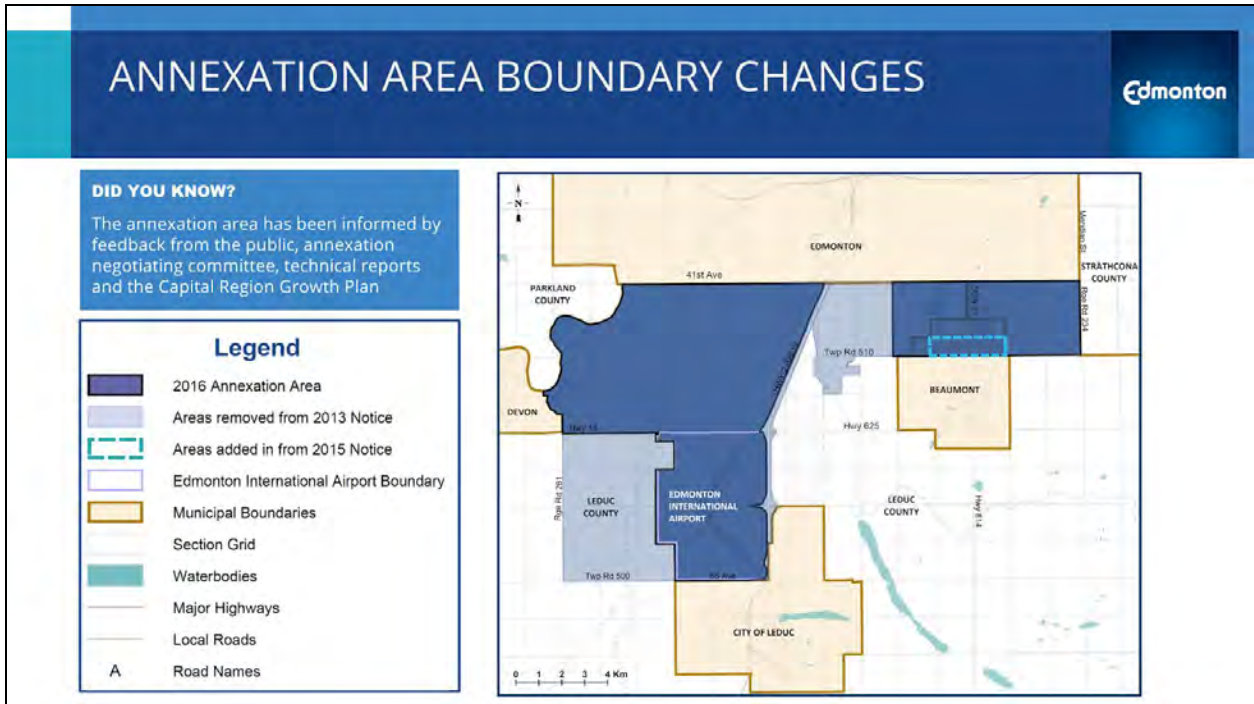
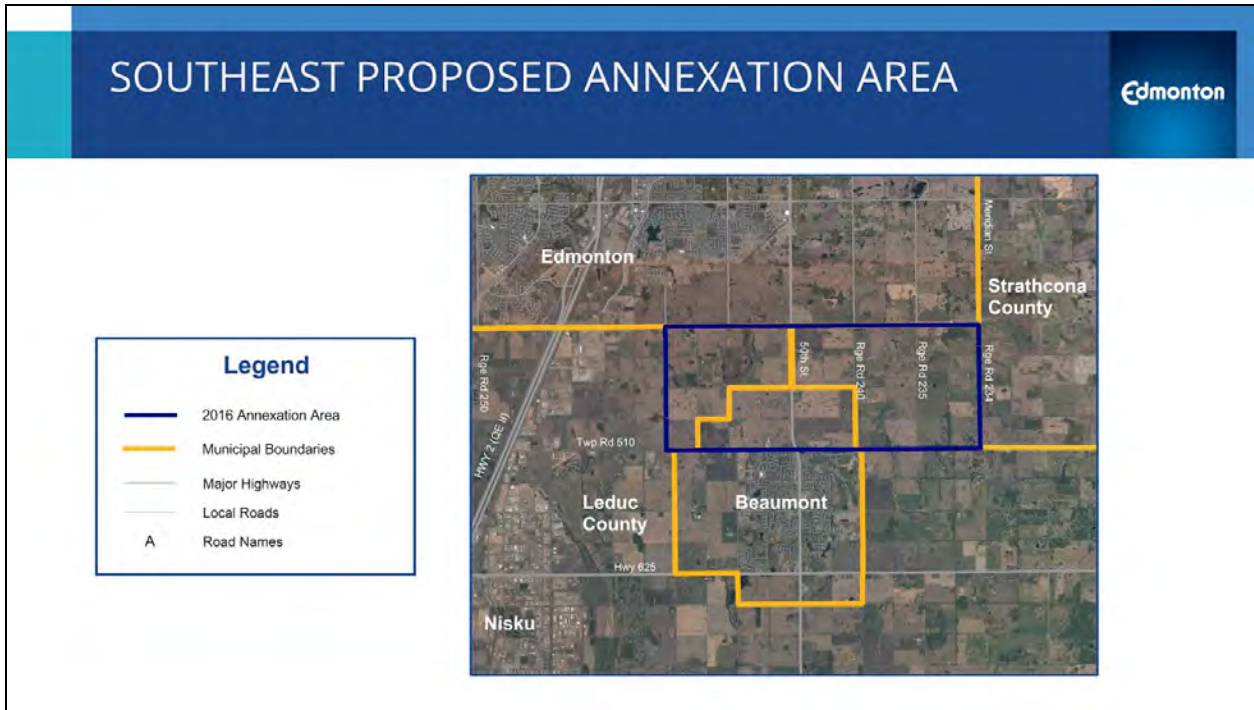
DID YOU KNOW?

It has been 35 years since Edmonton last annexed land

Legend

- 2016 Annexation Area
- Municipal Boundaries
- Edmonton International Airport (EIA) Boundary
- Major Highways
- Local Roads
- A Road Names

CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

FRAMEWORK FOR AGREEMENT AREA

DID YOU KNOW?

The City of Edmonton and Leduc County have reached a Framework for Agreement based on several key elements, including future urban growth areas for Edmonton

FRAMEWORK FOR AGREEMENT

Key Framework Elements

THE FRAMEWORK FOR AGREEMENT

- The City of Edmonton and Leduc County have reached a “Framework for Agreement” that will inform an annexation agreement

EDMONTON AND LEDUC COUNTY HAVE AGREED TO:

- **Urban growth areas for Edmonton**
 - Edmonton removed land west of the Edmonton International Airport (EIA) and immediately east of Highway 2 from the proposed annexation area
- **Remove North Nisku and Leduc County’s water reservoir from the proposed annexation area**
- **Require joint planning prior to future annexations**

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

FRAMEWORK FOR AGREEMENT

Key Framework Elements




EDMONTON AND LEDUC COUNTY HAVE AGREED TO:

- **Work together to support the airport**
 - Determine whether the airport should be annexed to Edmonton based on studies of servicing and fiscal impacts.
 - Joint planning around the airport will be based on the principle of “shared investment for shared benefit”
- **Champion agricultural land protect with the understanding that annexed lands will be developed**
 - Recognize that the protection of agricultural land must be done as a region and in collaboration with the Government of Alberta
- **Protect high load corridors**
 - Highway 19 and Highway 625

ANNEXATION PROCESS

Your Role in Annexation

DID YOU KNOW?
The Municipal Government Board (MGB) is a quasi-judicial board that makes recommendations to the Government of Alberta on annexation applications



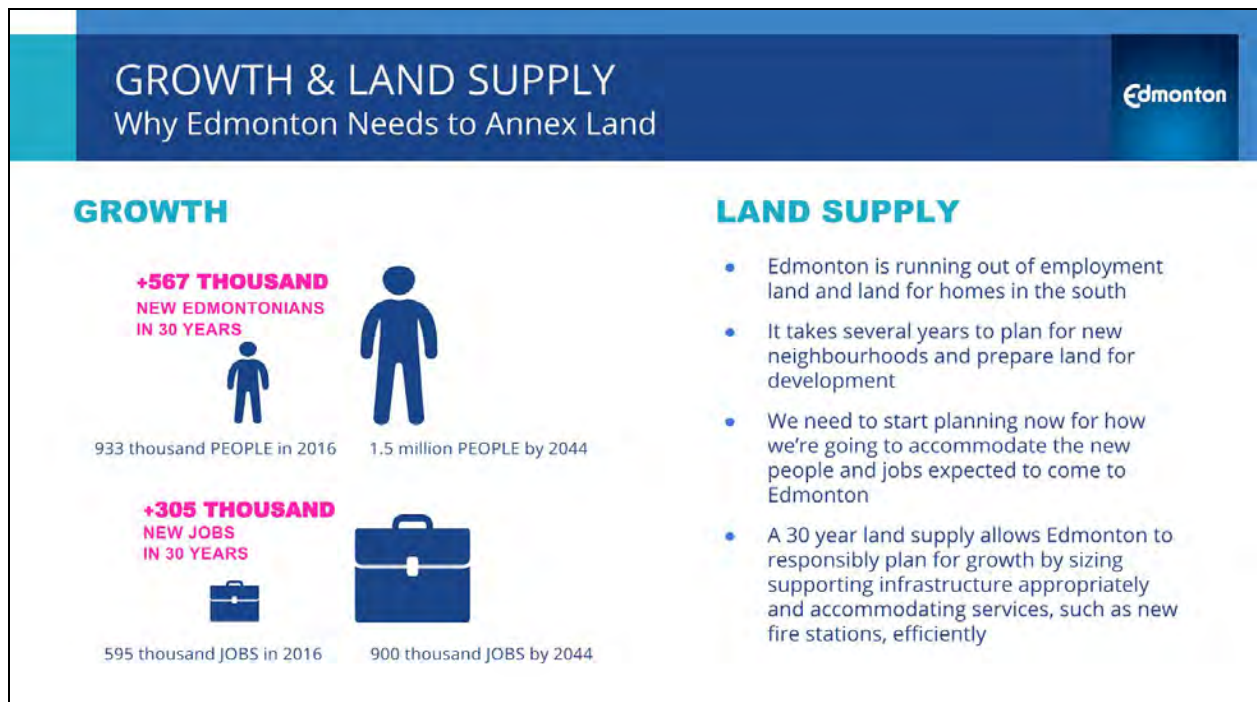
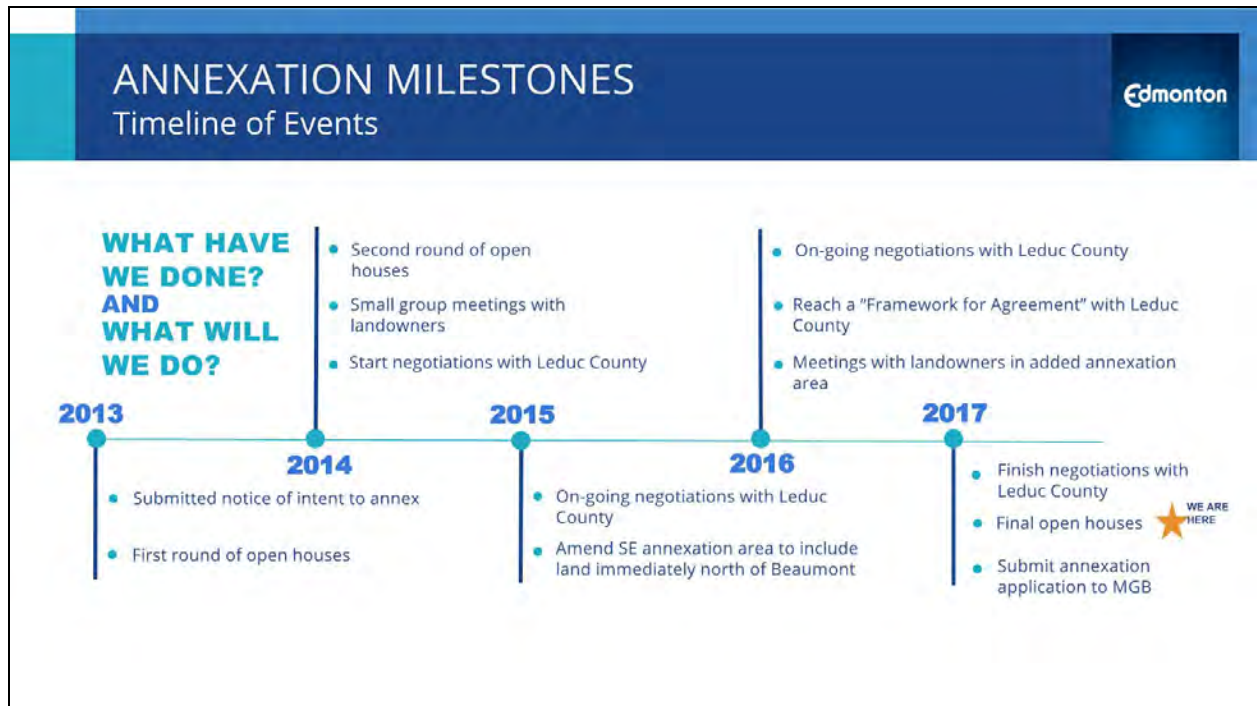
The diagram illustrates the annexation process as a horizontal timeline with the following stages and public engagement opportunities:

- NOTICE OF INTENT (to annex)**: Includes **PUBLIC ENGAGEMENT** with a **YOUR FEEDBACK** loop.
- NEGOTIATION/ MEDIATION**: Includes **YOUR FEEDBACK** loop.
- PUBLIC ENGAGEMENT**: A starburst icon says "WE ARE HERE". Below it: "You can attend open houses and share your thoughts on annexation through surveys and inquiries".
- APPLICATION**: Includes **YOUR FEEDBACK** loop.
- PRELIMINARY HEARING**: Below it: "You can tell the MGB that you wish to share your views at the merit hearing".
- SUBMISSION PERIOD**: Above it: "You can submit materials to the MGB and view submissions from other affected parties".
- MERIT HEARING**: Includes **YOUR FEEDBACK** loop. Below it: "You can present at the public hearing".
- DECISION (by Provincial Cabinet)**: Includes **RECOMMENDATION (MGB reports to the Province)**.

DID YOU KNOW?
The annexation process can take several years. There are no established timelines for the annexation process as annexations vary in complexity and context.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

PLANNING FOR GROWTH

The Capital Region

DID YOU KNOW?
70% of people in the Capital Region live in Edmonton

DID YOU KNOW?
Nearly 80% of people in the Capital Region work in Edmonton

CAPITAL REGION BOARD (CRB)

- The Capital Region Board is a partnership of municipalities, including Edmonton, Leduc County and Beaumont, that manages growth in the Region
- The Capital Region Board Growth Plan:
 - Identifies where homes and jobs will be in the region to ensure growth is aligned with supporting infrastructure
 - Establishes density requirements to ensure that growth in the region uses land efficiently and minimizes the region's development footprint
 - Calls for urban development for most of the proposed annexation area

PLANNING FOR GROWTH

Edmonton's Growth Opportunities

DID YOU KNOW?
32,000 new people and 14,000 jobs are added to the Capital Region every year

Regional Growth Constraints
(Areas that are otherwise under other levels of government, or not suitable for development for environmental reasons)

Policy Area for Urban Growth
(Areas targeted under a Provincial plan for urban growth)

Regional Growth Opportunities
(Undeveloped areas within the Provincial urban growth areas)

Edmonton is running out of room to grow and has few options to expand



- Regional growth constraints:
 - Surrounding urban municipalities
 - Areas under other the jurisdiction of other levels of government, such as the Canadian Forces Base (CFB)
 - Environmentally sensitive lands not suitable for development
 - Existing and planned country residential development
 - Areas with oil and gas constraints
 - Capital Region Board (CRB) policy area for future urban growth

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

TAX & ASSESSMENT

Proposed Tax Transition Plan



SPECIAL TAX CONDITIONS


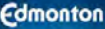
Landowners will receive special tax conditions for **50 YEARS** before taxes are transitioned to Edmonton tax rates and assessment rules*

- Landowners will be taxed at the **LOWEST TAX RATE** between Leduc County and Edmonton for a given year
- **RURAL ASSESSMENT EXEMPTIONS WILL CONTINUE** to apply, such as exemptions for farm buildings
- Agricultural properties are projected to pay less tax immediately after annexation

* The tax transition proposal excludes the Edmonton International Airport.

TAX & ASSESSMENT

Proposed Tax Transition Plan




END OF SPECIAL TAX CONDITIONS

Landowners will transition to Edmonton tax rates and assessment rules when:

- 1.** You **rezone** to intensify use on your property
- 2.** Your property newly **connects to City water and/or sewer system services**
- 3.** You **subdivide** your land
- 4.** You receive a **major development permit** for your property
- 5.** The **assessment class of your property changes** because of a change in use. For example, if your property is not longer actively farmed, this would trigger a change in assessment class

CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs

TAX & ASSESSMENT
Edmonton & Leduc County Comparison





DID YOU KNOW?
One mill represents \$1 of taxes for every \$1,000 of proportioned assessment

	LEDUC COUNTY TAX RATE	EDMONTON TAX RATE	DIFFERENCE
Residential	5.74 mills	8.004 mills	28% less in Leduc County
Farmland	15.69 mills	8.004 mills	96% more in Leduc County
Non-Residential	10.15 mills	19.126 mills	47% less in Leduc County
Machinery & Equipment	6.72 mills	0 mills	More in Leduc County

Note: Information is based on 2016 mill rates. Edmonton's 2017 mill rates will be determined by mid to late April.

TAX & ASSESSMENT
Edmonton & Leduc County Comparison

ASSESSMENT COMPARISON
How does Edmonton and Leduc County assessment differ?

RESIDENTIAL	No difference between Edmonton and Leduc County	<p>DID YOU KNOW? Farmland is assessed at a maximum of \$350/acre in both Leduc County and Edmonton, consistent with provincial regulations</p>
FARMLAND	No difference between Edmonton and Leduc County	
FARM BUILDINGS	Edmonton - 50% tax exemption* Leduc County - 100% tax exemption	<p>DID YOU KNOW? Both Edmonton and Leduc County base residential assessment on market value</p>
FARM RESIDENCES	Edmonton - no tax exemption Leduc County - partial tax exemption	
NON-RESIDENTIAL	No difference between Edmonton and Leduc County	

*Note: The Government of Alberta is considering making all farm buildings (in both rural and urban municipalities) tax exempt

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

EDMONTON SERVICE CENTRE

Business Licences



Anyone providing goods or services in Edmonton is required to have a business licence

Annexation Transition

- Businesses within the proposed annexation area will require a licence within 1 year of annexation
- Edmonton will endeavour to amend its Business Licence Bylaw to allow fees to be waived for landowners in the annexed area for 5 years
 - Fees vary depending on the type of business
- Rural farm operations **do not** require a business licence

DID YOU KNOW?
Business licence fees vary depending on the type of business

EDMONTON SERVICE CENTRE

Building and Development Permits



DID YOU KNOW?
Applications for licences and permits can be obtained through the City's service centre in downtown Edmonton



Development Permits

- Both Edmonton and Leduc County require development permits for new construction, renovations, and changes of use to existing buildings
 - Development permits are **not** required for farm buildings
- Edmonton also requires a development permit for businesses

Building Permits

- Both Edmonton and Leduc County require building permits for structures, consistent with the Alberta Building Code
 - Building permits are **not** required for farm buildings
 - However, permits for the installation of power, gas, plumbing etc. is required in these buildings

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

SENIORS ACCOMMODATION

Housing Choices for Seniors in the Leduc Region





Leduc Foundation:

- Provides Supportive Living (Lodge) Accommodation and Seniors Apartments for modest-income seniors in the Leduc Region, which includes Beaumont, Calmar, Devon, Thorsby, Warburg, the City of Leduc and Leduc County.
- Eligibility in this Leduc Foundation Seniors Accommodation requires:
 - For Lodge Accommodation - Applicants, or their primary relatives, to have lived in the Leduc Region for 1 year immediately prior to an application being made, or any 10 years of their life
 - For Senior Apartments - Applicants to have lived in the Leduc Region for 1 year immediately prior to an application being made, or any 10 years of their life
- **It is expected that most annexation area residents who are also applicants for occupancy in Leduc Foundation Seniors Accommodation should continue to meet these Leduc Foundation Residency Requirements.**
- Edmonton has committed to work with Leduc Foundation towards an agreement to enable all annexed area residents to meet these Residency Requirements to the same extent as immediately prior to annexation.

SENIORS ACCOMMODATION

Housing Choices for Seniors in Edmonton





Edmonton offers a wide range of Seniors Accommodation

- There are many Supportive Living (Lodge) Accommodation and Seniors Apartment options in Edmonton (e.g. Greater Edmonton Foundation (GEF) Seniors Housing and Vista Housing for Seniors - to name a couple).
- Edmonton also has many private-sector housing and support options for seniors (e.g. Shepherd's Care, Churchill Manor, Rutherford Heights, Christenson Devonshire Village - to name a few).



Seniors Accommodation Resources in Leduc Region and Edmonton

- **Sage** (Seniors Association of Greater Edmonton) is a full-service not-for-profit seniors' organization working to enhance the quality of life for seniors and their families in the greater Edmonton area, including through housing and supports.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

FAMILY & COMMUNITY SUPPORT SERVICES

DID YOU KNOW?

Family and Community Support Services (FCSS) is a 80/20 partnership between the Government of Alberta and participating municipalities

Support Services Transition

- Edmonton and Leduc County administrations are working together to ensure annexation area residents have access to similar social support services in the event of a successful annexation

DID YOU KNOW?


Call 2-1-1 for social services in Edmonton

City support services will be available to landowners in the annexed area

- Edmonton directly provides some support services, such as: short-term counselling, family violence prevention, information and referral, and Community Building Social Workers
- Edmonton supports and provides funding for preventative social service programs to many non-for-profit organizations in the community, such as the Millwoods Seniors Centre, the Canadian Mental Health Association, and Family Futures Resource Network


LAND USE & DEVELOPMENT

Land Use Changes



DID YOU KNOW?

- A zoning bylaw regulates how land is used and outlines rules for each land use zone
- Landowners near a rezoning application area are notified and given an opportunity to share their opinion



ANNEXATION TRANSITION

- Landowners can continue the current use of their land**
 - Existing development rights will continue*
 - Edmonton's Zoning Bylaw regulations for development permits, enforcement, subdivision and development appeals will apply to all lands within the City
- Landowners can expand the current use of their land**, subject to City Policies
- Rezoning** to accommodate a new use will require transition to a City zone
- The size and number of **subdivisions** allowed on a parcel of land depends on the zoning
- High-level land use plans that are consistent with regional and municipal policy will guide any future major development

* With the exception of Confined Feeding Operations which would be grandfathered.

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

LAND USE & DEVELOPMENT

Land Use Changes

Legend

- Proposed Annexation Area
- Municipal Boundaries
- Leduc County Plans in Place
- Intermunicipal Development Plans
- Airport Boundary
- Water Body
- Quarter Section

Land Use Plans

- Intermunicipal Development Plan (IDP)
- Area Structure Plan (ASP)
- Local Area Structure Plan (LASP)

LAND USE PLANS

- **Existing land use plans** will remain in effect, and may be reviewed to ensure that policies are appropriate for lands within the City
- **Changes to existing plans and new plans** to accommodate urban development will happen outside of the annexation process, and will require public consultation

TRANSPORTATION

Transportation Infrastructure

GUIDING POLICY

The City's transportation priorities are guided by regional and municipal policy

- The Capital Region Board defines a regional transportation system that maximizes existing infrastructure and supports the regional economy
- Edmonton's policies promote transportation and land use integration, public transportation as a cornerstone, active transportation, and network efficiency

DEVELOPMENT PROCESS

- A multi-modal transportation network is identified at the planning stage
- Roadway requirements, active modes connections, and transit service needs are identified based on land uses, origins/destinations and forecasted traffic levels
- Impacts of new development on existing infrastructure are reviewed and upgrades are identified to support a multi-modal transportation system

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

TRANSPORTATION

Regional Transportation Infrastructure

DID YOU KNOW?
 Regional transportation priorities align growth with supporting transportation infrastructure

Legend

- Existing Expressway and Arterial
- Future Expressway and Arterial
- Existing and Future Highway and Freeway
- Proposed Annexation Lands
- Edmonton International Airport
- Waterbodies
- Municipal Boundaries
- Future Transit Alignment
- ✱ Future Transit Station

MUNICIPAL SERVICES

Water, Wastewater & Stormwater

Landowners will continue to receive water, and manage wastewater and stormwater the same way they currently do

Water

- Municipal water and wastewater services will extend into an area in concert with urban development
- When water lines become available in the vicinity, landowners may choose to connect to the system

Wastewater

- When wastewater lines become available in the vicinity, landowners may choose to connect to the system immediately, or when their current system needs repair or replacement

Stormwater

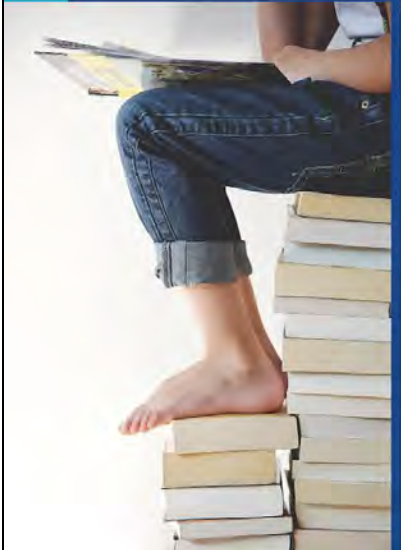

- Existing drainage plans will be grandfathered until new development commences

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

EDUCATION



Students & School Boards



- School district boundaries are under the jurisdiction of the Government of Alberta, not municipalities
- School district boundaries are not required to align with municipal boundaries
- Any changes to school district boundaries will happen outside of the annexation process

EMERGENCY SERVICES

Fire & Emergency Medical Services (EMS)



EMERGENCY MEDICAL SERVICES

Landowners will receive the same Emergency Medical Services (EMS) that they currently do

- The Province of Alberta, under Alberta Health Services (AHS) manages EMS throughout Alberta; municipal jurisdiction does not affect service delivery.
- Alberta Health Services' response time targets vary across the province based on geographical areas (ranging from remote to urbanized)
 - The response time target for urban/metro areas is 8-12 minutes; response times in rural areas normally comes close to the times in urban areas
- The closest available ambulance is dispatched in an emergency

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

EMERGENCY SERVICES

Fire & Emergency Medical Services (EMS)

Legend

- Fire Stations
- 2016 Annexation Area
- 2017 Beaumont Annexation Overlay
- Edmonton International Airport
- Municipal Boundaries
- Section Grid
- Waterbodies
- Major Highways
- Local Roads
- Road Names

FIRE SERVICE TRANSITION

Edmonton's Fire Rescue Services (FRS) will service the annexation area, should the annexation be approved

- FRS has capacity to match existing fire protection services in the annexation area
- Additional services provided by Edmonton FRS include:
 - Hazardous materials and dangerous goods team
 - Public education
 - Emergency Operations Centre
- FRS responds with the closest available unit
 - Edmonton's Heritage Valley station is the closest station to the annexation area, about 2 km from Edmonton's existing boundary at 41 Ave
- FRS uses tanker trucks to service rural areas with no fire hydrants
- New fire stations will be built in the annexation area in concert with urban development

EMERGENCY SERVICES

Fire & Emergency Medical Services (EMS)

EDMONTON'S FIRE RESCUE SERVICES

Edmonton's Fire Rescue Services (FRS) provides a broad range of services

- Fire services include:
 - Frontline operations (fire suppression, technical rescues, life-threatening medical response)
 - Hazardous materials
 - Fire investigation
 - Building inspection services
 - Fire prevention programs
- Response Time Goal
 - First unit at the scene of an event 90% of the time within 7 minutes or 4 minutes after leaving the station
 - In the case of a fire, a crew of 16 firefighters is targeted to be on scene within 11 minutes

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

EMERGENCY SERVICES

Police Services

POLICE SERVICE TRANSITION

The Edmonton Police Service (EPS) will police the annexation area, should the annexation be approved

- EPS has developed a high-level policing plan to address the unique needs of the annexation area.
- EPS is committed to maintaining existing service levels, and will transition to City-standard targets as new police stations are built in the annexation area. New police stations will be proposed to be built as urban development progresses into the annexation area.
- The Southwest Division in the Windermere neighbourhood in Edmonton will likely service the west proposed annexation area. The Southeast Division in the Millwoods neighbourhood will likely service the east proposed annexation area.
- EPS's City-service standard is to respond to events that threaten human life within 7 minutes of being dispatched, 80% of the time. Lower priority events have different response time goals.

EMERGENCY SERVICES

Police Services

EDMONTON POLICE SERVICE (EPS)

The Edmonton Police Service provides a broad range of services

- EPS has a broad mandate, including:

○ Community policing	○ Operational services
○ Crime prevention	○ Investigative support
○ Victim support	○ Traffic safety
○ Family protection	○ Enforcement
○ Personal & property crimes	○ Organized crime

DID YOU KNOW?

Firearm use is not permitted within City of Edmonton boundaries for public safety reasons

DID YOU KNOW?

The Edmonton Neighbourhood Watch Program Society is a volunteer passive crime prevention organization that encourages residents to watch out for each other to reduce crime in Edmonton

DID YOU KNOW?

Edmonton Police Service strives to maintain a police-to-population ratio of 194 officers for every 100,000 people

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

Edmonton

MUNICIPAL SERVICES

Solid Waste Collection

Garbage will be collected from the edge of a property based property type



PROPERTY TYPE	SERVICE
Residential	Weekly residential waste collection*
Farm with a residence	Optional weekly residential waste collection
Farm without a residence	Optional City commercial waste collection or other service provider
Commercial / Industrial	Optional City commercial waste collection or other service provider

*Note: The City of Edmonton's monthly rate for a single unit residential dwelling is \$44.90

The City will try to set up an agreement with the Leduc & District Regional Waste Management Authority


- The agreement would enable access for landowners with properties that are classified as farmland within the annexed area for 5 years

DID YOU KNOW?
Edmonton hosts regular Big Bin events for large household items, such as mattresses and household appliances at no extra charge

Edmonton

MUNICIPAL SERVICES

Road Maintenance & Snow and Ice Control



Road Maintenance in Edmonton

- The City of Edmonton is committed to maintaining a safe road network, supporting the City's vision for well-maintained infrastructure.
- Roads are regularly inspected to ensure safety and to promote mobility.

Edmonton's Current Snow and Ice Control Standards

Highway, freeway, main arterial, bus collector	Plow within 36 hours after end of snowfall
Collector/bus roadways, transit park and ride access roads	Plow within 48 hours after end of snowfall
Residential roadways	Blade to 5 cm level snowpack within 48 hours after snowfall, and complete within 5 days



DID YOU KNOW?
The City of Edmonton is updating its Snow and Ice Policy this spring to reflect input from the Winter and Summer Program and Service Review.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

LIFESTYLE BYLAWS

Regulations for Activities on Private Property





Edmonton's bylaws regulating the use of private land will apply upon successful annexation

- **Property maintenance standards** are enforced by Municipal Bylaw Officers through a complaint-driven process.
- **Burn barrels** will be allowed on agricultural properties for a transition period of 5 years. After 5 years, landowners will be expected to transition to other waste management methods, such as the City's Eco Stations and Big Bin events
- **Firearm use** will not be allowed within City boundaries, due to public safety concerns

LIFESTYLE BYLAWS

Regulations for Activities on Public Property



Edmonton's bylaws regulating the use of public land will apply upon successful annexation

- **Horseback riding** is allowed on roads in Edmonton
- **Farm equipment** is allowed on roads in Edmonton
 - Farm equipment is considered a commercial vehicle under Provincial legislation, and thus, regardless of municipal jurisdiction is subject to provincial regulations
 - In Edmonton, slow moving vehicles are restricted from operating in high-traffic areas during peak traffic times, and require an escort vehicle when operating at night for safety reasons
- **Off-highway vehicles** will be allowed in certain areas until urban development encroaches

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

LIFESTYLE BYLAWS

Regulations for Activities on Private & Public Property



BYLAW ENFORCEMENT

Edmonton's bylaws are enforced by Community Standards enforcement officers

- Community Standards enforcement officers provide education, warnings, inspections and apply penalties
- Community Standards enforcement officers also address complaints, such as:
 - Noise and nuisance
 - Street signs and vehicle complaints
 - Tree and plant complaints

DID YOU KNOW?

Community standards encourages community safety, cleanliness, and livability

DID YOU KNOW?

Provincial legislation allows for farming activities that generate noise, dust and odour, consistent with standard agricultural practices

LIFESTYLE BYLAWS

Animal Control



Domestic animals

Upon successful annexation:

- Pet owners in the City will require a pet licence within 1 year of annexation, with fees waived for the first 5 years
- Property owners are allowed a maximum of 3 dogs and 6 cats. Property owners who currently have more pets will be allowed to keep their pets
- Property owners on agriculturally zoned land do not have restrictions on the number of cats or dogs they own

Wildlife

- The City of Edmonton provides traps for small pest animals, such as skunks, and will pick up trapped animals
- Landowners can call Edmonton's animal control office and Community Standards enforcement officers for help with removal of pest wildlife, such as coyotes.
- Alberta Fish and Wildlife Officers are responsible for large animals, such as moose, deer and bears

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

AGRICULTURE SERVICES

Support for Agriculture





AGRICULTURAL SERVICES

Farmers can continue to farm for as long as they choose



- Edmonton and Leduc County administration are working towards an agricultural services agreement to ensure landowners in the annexed area continue to have access to agricultural services, for a transition period
- Agricultural services may include:
 - Mowing programs
 - Fenceline spraying
 - Agricultural equipment rental
 - Crop and animal pest control (weeds, clubroot and tree pest surveillance)
 - Access to the Government of Alberta's sustainable agriculture program
- Edmonton inventories elms and scans for Dutch Elm Disease on private properties
- Edmonton offers an insect pest identification service and provides least-toxic pest control advice as needed

DID YOU KNOW?

All municipalities and landowners in Alberta are required to abide by the Alberta Weed Control Act, which, in part, helps to control the spread of noxious weeds

AGRICULTURE IN THE CITY

Edmonton's Urban Agriculture Strategy


URBAN AGRICULTURE STRATEGY

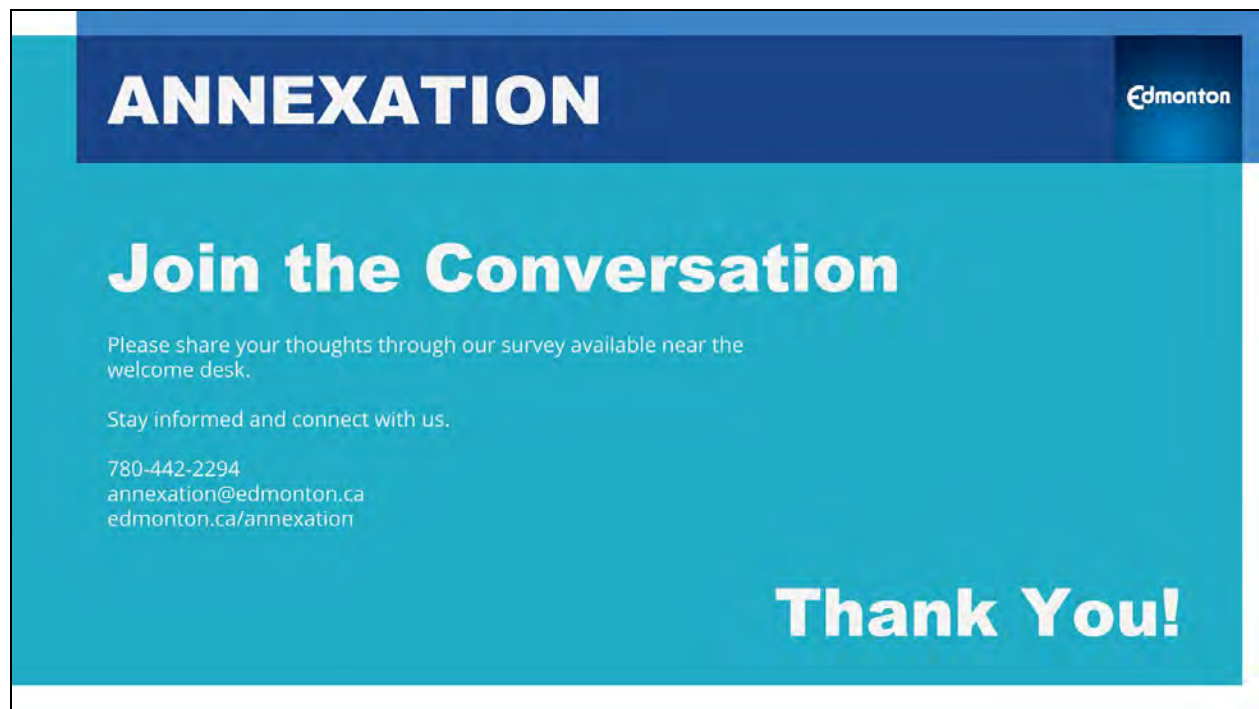
- Edmonton's Food and Urban Agriculture Strategy, **Fresh**, integrates and supports small scale agricultural uses in Edmonton
- Urban agriculture is a permitted land use under Edmonton's Zoning Bylaw. Urban agriculture activities include:
 - Community or rooftop gardens
 - Urban outdoor farms
 - Urban indoor farms (including Hydroponics and aquaponics)
- The City of Edmonton:
 - Allows for urban beekeeping
 - Runs a pilot project for keeping urban hens
 - Partners with Northlands to increase local food purchasing of major distributors and institutions
 - Educates the public on urban agriculture activities through workshops and newsletters

DID YOU KNOW?

The Edmonton Food Council engages the community and advises on food and urban agriculture

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



ANNEXATION

Edmonton

Join the Conversation

Please share your thoughts through our survey available near the welcome desk.

Stay informed and connect with us.

780-442-2294
annexation@edmonton.ca
edmonton.ca/annexation

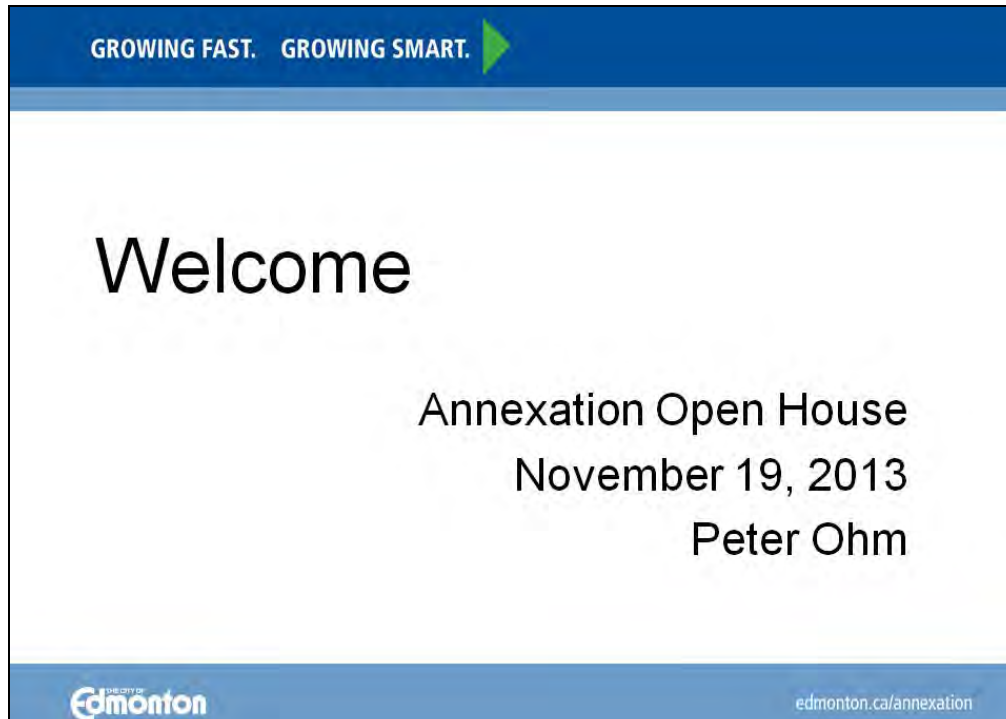
Thank You!


APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

2. PRESENTATIONS

2.1. November 2013: Annexation Overview Presentation At Open House

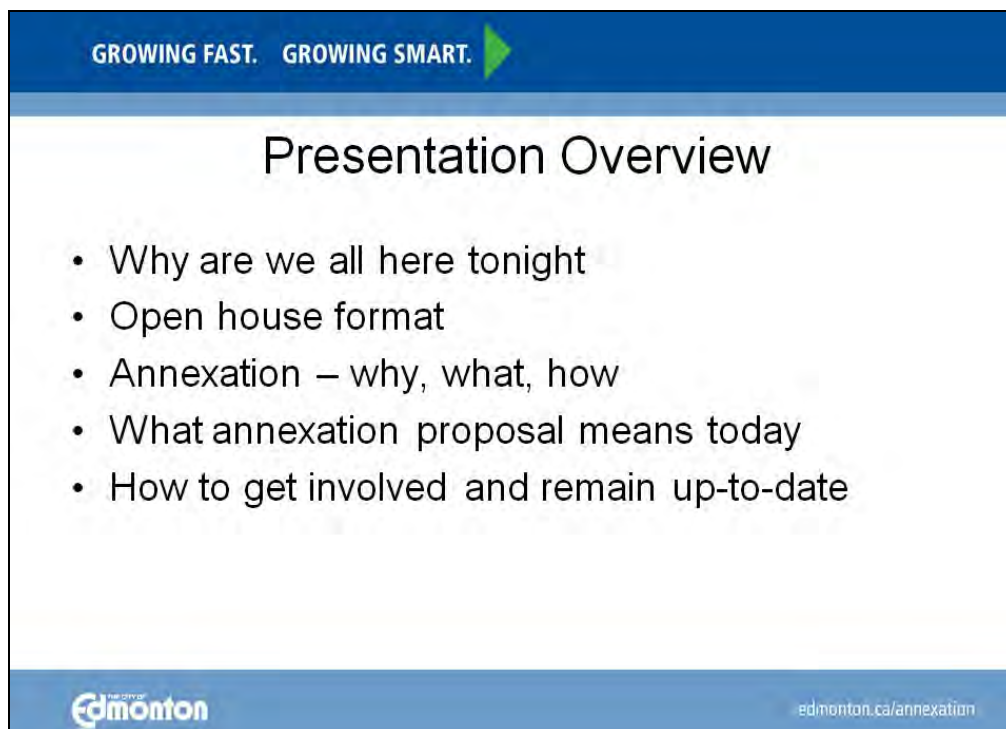



GROWING FAST. GROWING SMART. 

Welcome

Annexation Open House
November 19, 2013
Peter Ohm


 edmonton.ca/annexation



GROWING FAST. GROWING SMART. 


Presentation Overview

- Why are we all here tonight
- Open house format
- Annexation – why, what, how
- What annexation proposal means today
- How to get involved and remain up-to-date

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS


Open House Posters and Mail-Outs

GROWING FAST. GROWING SMART. 

Why Are We Here?


- Start our conversation on the annexation
- Get your feedback / learn about your concerns
- Explain:
 - why annexation is being proposed
 - what the annexation includes
 - how the annexation process works
- Explain current impact
- Provide answers to the extent possible
- Let you know the next steps

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GROWING FAST. GROWING SMART. 

Tonight's Opportunities

- Listening and sharing information
- Representatives to provide clarity on the proposals and process
- Comment opportunities:
 - one on one conversations
 - questionnaire
 - idea boards
 - on-line surveys

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

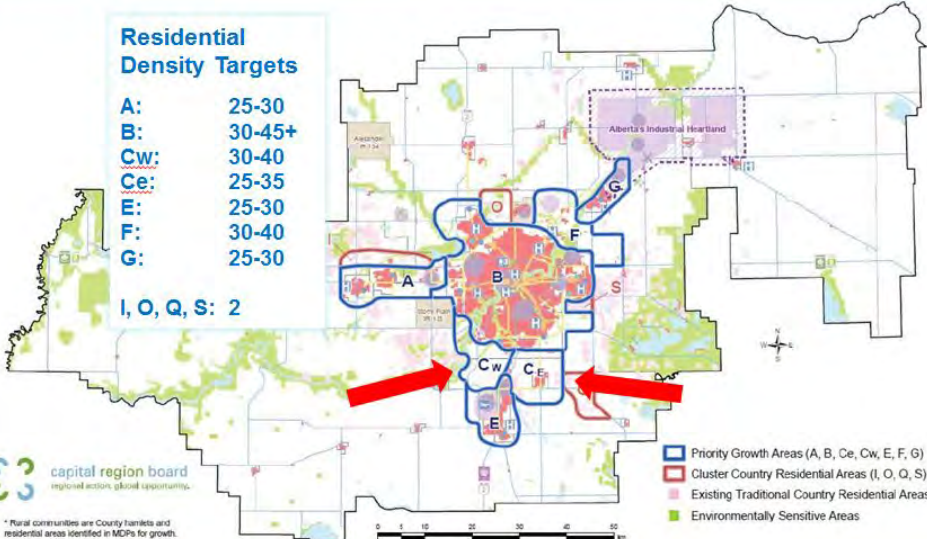
GROWING FAST. GROWING SMART.

Why Annexation?

- Strong economy - high growth past, present and future
- Edmonton committed to growing In, Up and Out
- High demand – declining land supply in south Edmonton
- Edmonton seeking balance of residential and non-residential assessment – support strong central city role
- Land between Edmonton and EIA identified for growth / key to regional prosperity
- Edmonton has capacity to develop to urban standard for benefit of entire region / province

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GROWING FAST. GROWING SMART.




Residential Density Targets

A:	25-30
B:	30-45+
Cw:	30-40
Ce:	25-35
E:	25-30
F:	30-40
G:	25-30
I, O, Q, S:	2

Legend:

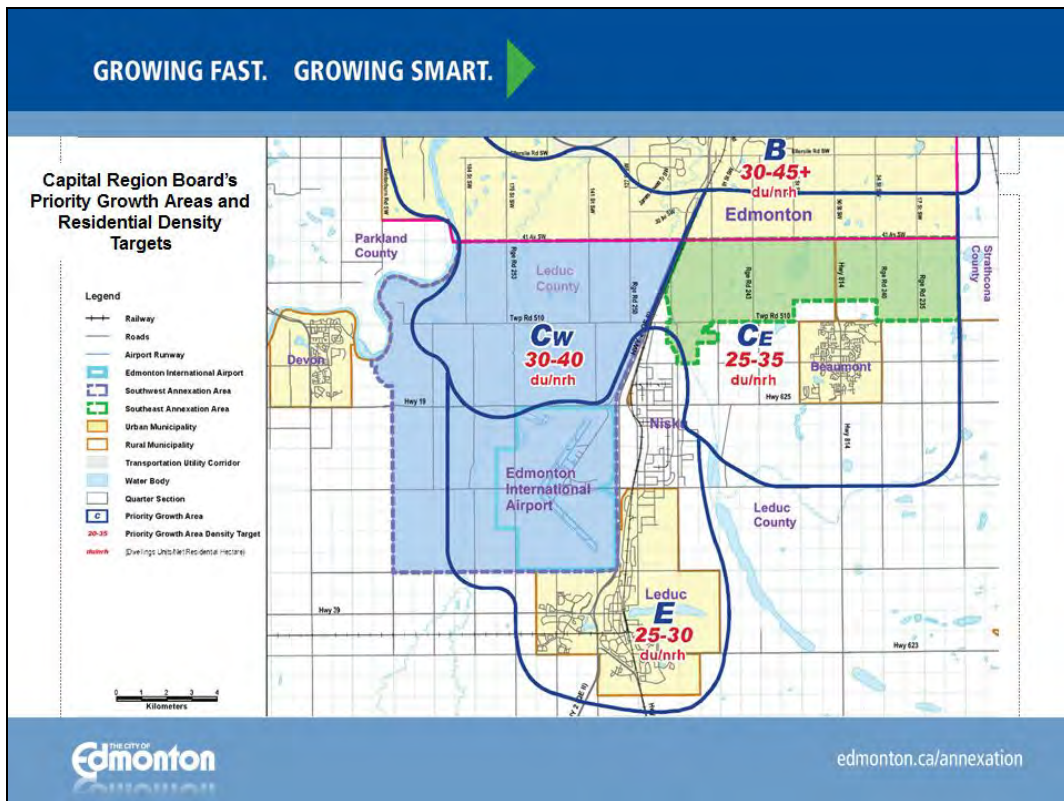
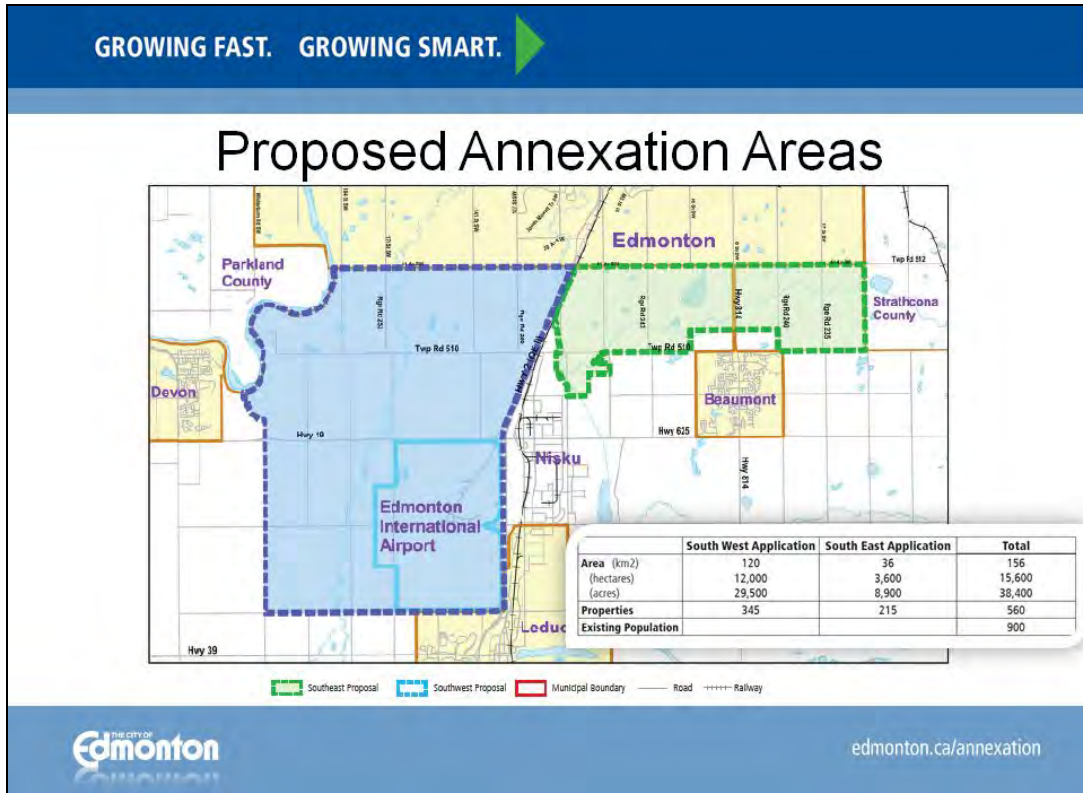
- Priority Growth Areas (A, B, Ce, Cw, E, F, G)
- Cluster Country Residential Areas (I, O, Q, S)
- Existing Traditional Country Residential Areas
- Environmentally Sensitive Areas

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CITY OF EDMONTON ANNEXATION APPLICATION


APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs




APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS


Open House Posters and Mail-Outs

GROWING FAST. GROWING SMART. 

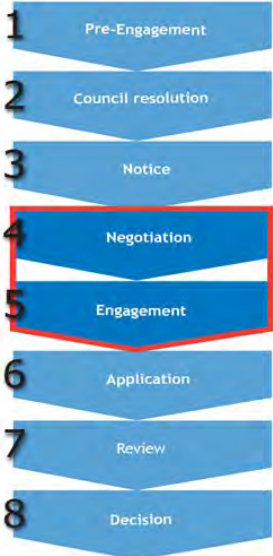
What Does Annexation Involve?

- Provincially regulated process
 - overseen by the Municipal Government Board (MGB)
 - legislated mechanism to accommodate growth
 - 26 annexations in the region since 1982
- Long, multi-year process (2 – 5 years):
 - engagement with citizens and stakeholders
 - negotiating with involved municipalities
- The provincial government must approve
 - the MGB makes a recommendation to cabinet

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GROWING FAST. GROWING SMART. 

MGB Annexation Process



To this point:


- Council resolution passed in March, 2013
- Notice of intent sent to MGB

Now:

- Talking with citizens and stakeholders
- Negotiation with involved municipalities

Future:

- Formal annexation application submitted to MGB
- Presentation to MGB at Public Hearing
- Recommendation by MGB to the Provincial Cabinet

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING FAST. GROWING SMART. 

What Does This Mean for You Now and During the Annexation Process?

- No land use changes – zoning remains the same
- Leduc County remains the municipal authority
- Land sales and transfers can still occur
- No freezing of development
- No changes in service levels
- Opportunities to be informed and to give feedback



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GROWING FAST. GROWING SMART. 

How Can You Continue to Stay Informed?

- Smaller Group Stakeholder Meetings (Winter 2014)
- Future Open Houses (Spring 2014)
- Newsletters & Surveys
- City of Edmonton Website
- Phone & Email Inquiries



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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING FAST. GROWING SMART. 

Thank you

Phone: (780) 442-2294
Email: annexation@edmonton.ca

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2.2. November 2014: Annexation Overview Presentation (from website)


GROWING TOGETHER.  **Growth & Land**

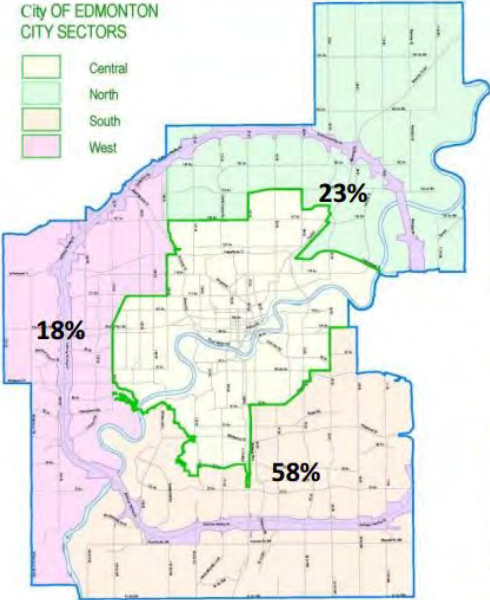
<p>In less than 30 years</p> <ul style="list-style-type: none">• Alberta is projected to grow to 7 million people• 75% of Alberta's population will live on 6% of the land <p>In 2014, over 60% of Canada's job growth occurred in the Edmonton-Red Deer-Calgary corridor</p>	<p>In the last two years</p> <ul style="list-style-type: none">• Edmonton accommodated more than 60,000 new people <div style="background-color: #92d050; padding: 10px; text-align: center;"><p>Edmonton's population is projected to be over 2 million in 50 years</p></div>
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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER.  **Growth & Land**



**City of EDMONTON
CITY SECTORS**

- Central
- North
- South
- West


23%


18%

58%

Edmonton is nearly fully planned to its borders


58% of the new neighbourhood development is in south Edmonton

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GROWING TOGETHER.  **Growth & Land**

Edmonton will run out of land in		
	Residential	Industrial
Southwest	12 years	N/A
Southeast	17 years	10 years
North	31 years	17 years

It takes approximately 10 years to assemble, plan, obtain approvals, develop land, and then build homes, and businesses in the new areas

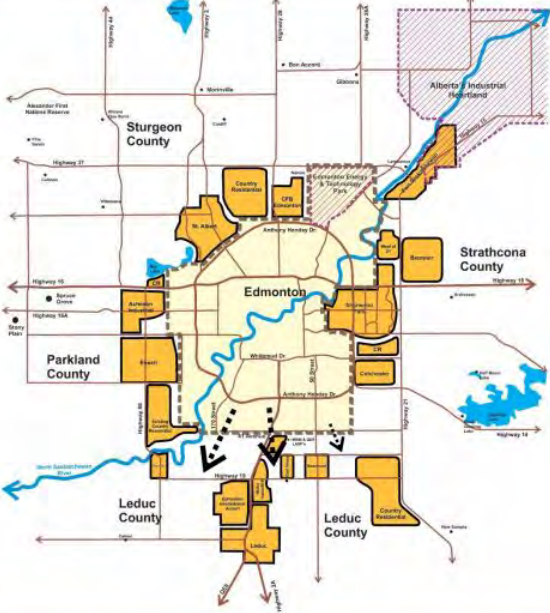
 November, 2014 edmonton.ca/annexation


CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs

GROWING TOGETHER. 

Context

Edmonton's options to accommodate growth are constrained



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GROWING TOGETHER. 

Context


To ensure responsible and balanced growth
Edmonton is building **UP, IN, and OUT**



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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs


GROWING TOGETHER. 

Annexation

- Annexation is a tool routinely used to accommodate growth
- The process is set out in the *Municipal Government Act* and regulated by the Municipal Government Board
- On average, the annexation process takes 2 to 5 years

We are in the early stages of the process

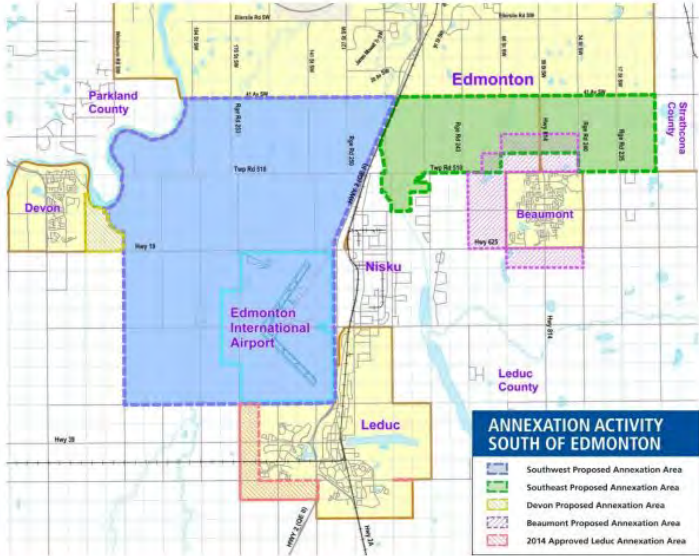
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GROWING TOGETHER. 

Annexation


Annexation changes the boundaries between one or more municipalities.

- Land ownership does not change
- Annexation is not amalgamation
- Annexation is not expropriation



ANNEXATION ACTIVITY SOUTH OF EDMONTON

- Southwest Proposed Annexation Area
- Southeast Proposed Annexation Area
- Devon Proposed Annexation Area
- Beaumont Proposed Annexation Area
- 2014 Approved Leduc Annexation Area

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER. 

Public Input



Public input from these activities inform the annexation process

SMALL GROUP LANDOWNER MEETINGS

OPEN HOUSES

SURVEYS

NEWSLETTERS

TELEPHONE & EMAIL

WEBSITE

REQUESTED GROUP MEETINGS

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Public Activities

- Public activities to date include:
 - 6 open houses – 3 in Nov. 2013 and 3 in Nov. 2014
 - 5 small group landowner meetings in April 2014
 - 3 newsletters provided to landowners in the proposed annexation areas
 - Meeting with individuals and groups at their request
 - Use of website, surveys, comment sheets, as well as responding to inquiries

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

*Open House Posters and Mail-Outs*GROWING TOGETHER. **We Heard**

We received input about the following:

- agricultural land
- farming operations and services
- assessment, taxes, and municipal debt
- municipal and emergency services
- bylaws and land uses that impact farming operations or the rural lifestyle

AND....



November, 2014

edmonton.ca/annexation
GROWING TOGETHER. **We Heard**

AND.....We received input about the following:

- municipal and provincial roads – upgrades and maintenance
- Edmonton International Airport
- students, schools and senior's housing
- transition should annexation be approved
- landowner benefits resulting from annexation

The public input that is received informs the negotiating process, and the application to the Municipal Government Board.




November, 2014


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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER.  **The Process**

- On average, the annexation process takes 2 to 5 years
- Annexation steps include:
 - Public engagement to gather input and provide information
 - Engaging with the landowners in the proposed annexation area
 - Negotiating between Leduc County and the City of Edmonton
 - Compiling technical information
- Submission of the application to the Municipal Government Board

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GROWING TOGETHER.  **Contact Info**

Thank you for attending the Open House

For more information, to ask a question, make a comment
or arrange a meeting

Visit our website: www.edmonton.ca/annexation

Or contact us: Phone: 780-442-2294 Fax: 780-401-7065
email: annexation@edmonton.ca
Mail: Annexation Proposal, Regional Planning
10250 – 101 Street, 6th floor
HSBC Bank Place, Edmonton, AB T5J 3P4

Sign up at the Welcome or Next Steps table to receive updates about the annexation proposal

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

3. OPEN HOUSE HANDOUTS

3.1. April/May 2017 - Alberta Education's Role in Municipal Annexations



ALBERTA EDUCATION'S ROLE IN MUNICIPAL ANNEXATIONS

- When an annexation occurs, Alberta Education receives notification from Alberta Municipal Affairs that municipal lands have been annexed.
- Alberta Education then determines if the municipal boundary change will affect school jurisdiction boundaries. The department:
 - consults with affected school jurisdictions;
 - seeks to mutually resolve issues; and
 - determines if the department can accommodate, where possible, each school jurisdiction's preferred boundaries.
- Alberta Education also considers the following priorities when it reviews school boundary adjustments:
 - that communities remain intact and student attendance boundaries are cohesive;
 - that educational programming options for students remain stable;
 - that boundaries are established to allow for long-term planning by a school jurisdiction; and
 - that positive working relationships between the neighbouring school jurisdictions are maintained.
- Under Section 239 of the *School Act*, the Minister of Education has the authority to add or take land from a district or division. The Minister has the following options when an annexation occurs:
 - 1) Retain existing school jurisdiction boundaries;
 - 2) Change school jurisdiction boundaries with conditions for grandfathering; or
 - 3) Change boundaries with no conditions.
- **Residents in the affected areas should discuss their concerns about the education of their children with their current school jurisdiction.**
- If you have other education-related questions, please contact Richard Arnold, Director, Business Operations and Stakeholder Support, Alberta Education, at 780-422-6062 (toll-free in Alberta by first dialing 310-0000).

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

3.2. April/May 2017 - EPCOR



WATER ANNEXATION FAQ

HOW WILL MY WATER SERVICE CHANGE?

After annexation, there will be no immediate change to the current water service provided to you. If you currently obtain water supply from a well or fill an on-site water storage tank, you would continue to do so. If you are being fed from a water co-op currently, you would continue to do so. EPCOR Water Services Inc. will work with the Capital Region Southwest Water Services Commission (CRSWSC) and Leduc County to transfer any existing customers in the annexation area. More information will be provided after the existing water assets are transferred.

HOW WILL EPCOR WATER NOTIFY ME WHEN A CONNECTION TO THE DISTRIBUTION SYSTEM IS POSSIBLE?

Once annexation is completed, extension of the EPCOR Water distribution system into the annexation zone will be based on the development plans for the area.

Through the Development Coordination process within the City of Edmonton, EPCOR would be responsible for approving proposed extensions of the water distribution system to accommodate development.

As part of this process, EPCOR would require the Developer to engage water customers within the development area who are not currently connected to the distribution system and coordinate their connection. If customers have questions about this process, they can contact EPCOR or the City of Edmonton Development Coordination department.

WHO DO I CONTACT TO REQUEST NEW WATER SERVICES CONNECTION?

Requests for new water service connections within the City of Edmonton can be sent to wtrdc@epcor.com. If the property does not already have water mains in the roadway fronting your property, the landowner would also be responsible for the construction of these water mains. EPCOR has information about new water connections on its website at epcor.com/newwaterconnection.

HOW WILL ANNEXATION AFFECT EXISTING WATER CO-OPS?

Water co-ops will continue to serve their customer as they always have. EPCOR will work directly with the water co-ops, CRSWSC and Leduc County to transfer water service accounts as necessary.

WHAT WILL HAPPEN FOR CUSTOMERS THAT GET WATER FROM BULK WATER OUTLETS?

In the short term, nothing will change for these customers. As development proceeds in the annexation area, extending the EPCOR Water system, customers currently getting water from bulk water outlets will have the opportunity to connect directly to the EPCOR Water distribution system.

WHAT WILL THIS COST ME AS AN EXISTING RESIDENT IN THIS AREA?

New EPCOR customers will have to refer to the City of Edmonton Waterworks Bylaw for water and wastewater rates and connection fees. More information about how rates are determined and the current 2017 rates are available at epcor.com/WaterRates.

**FOR MORE INFORMATION
PLEASE CONTACT US AT**

WTRDC@EPCOR.COM

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

4. QUESTIONNAIRES

4.1. November 2013 Open House Questionnaire for the General Public



Annexation Questionnaire

Welcome!

The City of Edmonton is committed to engaging with you throughout the annexation process by providing accurate and timely information and listening to your feedback. The following questionnaire will seek your initial feedback on the proposed annexation.

If you own land within the proposed annexation area, please check box below that applies:

- West of Highway 2
- East of Highway 2
- I do not own land in the proposed annexation areas

Feedback on the Proposed Annexation

1. What are your key issues or concerns about the proposed annexation?

2. What are the key questions you have for the City of Edmonton about the proposed annexation?

3. Please provide any other comments here.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



Contact Information*

If you would like to be included on our contact list, please fill out the following:

Name: _____

Address: _____

Legal Description: NW / SW / NE / SE Sec. _____ Twnshp. _____ Rge. _____ Mer. _____

Phone: _____

Email: _____ Please email updates to me (check)

Small group meetings

As part of the on-going engagement process, the City of Edmonton will be hosting small group meetings in the first half of 2014 with interested property owners and stakeholders in the proposed annexation area. At these meetings there will be an opportunity to talk more about your questions and concerns in greater detail.

Please note there will be future engagement opportunities open to the wider public once these meetings have concluded.

Are you a property owner in the proposed annexation area? Yes/No

If yes, would you like to attend one of these small group meetings? Yes/No

If you do not provide an e-mail address but would still like to attend one of the meetings, please e-mail annexation@edmonton.ca, call 780-442-2294, or fax 780-401-7065.

Please drop this form off prior to leaving the open house in the box provided at the entrance.

Alternatively, you can:

- E-mail it to: annexation@edmonton.ca
- Fax it to: 780-401-7065
- Mail it to:

Annexation Proposal
Regional Planning Section
10250-101 Street NW
6th Floor, HSBC Bank Place
Edmonton, AB T5J 3P4

- Complete it on-line at: www.edmonton.ca/annexation

* In collecting this information, the City of Edmonton is committed to freedom of information and protection of privacy. All of the information is being collected in accordance with Alberta's *Freedom of Information and Protection of Privacy (FOIPP) Act*. This information will only be used for the purpose of inviting you to a meeting, distributing future information by e-mail, or collecting data that will be reported in summary form only.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



Thank you for coming to our open house, we would appreciate your time in letting us know about your experience at our open house. Please complete this section if you attended one of the open houses on annexation hosted by the City of Edmonton in November 2013.

1. Please indicate which of the open houses you attended:

- Monday, November 18th – Nisku
- Tuesday, November 19th – Nisku
- Tuesday, November 26th – Edmonton

2. How satisfied were you with the open house in providing you with:

a. Helpful and understandable information about the proposed annexation

- Very satisfied
- Somewhat satisfied
- Somewhat dissatisfied
- Very dissatisfied

b. An opportunity to make your concerns known to the City of Edmonton

- Very satisfied
- Somewhat satisfied
- Somewhat dissatisfied
- Very dissatisfied

c. An opportunity to discuss your concerns with City of Edmonton staff

- Very satisfied
- Somewhat satisfied
- Somewhat dissatisfied
- Very dissatisfied


3. Please provide any other comments about the open house here.

Thank you very much for taking the time to complete this questionnaire.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

4.2. November 2014 Open House Questionnaire for the General Public

GROWING TOGETHER. 

COMMENT FORM
Proposed Annexation, November 2014

Thank you for your time and participation. This meeting is an opportunity to share information and get your feedback on the proposed annexation.

ABOUT YOU

Please tell us about you (check all that apply).

<input type="checkbox"/> I am a landowner in Leduc County	<input type="checkbox"/> I live in the City of Leduc
<input type="checkbox"/> I own or work at a business in Leduc County	<input type="checkbox"/> I live in Beaumont
<input type="checkbox"/> I live in Leduc County	<input type="checkbox"/> I live in Devon
<input type="checkbox"/> I live in Edmonton	<input type="checkbox"/> Other. Please specify: _____

ABOUT THE PROPOSED ANNEXATION

Please tell us which subjects you are interested in or have questions about (check all that apply).

<input type="checkbox"/> Annexation reasons and process	<input type="checkbox"/> Services such as road maintenance and waste management
<input type="checkbox"/> Farming	<input type="checkbox"/> Emergency Services
<input type="checkbox"/> Development	<input type="checkbox"/> Bylaws
<input type="checkbox"/> Taxes	<input type="checkbox"/> Other. Please specify: _____

Were you able to get answers to your questions?


Yes No

If no, what questions or comments do you still have?

If you would like someone to contact you regarding your question(s) please provide the following information:

Name: _____ Email: _____

Phone: _____



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER. 

ABOUT THE MEETING

Please help us prepare for future meetings by answering the following questions about your experience tonight. Please indicate your level of agreement with the following statements by placing a "check" in the appropriate box.

	1 Strongly Disagree	2	3	4	5 Strongly Agree	Don't Know
The information presented was useful and informative						
The visual displays in the room were easy to understand						
The City representatives were helpful, friendly, and available to talk to me						
I was able to find satisfactory answers to my questions						
I have a better understanding of the proposed annexation because of my attendance						

Which aspects of the meeting did you find most valuable? (check all that apply)

- Display boards
- Interaction with City representatives
- Other (please specify) _____

Please tell us how you heard about today's session. (check all that apply)

- E-mail
- Website
- Newsletter
- Postcard
- From Someone Else
- Newspaper Ad
- Other Organization
- Other _____

What is your preferred method of communication with the annexation team? (Rank 1 - 5 where 1 is the most preferred and 5 is the least preferred)

- ___ Open House
- ___ Small Group Meetings
- ___ Mail (newsletters)
- ___ Phone
- ___ Email

Please drop off your Comment Form before you leave, fill out the online form at www.edmonton.ca/annexation or fax it to 780-401-7065 by Friday, December 5, 2014.


Thank you!



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

4.3. May 18, 2016 Added Landowners from 2015 Notice Questionnaire

GROWING TOGETHER. 

SHARE YOUR THOUGHTS...

on the City of Edmonton's proposed annexation

Submit your questionnaire
by July 1, 2016
online www.edmonton.ca/annexationsurvey
OR through mail (postage-paid, addressed envelope attached)

Name: _____
E-Mail: _____
Phone: _____

I am interested in...

<input type="checkbox"/> TAX IMPACTS	Specifically...
<input type="checkbox"/> FARMING IMPACTS	Specifically...
<input type="checkbox"/> DEVELOPMENT IMPACTS	Specifically...
<input type="checkbox"/> MUNICIPAL SERVICE IMPACTS	Specifically...

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER. 

<input type="checkbox"/> EMERGENCY SERVICE IMPACTS	Specifically...
<input type="checkbox"/> LIFESTYLE IMPACTS	Specifically...
<input type="checkbox"/> ANNEXATION RATIONALE	Specifically...
<input type="checkbox"/> ANNEXATION PROCESS	Specifically...
<input type="checkbox"/> OTHER	Specifically...

Thank you!

Visit edmonton.ca/annexation for more information

In collecting this information, the City of Edmonton is committed to freedom of information and protection of privacy. All the information is being collected in accordance with Alberta's Freedom of Information and Protection of Privacy (FOIPP) Act. This information will only be used for the purpose of inviting you to a meeting, distributing future information by e-mail, or collecting data that will be reported in summary form only.



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

4.4. April 2017 Open House Questionnaire for the General Public



SHARE YOUR THOUGHTS ON THE PROPOSED ANNEXATION AND OPEN HOUSE

We've listened to your concerns about annexation and addressed them to the best of our ability through transition plans for tax and assessment, bylaws and services that minimize the impact of annexation on you.

Please take a few minutes to fill out the survey. Your feedback will be reported to the Municipal Government Board (MGB), as part of the City's application to the Province.

1. **Do you own land within the proposed annexation area? If yes, what is your postal code?**

YES, Postal Code: _____ NO

2. **Do you have any questions or concerns about the proposed annexation? If so, what are they?**

3. **Please indicate your level of agreement with the following statements by marking the appropriate box.**

	Strongly agree	Somewhat agree	Don't know	Somewhat disagree	Strongly disagree
The information presented was useful and informative					
I was able to find answers to my questions					
I have a better understanding of the proposed annexation because of my attendance					
The City representatives were helpful and available to talk to					

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

ANNEXATION SURVEY

Edmonton

4. Please provide any other comments about the open house below.

THANK YOU!

E-NEWSLETTER SIGN-UP

If you would like to receive our Annexation Newsletter, please sign-up on our website:

edmonton.ca/annexation.

Alternatively, you can sign-up by filling in this form.

YES, I consent to receive the City of Edmonton's Annexation Newsletter, including any possible commercial content, at the e-mail address below. I understand I can withdraw this consent at any time by contacting the City of Edmonton.

Name: _____

E-mail address: _____

Date: _____

This information is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act (Alberta) (FOIP Act) for the purpose of collecting your feedback on the City of Edmonton's Annexation Open House, which will be compiled and reported in summary form, and for the purpose of distributing the City of Edmonton's Annexation Newsletter. This information will be collected, used and disclosed in accordance with the FOIP Act. If you have any questions about the collection of this information, please contact Lindsey Butterfield, Acting Executive Director, City of Edmonton Annexation Team by mail: 8th Floor Edmonton Tower 10111-104 Ave NW Edmonton AB T5J 0J4 or at 780-442-2294.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

5. LETTERS

5.1. March 5, 2013 Notice of Intent

March 5, 2013

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

Marc Landry
Chief Administrative Officer
Town of Beaumont
5600-49 Street
Beaumont, AB T4X 1A1

Dear Sirs:

RE: Formal Notice of The City of Edmonton Annexation Application

On 2013 March 5, Edmonton City Council authorized the City's Administration to proceed with a notice of annexation.

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

NOTIFICATION

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

- Strathcona County
- Edmonton Public School Board
- Edmonton Catholic School District
- Black Gold Regional School Board
- St. Thomas Aquinas Roman Catholic School Board

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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- Alberta Health Services Board
- Capital Region Southwest Water Services Commission
- Alberta Capital Region Wastewater Commission

DESCRIPTION OF LANDS TO BE ANNEXED

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

REASONS FOR THE PROPOSED ANNEXATION

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

PROPOSALS FOR CONSULTING WITH THE PUBLIC AND LANDOWNERS

Appendix 3 contains the proposed public consultation program.

AUTHORIZATION

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

NEGOTIATION / MEDIATION COMMITTEE

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

ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD

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

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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Should you have any further questions with respect to the proposed annexation, please contact Peter Ohm at 780-496-6215 or peter.ohm@edmonton.ca.

Yours truly,

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

SF/jj

Enclosures

c: Ken Lesniak, Chairman/Executive Officer, Municipal Government Board
Doug Lagore, Chief Executive Officer, Capital Region Board
Tony Kulbisky, Chief Administrative Officer, Town of Devon
Paul Benedetto, City Manager, City of Leduc
Pat Vincent, Chief Administrative Officer, Parkland County
Edgar Schmidt, Superintendent of Schools, Edmonton Public School Board
Joan Carr, Superintendent, Edmonton Catholic School District
Dr. Norman Yanitski, Superintendent, Black Gold Regional Schools
Jamie McNamara, Superintendent, St. Thomas Aquinas Roman Catholic School
Division
Stephen H. Lockwood, Q.C., Board Chair, Alberta Health Services Board
Tom Hutchison, Board Chair, Alberta Capital Region Wastewater Commission
Don Bartlett, Chairman, Capital Region Southwest Water Services Commission

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

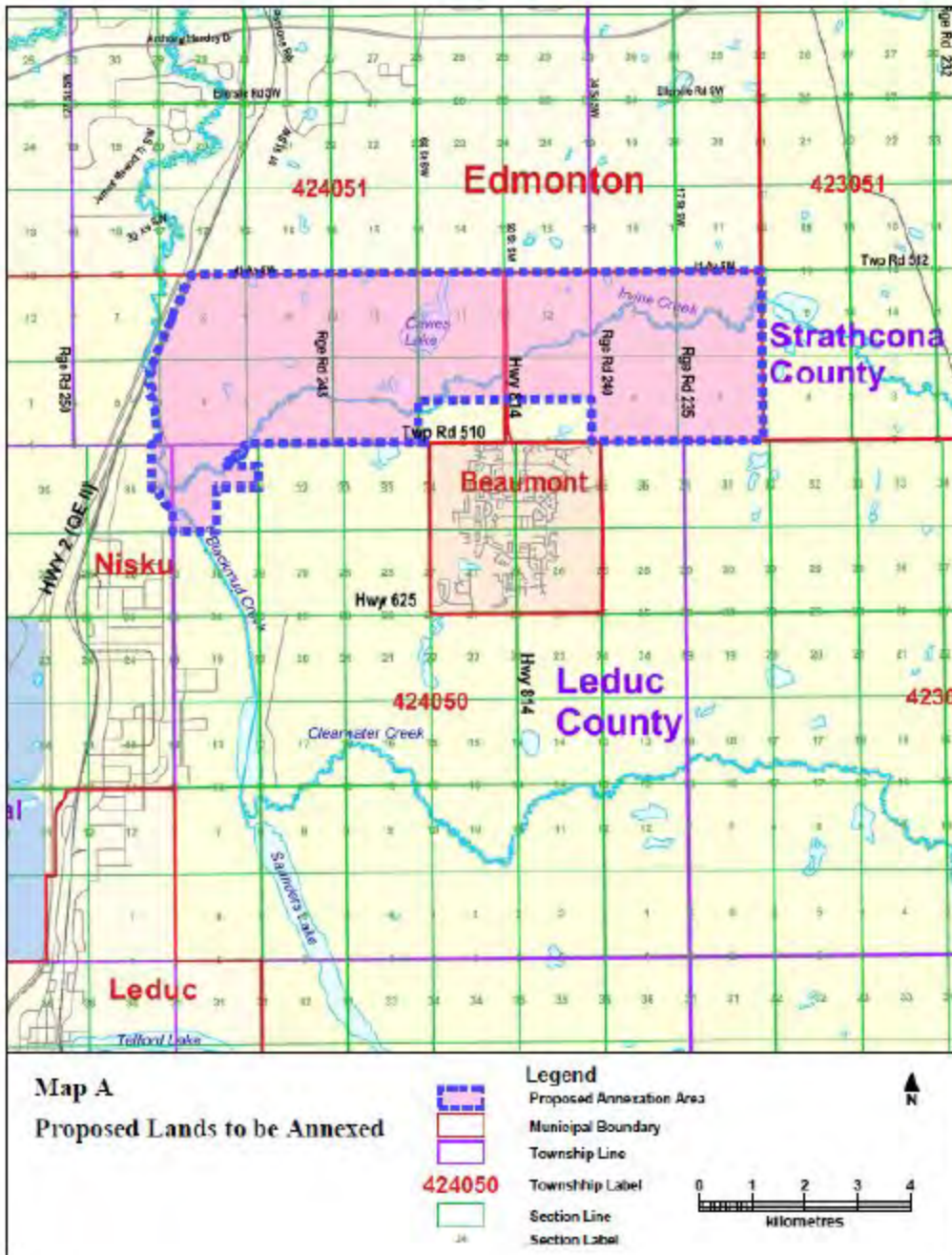
- 4 -

APPENDIX 1

DESCRIPTION OF LANDS TO BE ANNEXED

CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs

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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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DESCRIPTION OF LANDS TO BE ANNEXED

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

LANDS WITHIN LEDUC COUNTY:

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

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

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

Sections 5, 6, 7, 8.

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

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

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

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

LANDS WITHIN TOWN OF BEAUMONT:

Highway 814

All of those portions within the roadway right-of-way from the south boundary of the City of Edmonton at 41 Avenue SW to the south boundary of the north half of Sections 1 and 2, Township 51, Range 24, West of the 4th Meridian.

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APPENDIX 2

ANNEXATION JUSTIFICATION

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

The annexation justification is based on three categories of land supply need: provision of an adequate land supply for an orderly long term growth, strategic and policy based needs and interests, and regional planning and growth coordination.

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

At a high level, annexation of this area is required to provide Edmonton with an appropriate long term supply of developable land. This will enable Edmonton to continue as a strong central city, which is beneficial to the region as a whole.

The land within the annexation area is needed so that Edmonton can support and manage growth. Growth in Edmonton varies by sector, with the southeast being one of the more robust sectors accounting for 27% of Edmonton's development of single family dwellings. Based on 2010-2011 data, the southeast sector has on average issued building permits for 1,100 dwelling units annually for all types of structures. Based on current absorption rates, there is approximately a 25-year supply of residential development south to the city limits at 41 Avenue SW. Maintaining a contiguous supply of residential lands in this growth corridor is a logical and rational extension of development trends and demand for the southeast growth corridor. It is estimated that lands deemed suitable for residential uses between 41 Avenue SW and Township Road 510 will be fully planned and substantially developed within 35 years.

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

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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

The City of Edmonton recognizes that the Town of Beaumont also has a need for long term growth. To this end, this annexation proposal has respected the desire of Beaumont to expand into the southern half of Sections 1 and 2, Township 51, Range 24.

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

Annexation of these lands is required so that the strategic and policy based needs and interests of the City of Edmonton are maintained and achieved.

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

The Municipal Development Plan, *The Way We Grow* was passed by City Council in 2010. This is the guiding document that directs Edmonton's growth and development for the next 30 years, and includes the following policy and objective themes that accommodate growth from both within and outside the city limits:

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

Open House Posters and Mail-Outs

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- Plan for growth in the Capital Region based on an integrated and effective transportation system and an integrated approach to land use planning (MDP Objective 8.1.1).

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

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

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

3. Regional Planning and Growth Coordination

A long term supply of land for the growth and development of the south east sector is being sought due to the high development pressures within the southeast sector of Edmonton, along with increasing development pressures and fragmentation along the border areas of Leduc County. Furthermore, many of the constraints and impacts associated with a growing regional form, and concerns with the long term protection of

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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established growth corridors are eliminated through the City of Edmonton annexing the subject lands.

To minimize the regional footprint, the Capital Region Growth Plan concentrates new urban growth to six Priority Growth Areas (PGAs). The southeast portion of Edmonton shares PGA Ce with Leduc County and the Town of Beaumont and has a density target of 25-35 dwelling units per net residential hectare. This annexation proposal is encompassed within that priority growth area. Through land use policies and guidelines, suburban neighbourhoods in Edmonton's southeast sector already achieve the density targets. Edmonton has the resources, capacity and experience to facilitate the robust rate of development with municipal services to an urban standard, as currently being experienced in Edmonton, and is expected to continue south of 41 Avenue SW. Future development south of 41 Avenue SW would be expected to connect to Edmonton's infrastructure once those services are installed at the current municipal boundary with Leduc County and Town of Beaumont. Edmonton's stormwater servicing utilizes the natural drainage patterns. The application area includes portions of Irvine Creek and Blackmud Creek that would be needed to provide stormwater servicing for areas in the northern portion of the application and to service a significant portion of the Southeast Urban Growth Area.

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

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

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proximity to the airport and position the City of Edmonton and Capital Region as a global competitor.

Conclusion

This overview of the three categories of need forms the initial justification for the proposed annexation boundary to facilitate negotiations and mediation with the County of Leduc and the Town of Beaumont and for public consultation. Further and more detailed annexation justification will occur as part of the annexation negotiations and public consultation processes, providing the basis for the City of Edmonton's annexation application to the Province of Alberta.

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APPENDIX 3

PROPOSED PUBLIC CONSULTATION PROGRAM

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

1. Website

A website has been set up in order to provide affected property owners and the general public with easy access to information. The website utilizes a Frequently Asked Questions format and includes a mechanism for contacting staff representatives from the City of Edmonton. Links to the County of Leduc and Town of Beaumont have been included. Presently, a map of the proposed annexation boundaries is on the website.

2. Mailing Lists

Three mailing lists will be set up. The first is a list of landowners within the annexation boundary. The second list includes those landowners within a specified distance from the boundaries of the annexation areas. The third list is comprised of members of the public and other parties who have expressed an interest in annexation.

3. Open Houses

Open House sessions are planned at locations as follows:

- First Open House session – proposed for late Spring 2013 (May/June) for the purposes of presenting the City of Edmonton’s application, outlining the process of annexation, and solicit comments from affected landowners and other stakeholders.
- Second Open House session – proposed for Fall 2013/Winter 2014 for the purposes of presenting progress of the inter-municipal negotiation and mediation process, and any conditions of annexation that have been agreed in principle.
- Third Open House session (optional) – proposed for Winter/Spring 2014 for the purposes of presenting progress since the previous open house, new conditions of annexation agreed upon and potential timing of formal application of annexation.

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Open House Posters and Mail-Outs

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The proposed open house dates are subject to the pace of progression of negotiations with Leduc County and Town of Beaumont. Additional open houses may be scheduled throughout the negotiation/mediation process if required.

A compilation of all interests and concerns will be set up in order to document different issues and how they are dealt with. Email correspondence will be employed as much as possible for purposes of communication. However, it is recognized that not all interested parties may wish to communicate electronically. In those instances, communication by telephone and letter will be undertaken.

4. Newsletter Mail Outs*

Three direct mail outs are envisioned to individuals on the mailing lists during the public consultation processes:

- Mail out Number 1 will be sent in April 2013. The purpose is to inform landowners and interested parties of The City's decision to proceed with an annexation proposal, inform recipients of open house dates, and provide contact information including the website address.
- Mail out Number 2 will be sent after the negotiation and mediation process has been substantially completed to inform landowners and interested parties of the outcome of the inter-municipal negotiating process and the dates of further open houses.
- Mail out Number 3 will be sent out to inform landowners and interested parties of the annexation decision made by the Province of Alberta. The package will include any updated information regarding the implementation of the annexation decision.

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

Newspaper Ads

All open houses will be advertised in the Edmonton Journal and newspapers within the County of Leduc, Strathcona County, and the Town Beaumont.

Summary of the Public Consultation Program

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

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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APPENDIX 4

AUTHORIZATION

On March 5, 2013, City Council passed the following Motions:

1. That annexation of the land identified in Attachment 2 of the March 5, 2013, Sustainable Development verbal report, be initiated and that written notice of the proposed annexation be given pursuant to section 116 of the *Municipal Government Act*.
2. That the March 5, 2013, Sustainable Development verbal report and presentation remain private pursuant to sections 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

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APPENDIX 5

ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD

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

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

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

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

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

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

5.2. August 29, 2013 Letter to landowners in March 2013 notice of intent

	<p>MAILING ADDRESS 5TH FLOOR, 10250 – 101 STREET NW EDMONTON, ALBERTA, T5J 3P4</p>
<p>August 29, 2013</p>	
<p>Enter Name Enter Address Leduc County AB Postal Code Canada</p>	
<p>Dear Leduc County Property Owner:</p>	
<p>Re: <u>Your Property Located at:</u></p>	
<p>As you may be aware, Edmonton intends to annex some land south of its boundary in Leduc County. We are in the initial stages of the annexation process and we anticipate that this will be a multi-year process. We want to assure you that we are committed to engaging with you throughout the process.</p>	
<p>The annexation process and final decision are regulated by the Government of Alberta to allow municipalities to adjust their boundaries from time to time to accommodate their growth needs. Annexation is not a new process. Other annexations have been recently completed or are currently underway in the region.</p>	
<p>The City of Edmonton has not undertaken an annexation for over 30 years. Annexation is needed now to ensure Edmonton has a supply of land and supporting infrastructure to meet ongoing demand for housing, businesses and jobs that benefits the entire region.</p>	
<p>As you are a property owner within the proposed annexation area, the City of Edmonton is committed to engaging with you over the course of the process in a variety of ways. The attached map shows the specific areas that Edmonton is proposing to annex.</p>	
<p>Although annexation does <u>not</u> change private land ownership, it will result in changes to your political representation at the municipal level, the future development opportunities in the area, the types of services that are available to you, and potentially the taxes you pay.</p>	
<p>To engage with you during this process, starting this fall the City of Edmonton will host open houses, facilitate small meetings, issue regular newsletters, and post relevant information on our website. We will provide you with details for the public meetings once they are finalized.</p>	
<p>Page 1 of 3</p>	

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

We invite you to visit www.edmonton.ca/StrongEdmontonRegion for information about the annexation, the process, and maps of the proposed annexation area.

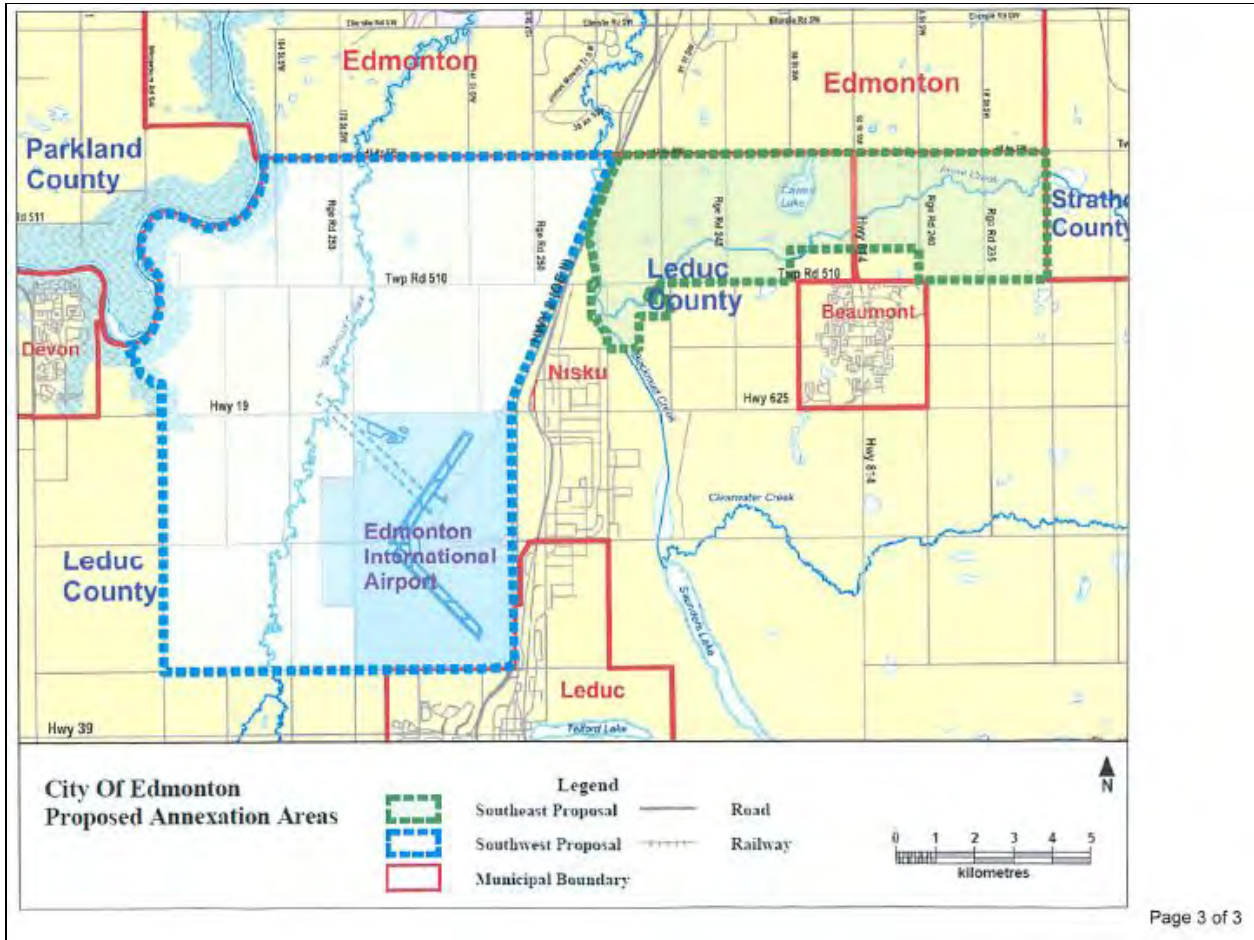
If you have questions, or would like more information, please contact the City of Edmonton at 780-442-2294 or email us at annexation@edmonton.ca.

Yours truly,

Peter Ohm, RPP, MCIP
Manager
Urban Planning and Environment Branch

Enclosure

CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

5.3. September 5, 2013 Letter to the Town of Beaumont



MAILING ADDRESS:
5TH FLOOR,
10250 - 101 STREET NW
EDMONTON, ALBERTA
T5J 3P4

September 5, 2013

Reference No.: 140534166-033

Town of Beaumont
5600 49 Street
Beaumont AB T4X 1A1
Canada

Dear Mr. Landry:

Marc

As you know the City of Edmonton initiated an annexation for lands in Leduc County including a segment of Highway 814 located within Beaumont's boundaries. The attached map shows the specific areas that Edmonton is proposing to annex.

I am writing to let you know that we have initiated our public engagement by issuing a letter to affected property owners. Starting this fall the City of Edmonton will host open houses, facilitate small meetings, and post relevant information on our website for the stakeholders and the general public. We will provide you with details of the public meetings once they are finalized.

We look forward to meetings between the Town of Beaumont and City of Edmonton administrations to discuss Edmonton's annexation intentions and Beaumont's corresponding proposal to annex land in Leduc County.

In the meantime we invite you to visit www.edmonton.ca/StrongEdmontonStrongRegion to review information about the annexation. We also have a telephone contact number and e-mail address to handle enquires from stakeholders and the general public. The telephone number is 780-442-2294. The email address is annexation@edmonton.ca.

Yours truly,

Peter Ohm, RPP, MCIP
Manager
Urban Planning and Environment Branch

Enclosure

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

5.4. October 22, 2013 Letter to landowners in March 2013 notice of intent

EDMONTON

You're Invited!

You are invited to attend a public open house on Edmonton's proposed annexation of land in Leduc County and a portion of Highway 814 in the Town of Beaumont. Edmonton is committed to engaging with property owners during the annexation process and would like to meet with you.

The open houses are an opportunity for City of Edmonton representatives and you to discuss topics of interest or concern, address your questions, and learn more about the provincially regulated annexation process and Edmonton's reasons for the proposal.

ANNEXATION OPEN HOUSES

Monday, November 18, 2013, 5:00 to 8:00 pm
RedTail Landing Golf Club

#7, 435 Airport Perimeter Road, Edmonton International Airport, Alberta

Tuesday, November 19, 2013, 5:00 to 8:00 pm
Nisku Inn, 1101 - 4th Street, Nisku, Alberta

Tuesday November 26, 2013, 5:00 to 8:00 pm
Four Points Sheraton, 10010 -12 Ave SW, Edmonton, Alberta

PLEASE NOTE: The open houses will have a short presentation at **6:00 pm**, which will be repeated again at **7:00 pm**. Each open house will present the same information.

There will be many opportunities to connect and provide feedback to the City of Edmonton during this process and we welcome you to choose the options that best fit your schedule. The City of Edmonton will also host smaller group meetings with Leduc County property owners early next year and offer opportunities for posting feedback online. City of Edmonton staff will also respond to questions and inquiries through the following contacts:

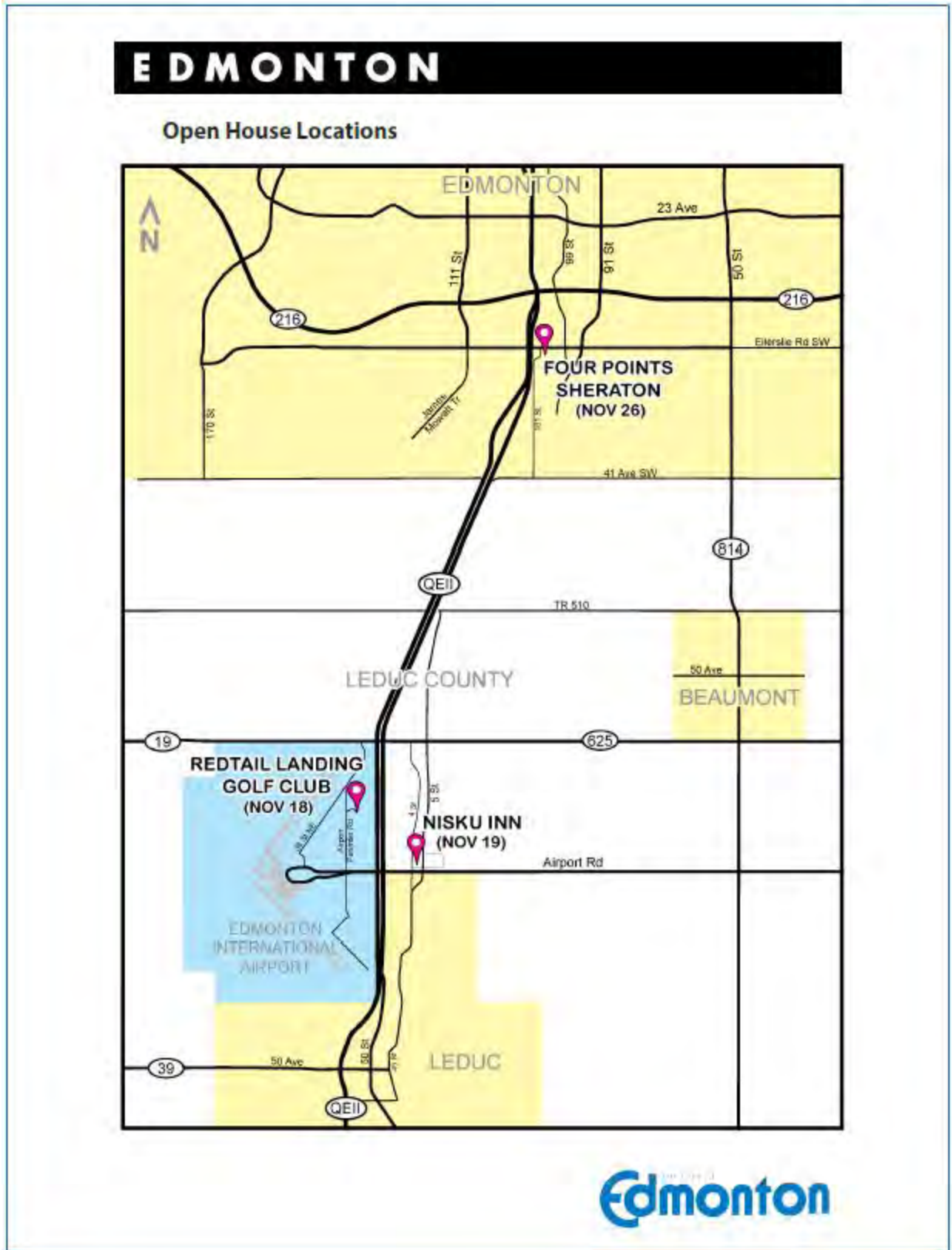
Phone: 780-442-2294
Email: annexation@edmonton.ca
Web: Edmonton.ca/annexation

We, at the City of Edmonton, look forward to engaging with you at the open house or through any of the other engagement opportunities.



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs

5.5. July 30, 2014 Letter to Other Stakeholders



MAILING ADDRESS:
5th FLOOR, 10250 – 101 STREET NW
EDMONTON, ALBERTA, T5J 3P4

July 30, 2014

Reference No.: 153461314-011

Enter Name
Enter Address
Edmonton AB Enter Postal Code

Dear: Stakeholder – mail merge:

The City of Edmonton is engaged in a multi-year annexation process to acquire land south of its current boundary at 41 Avenue SW, east and west of the QEII Highway.

The City of Edmonton's Administration has been engaging the public through open houses, landowner meetings, newsletters, and an annexation webpage (www.edmonton.ca/annexation). Community engagement will continue throughout the annexation process.

In an effort to keep you and other identified stakeholders informed, we are sending you our current newsletter. We will be collecting feedback on the proposal throughout the annexation process and trust that you will contact us to share any concerns or to offer your support for the project.

We hope you find the newsletter interesting.

Yours truly,

A handwritten signature in black ink that reads "Peter Ohm". The signature is written in a cursive style.

Peter Ohm, Branch Manager
Urban Planning and Environment Branch

Enclosure

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

5.6. July 2, 2015 Letter to Landowners in Added Area from 2015 Notice of Intent to Annex



MAILING ADDRESS:
6TH FLOOR, 10250 – 101 STREET NW
EDMONTON, ALBERTA, T5J 3P4

July 2, 2015

Enter Name
Enter Address
Leduc County AB Postal Code
Canada

Dear Leduc County Property Owner:

Re: Your Property Located at:

As you may be aware, the City of Edmonton intends to annex some land south of its existing municipal boundary and provided notice of its intent on March 5, 2013. The proposed annexation lands are divided into two areas – Southwest (west of the Queen Elizabeth II Highway) and Southeast (east of the Queen Elizabeth II Highway).

On April 14, 2015, the City of Edmonton amended its Southeast annexation proposal to include an additional four quarter sections of land within Leduc County that were not identified in the City's 2013 proposal. Your property area is now included in the Southeast application that Edmonton is proposing to annex, as shown on the attached map (p.3).

The annexation process and final decision are regulated by the Government of Alberta to allow municipalities to adjust their boundaries from time to time in order to accommodate their growth needs. The City of Edmonton's southeast annexation proposal is at the beginning of a process that, if approved, will allow land to be transferred from the jurisdiction of Leduc County to the City of Edmonton. The annexation process can take between two and five years to complete. There will be advance notification for various opportunities for you to engage and share your questions and comments when that part of the process begins.

Although annexation does not change private land ownership, it can result in changes to your political representation at the municipal level, the future development opportunities in the area, the types of services that are available to you, and potentially the taxes you pay.

As a property owner within the proposed annexation area, the City of Edmonton is committed to engaging with you in a variety of ways, including open houses and other meetings, newsletters, and information posted on our website. We will provide you with details for future public meetings as they are scheduled.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

We invite you to visit www.edmonton.ca/annexation for information about the annexation process and maps of the proposed annexation area.

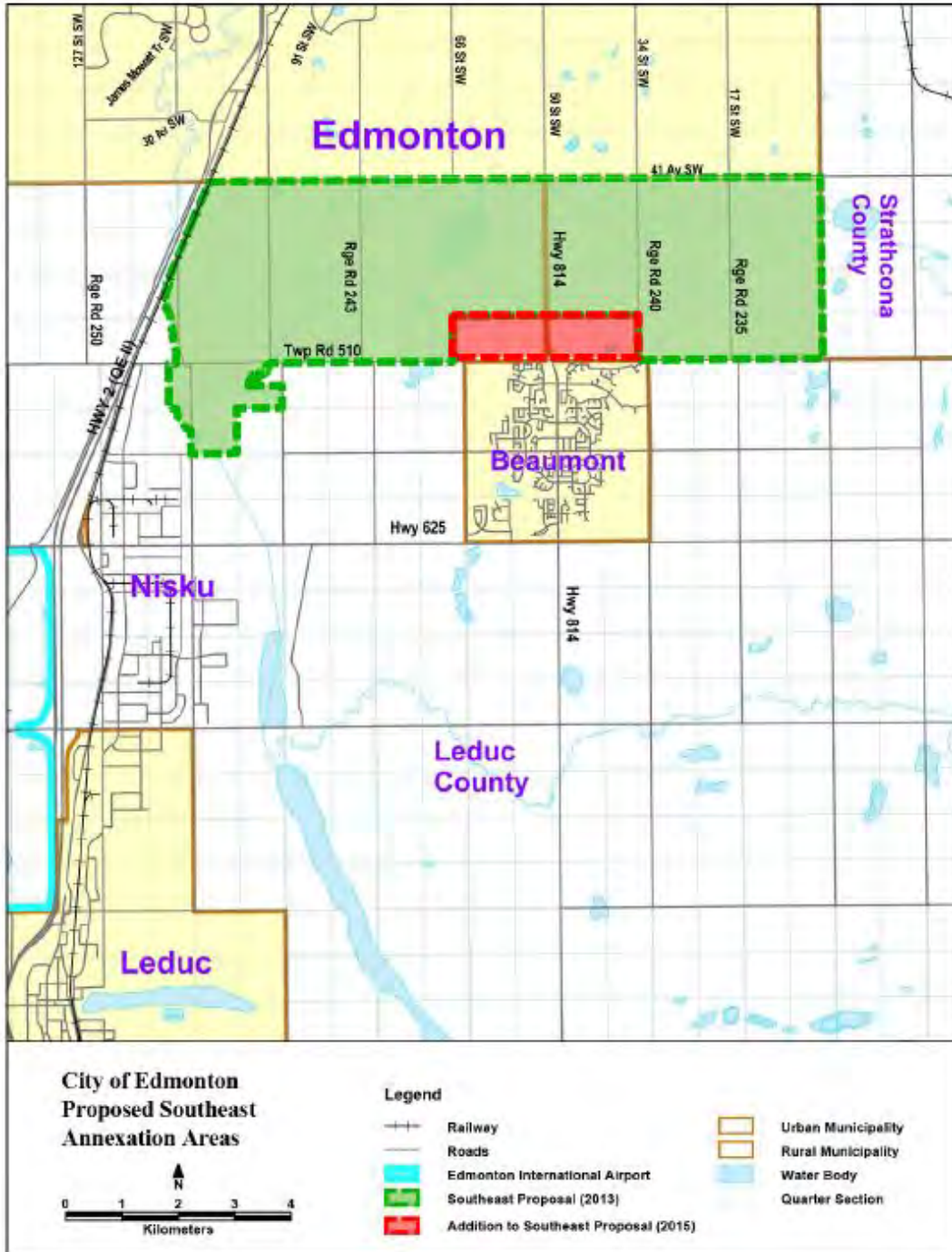
If you have questions, or would like more information, please contact the City of Edmonton at 780-442-2294 or email us at annexation@edmonton.ca.

Yours truly,

David Hales, RPP, MCIP
Executive Director, Regional Planning
Urban Planning and Environment Branch

Enclosure

CITY OF EDMONTON ANNEXATION APPLICATION
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APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

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5.7. June 27, 2016 Letter to linear owners

June 27, 2016

Reference No.: 142855809-007

«Name»
«Address_1»
«Address_2»
«Address_3»
«Municipality» «Prov» «Postal_Code»

Dear Sir or Madam:

Re: Notice of City of Edmonton's proposed annexation of land in Leduc County

The City of Edmonton is in the midst of an annexation process for lands south of its existing boundary within Leduc County and the Town of Beaumont. Please see the attached map for reference. You are receiving this notification letter because our information indicates that you have infrastructure within the proposed annexation area.

The annexation process and final decision are regulated by the Government of Alberta. Annexation transfers the jurisdiction of land from one municipality to another, thereby allowing the annexing municipality a supply of land to meet demand for housing, businesses and jobs.

The annexation process is complex, and typically takes a number of years. Currently, the City of Edmonton and Leduc County are in the negotiations phase of the process. Representatives from the City of Edmonton and Leduc County have been meeting regularly for the past year to negotiate on various annexation-related topics. The negotiations are still underway, and information from the negotiations remain in private.

Public engagement is also an important part of the annexation process. The City of Edmonton will be hosting public open houses before submitting the annexation application to the Municipal Government Board. We will provide you details of the public open houses when they become available.

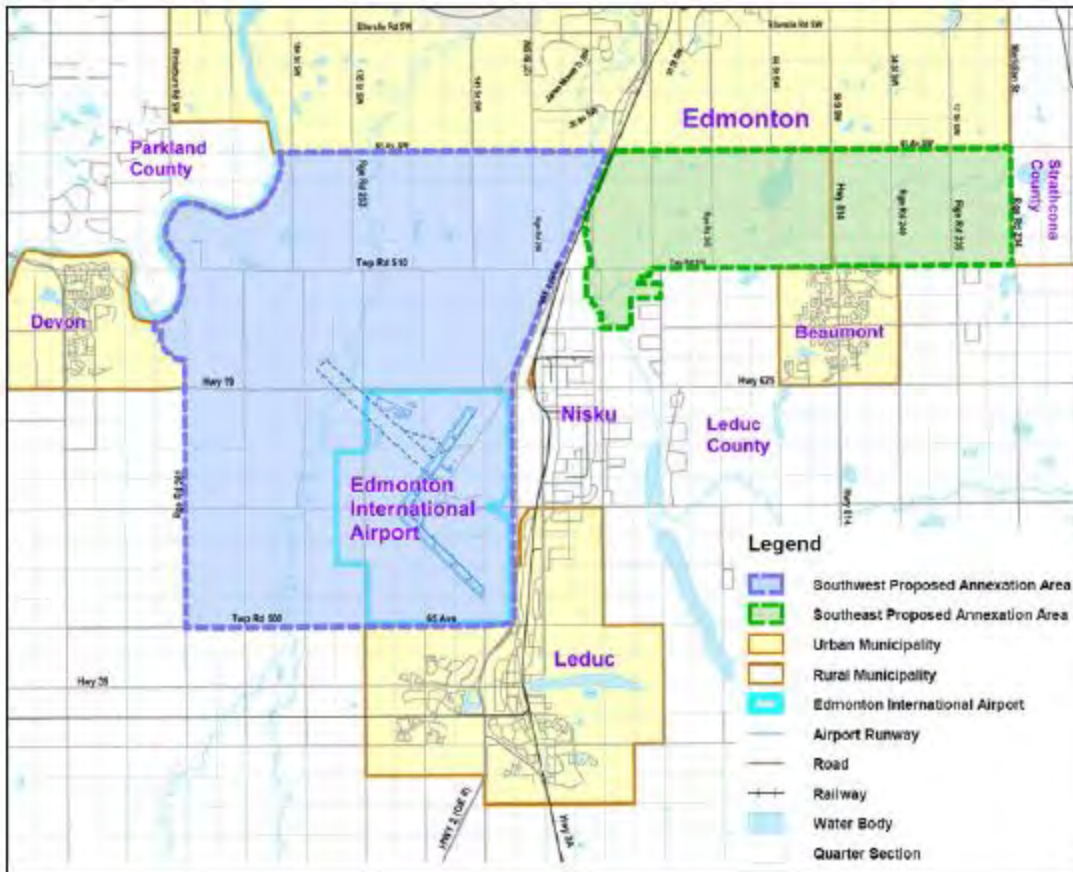
If you have any questions or comments, please contact the Annexation Project Team at 780-442-2294 or annexation@edmonton.ca. More information on the annexation can also be found on our website: www.edmonton.ca/annexation

Yours truly,

Lindsey Butterfield, RPP, MCIP
Acting Executive Director, Regional Planning
City Planning Branch

CITY OF EDMONTON ANNEXATION APPLICATION
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Open House Posters and Mail-Outs

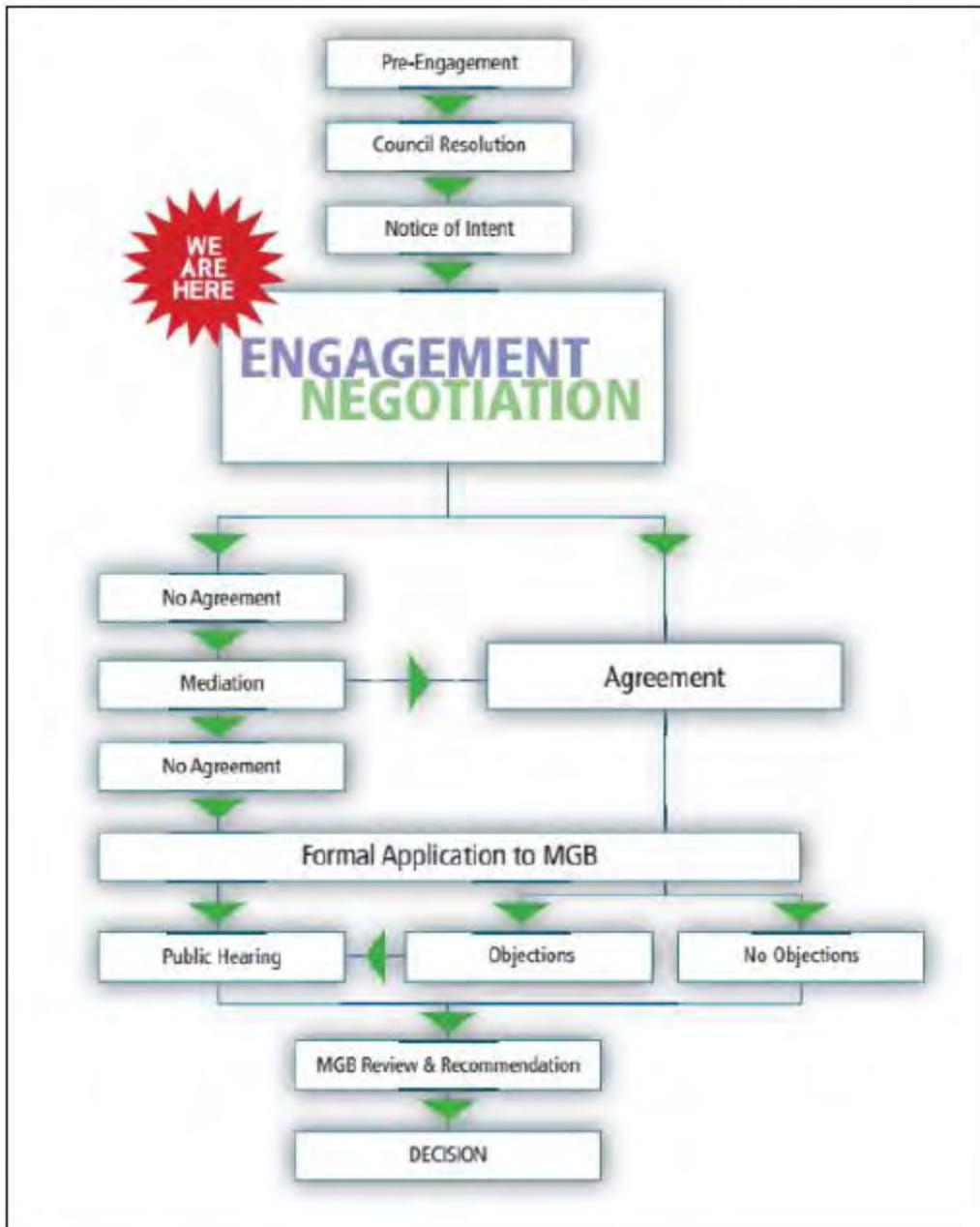
City of Edmonton's Proposed Annexation Areas



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

Municipal Government Board (MGB) Annexation Process



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

5.8. August 24, 2016 Letter to landowners added in revised 2015 notice



YOU'RE INVITED

September 13, 2016

6:00 pm - 8:00 pm

Four Points by Sheraton Hotel

403 11 Ave, Nisku

Annexation Landowner Workshop

Are you curious about Edmonton's proposed annexation of land south of 41 Ave?

You will have the opportunity to share your thoughts, ask questions, and get information in this 2 hour workshop event.

This meeting is exclusive to you, a landowner within the four quarter sections north of Beaumont.

Please R.S.V.P. by Monday, September 12, 2016.

We hope to see you there.

780.442.2294
annexation@edmonton.ca



CITY OF EDMONTON ANNEXATION APPLICATION
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Open House Posters and Mail-Outs

5.9.5.7. February 1, 2017 Letter to landowners and linear property owners

Sustainable Development
City Planning

City of Edmonton
7th Floor, Edmonton Tower
10111 - 104 Avenue NW
Edmonton AB T5J 0J4



February 1, 2017

Reference No.: 142855809-008

NAME
ADDRESS

Dear Leduc County Property Owner:

Re: Your Property Located at: LEGAL DESCRIPTION

This letter provides an important update. In March 2013 Edmonton City Council approved a Notice of Intent to Annex lands within Leduc County and immediately south of Edmonton's current southern boundary. On November 29, 2016, Edmonton City Council approved an Amended Notice of Intent to Annex. This amended Notice alters the boundaries of the proposed annexation for lands west of Highway 2 and now excludes the area west of the Edmonton International Airport (E.I.A.). **Your property is still included in the area the City of Edmonton intends to annex from Leduc County (see attached map).**

In the time since March 2013, the City of Edmonton has undertaken a number of activities to support its proposed annexation including:

- technical studies demonstrating the need for land to meet Edmonton's future growth needs;
- several open houses and landowner meetings to obtain public feedback; and
- negotiation with Leduc County to work through the merits of, and conditions for, the proposed annexation.

The amended proposed annexation area reflects the higher density requirements established in the recently updated growth plan for the Capital Region, which has reduced the amount of land required for Edmonton to accommodate its growth.

You will be invited to open houses in 2017 where you can ask questions, provide comments, and learn about how the annexation will affect you.

If you have any questions or comments, please contact the Annexation Project Team by telephone at 780-442-2294 or by email annexation@edmonton.ca. More information on the annexation can also be found on our website: edmonton.ca/annexation.

Yours truly,

A handwritten signature in black ink that reads "Peter Ohm".

Peter Ohm, RPP, MCIP
Chief Planner, City Planning

Attachment

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

Sustainable Development
City Planning

City of Edmonton
7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton AB T5J 0J4



January 16, 2017

Reference No.: 142855809-008

NAME
ADDRESS

Dear Leduc County Property Owners:

Re: Your Property Located at LEGAL DESCRIPTION

This letter provides an important update. In March 2013 Edmonton City Council approved a Notice of Intent to Annex lands within Leduc County and immediately south of Edmonton's current southern boundary. On November 29, 2016, Edmonton City Council approved an Amended Notice of Intent to Annex. This amended Notice alters the boundaries of the proposed annexation for lands west of Highway 2 and now excludes the area west of the Edmonton International Airport (E.I.A.). As a result of this change, **your property is no longer included in the area the City of Edmonton intends to annex from Leduc County (see attached map).**

Since March 2013, the City of Edmonton has undertaken a number of activities to support its proposed annexation including:

- technical studies demonstrating the need for land to meet future growth needs;
- several rounds of open houses and landowner meetings to obtain public feedback; and
- negotiation with Leduc County to work through the merits of, and conditions for, the proposed annexation.

The City of Edmonton altered its proposed annexation to recognize:

- Leduc County has made considerable investment in North Nisku and desires a return on that investment; and
- higher residential density targets established in the recently adopted *Capital Region Board Growth Plan* have reduced Edmonton's need for land.

If you have any questions or comments, please contact the Annexation Project Team by telephone at 780-442-2294 or by email at annexation@edmonton.ca. More information on the annexation can also be found on our website: edmonton.ca/annexation.

Yours truly,

A handwritten signature in black ink that reads "Peter Ohm".

Peter Ohm, RPP, MCIP
Chief Planner, City Planning

Attachment

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

5.10. September 26, 2017 Letter to current landowners and mineral owners

Regional and Economic Development
Regional Development

City of Edmonton
8th Floor, Edmonton Tower
10111 - 104 Avenue NW
Edmonton, AB T5J0A4



Tel: 780.442.2294
Email: annexation@edmonton.ca

edmonton.ca

September 26, 2017

Reference No.: 262764780-001

Enter Name
Enter Address
Municipality, AB Enter Postal Code

Dear Landowner:

Re: Your Property Located at:

Mineral Rights: _____

Surface Rights: _____

● _____

● _____

This letter is a notification that your property is located within the City of Edmonton's proposed annexation application for lands currently within Leduc County and the Town of Beaumont. The City plans to submit its formal application within the next week.

Since 2013, the City has identified the need for land to meet our future growth through our growth management strategy. Over the next 50 years, Edmonton forecasts growth of a million people. Though the City is building "UP" through new residential high-rise towers and "IN" by creating higher density neighbourhoods and infill housing, this is not enough to accommodate all of the projected growth. As such the City needs to build "OUT" to accommodate this growth.

The City has conducted several rounds of open houses and landowner meetings to obtain public feedback and has been negotiating with Leduc County for more than two years to work through the legislated process and conditions for this proposed annexation. This application will not affect the ownership of titles; it simply seeks to change the jurisdiction from Leduc County or the Town of Beaumont to the City of Edmonton.

Upon the submission of our application to the Municipal Government Board, the governing body for annexations in Alberta, public hearings will be held where affected members of the public will have the opportunity to voice their concerns on the application. Notification of the hearings will be sent from the Municipal Government

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Open House Posters and Mail-Outs

Board to landowners.

Following the hearings, the Municipal Government Board will make a recommendation on the application and submit it to the ministry of Municipal Affairs of the Province of Alberta. The final decision will be made by the Province.

Should you have further questions, our website has more information pertaining to the application including maps, a detailed breakdown of the process and more. Visit us at edmonton.ca/annexation or alternatively contact the City of Edmonton's Annexation Team by telephone at 780-442-2294 or by email at annexation@edmonton.ca.

Yours truly,



Lindsey Butterfield, ACP, MCIP
Director, Regional Development

CITY OF EDMONTON ANNEXATION APPLICATION
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5.11. February 26, 2018 Letter to removed landowners and mineral owners

Regional and Economic Development
Regional Development

City of Edmonton
8th Floor, Edmonton Tower
10111 - 104 Avenue NW
Edmonton, AB T5J 0J4

Tel.: 780.442.2294
Email: annexation@edmonton.ca

edmonton.ca



February 26, 2018

Reference No.: 275152508-001

Dear Landowner:

Re: Your Property Located at:

Surface Rights: Mineral Rights:

This letter is sent to notify you that the City of Edmonton is no longer seeking to annex your property. Earlier this year, the City of Edmonton, Leduc County and the Town of Beaumont committed to an Intermunicipal Planning Framework Agreement, which recognizes collaboration to coordinate land use and infrastructure planning around the boundary of each of the respective municipalities.

By committing to this agreement, the City of Edmonton has given formal notice to the Municipal Government Board to remove nine quarter sections of land from its annexation application that lie within the Town of Beaumont. Your property falls within these nine quarter sections and as such, your property will remain part of the municipal jurisdiction of the Town of Beaumont.

You will no longer receive information pertaining to the City's proposed annexation application. Should you have further questions, our website has more information pertaining to the application including maps, a detailed breakdown of the process and more. Visit us at edmonton.ca/annexation or alternatively contact the City of Edmonton's Annexation Team by telephone at 780-442-2294 or by email at annexation@edmonton.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Lindsey Butterfield".

Lindsey Butterfield, ACP, MCIP
Director, Regional Development

6. NEWSLETTERS

6.1. March 2014 Volume 1 Issue 1 “Growing Together” Newsletter



March 2014 | VOLUME 1 • ISSUE 1

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

IN THIS ISSUE

- Mayor’s Message
- What We Heard



Neighbours Growing Together

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

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

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

Sincerely,



Don Iveson
Mayor

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

*Open House Posters and Mail-Outs***WHAT WE HEARD**

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

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

Theme 1: Merits of the proposed annexations:**Is this annexation a way for the City to “grab” County land and revenue?**

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

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

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

Why is Edmonton proposing to annex so much land?

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

Theme 2: Impact of the proposed annexations on landowners:**Will my property taxes go up? What about a tax freeze or transition?**

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

How will the annexation affect my services?

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

Theme 3: Importance of agricultural land and the potential impact of the proposed annexations on agricultural operations:**Once the farmland is developed, it cannot be replaced. How will Edmonton address this problem?**

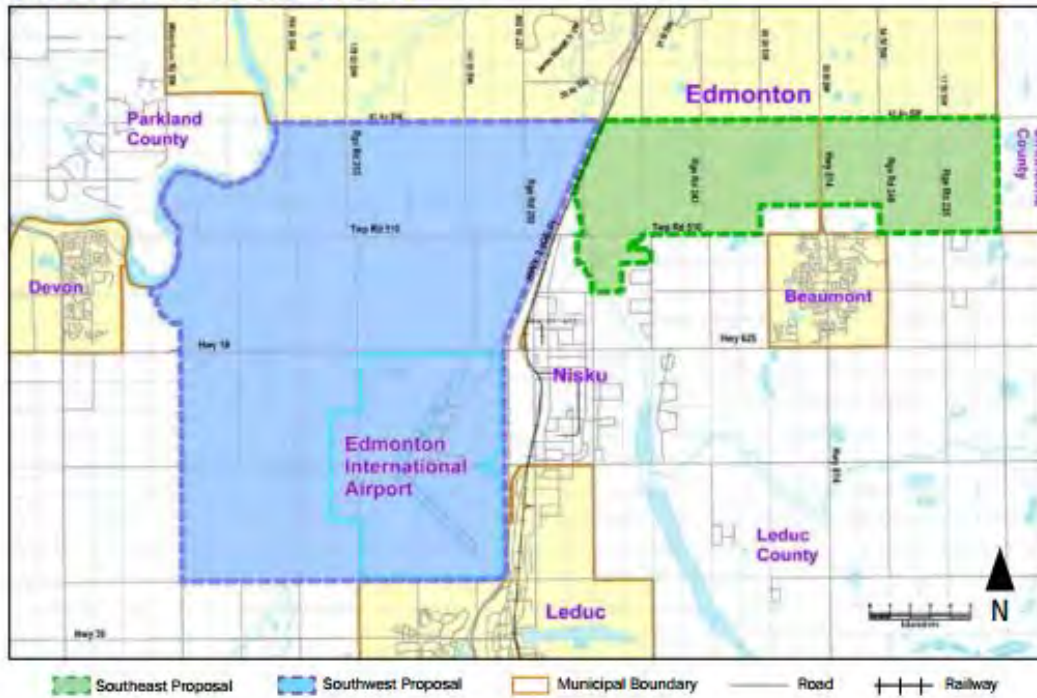
We share your concern for the preservation of agricultural land. This is a complex issue that does not lend itself to simple or easy answers. Land is needed for homes and places of work, as well as for agricultural production.

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

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

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PROPOSED ANNEXATION AREAS



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

Will we still be able to farm?

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

Stay tuned!

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

edmonton.ca/annexation

CITY OF EDMONTON ANNEXATION APPLICATION

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6.2. June 2014 Volume 1 Issue 2 “Growing Together” Newsletter



Thank you to all the landowners who participated in the small group meetings in April. The opportunity to meet with you face to face and have more time to hear and discuss your comments while sharing information on the proposed annexation is very important to the City of Edmonton.

We have expanded this summer newsletter edition to share and report back on the questions raised during the meetings. We welcome your suggestions and feedback for future issues. Have a safe and happy summer.

Edmonton's Negotiation Team

The annexation proposal to acquire land in Leduc County and the Town of Beaumont is governed by the *Municipal Government Act*, and is administered by the provincial Municipal Government Board.

A key step in the annexation process is the appointment of negotiating committees by the municipalities involved. The negotiation committees typically consist of three to four members of a council, including the mayor. The goal of the committees is to negotiate an agreement to be reviewed by the Municipal Government Board and approved by the Province.

The representatives for the City of Edmonton are: Mayor Don Iveson and Councillors Bryan Anderson, Ed Gibbons, and Michael Walters.



Mayor Don Iveson

Bryan Anderson

Ed Gibbons

Michael Walters

Report on Land Need Released

As a result of Edmonton's ongoing high population and employment growth, and to ensure an economically stable region, more land is needed to accommodate residential and business employment development over the next 50 years. The city's population is anticipated to surpass the two million mark by 2064.

A report titled "The Case for Annexation" (The Case) has been prepared and is now available online at edmonton.ca/annexation or call 780-442-2294 for a printed copy. The report provides analysis and statistics about our growing population and the need for land so that the City can continue to provide the range of housing

and services that are expected by the tens of thousands of people moving to the city every year.

Long term planning to address growth has been a goal of the region and the Province. This has resulted in the provincially approved Capital Region Growth Plan. It designates most of the proposed annexation lands as priority growth areas and specifies that they must be developed to an urban standard.

For more details on the Capital Region Growth Plan please check out the Capital Region Board website.

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- Land Use and Lifestyle Impacts | PAGE 6
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CONTACT US:

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edmonton.ca/annexation

CITY OF EDMONTON ANNEXATION APPLICATION

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Open House Posters and Mail-Outs

April 2014 Small Group Meetings: You Asked.

Small Group Landowner Meetings

The City of Edmonton invited landowners in the proposed annexation area to meet with City staff in April 2014. Five meetings took place during April with over 125 people in attendance. The meetings were held at the Nisku Recreation Centre and at the Rabbit Hill Baptist Church in Leduc County.

The meetings were led by a facilitator hired by the City to provide a neutral third party perspective. The facilitator supported the meetings and ensured that landowners' questions were written down, grouped by theme, and discussed. The City of Edmonton staff listened, noted, and responded to the questions where they could and identified the need to discuss issues further one-on-one or to come back to the group when research on a specific item was completed.

The questions and concerns expressed by landowners were generally related to lifestyle changes, loss of good quality agricultural land, concerns around trust in the annexation process, and how landowner interests would be addressed, including:

- farming operations and services,
- assessment, taxes, and City debt,
- municipal services and potential changes
- emergency services,
- bylaw and land use impacts that may impact farming operations or the rural lifestyle,
- impacts on seniors' housing,
- municipal and provincial roads – upgrades and maintenance,
- the Edmonton International Airport,
- impacts on students and schools,
- the transitional process should annexation be approved,
- who advocates on behalf of the landowners,
- landowner benefits resulting from annexation.

We would like to thank those landowners who took time out of their busy day to join the conversation. This newsletter considers these interests by providing samples of the concerns raised and questions asked, what we said, and what we have found out or what we are doing as part of our work program.

Need for Land

You asked, "Why so much?"

As the major provider of housing and employment for the region, the City's land supply is constantly being developed and re-developed. Edmonton's land supply is becoming



critically low, especially in south Edmonton. To address this land supply shortage, Edmonton needs to proactively plan now for the 1.2 million people that are coming to Edmonton in the next 50 years.

For further detailed information on the proposal, we refer you to "The Case for Annexation" The Case which was released May 14, 2014. The Case provides a lot of data clarifying the growth challenges faced by the City. Land shortages or the inability to supply enough serviced land to meet demand can have significant impacts on land costs and ultimately on housing affordability and the provision of jobs.

You asked, "Why not build up?"



The City is building "UP". Edmonton houses 70% of the region's population in 6% of the region's geographical area. Development and infill are occurring constantly. For instance, there are 15 residential towers that have been approved or under construction with an approximate total of 2,422 units coming online in the future in addition to other infill, commercial and retail projects submitted to the City for approval.

Edmonton is building "IN" as well. The City of Edmonton's overarching development policies set targets for accommodating growth through adding density in and around employment areas as well as in established neighbourhoods. These established neighbourhoods are adding density through infill development.

New infill housing in established neighbourhoods is accomplished by landowner application and sometimes land consolidation. "Building In and Up" requires patience and community support. To meet the needs of the projected population growth, however, the City has to also build out by expanding its urban boundaries.

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You asked, “Why does growth belong to the City of Edmonton?”

Edmonton has to plan for its share of the region’s growth. The City provides approximately 70% of the region’s housing including 80% of the region’s medium and high density housing. The Case points out that the position of Edmonton as a strong central city is critical for the success of the region as well as for the City of Edmonton. Edmonton leads in the provision of key services such as cultural, recreational, and health services, a comprehensive transportation network including an efficient and well-coordinated public transit system to support a strong region. Maintaining a proportionate share of the region’s growth will allow Edmonton to sustain the continued delivery of important social services and regional attractions.



Agriculture

You said, “You can’t eat houses!”

Loss of agricultural lands is a challenging question for one municipality to address. The Capital Region Growth Plan was developed, in part, to reduce the overall consumption of farm land. By setting priority growth areas with defined residential density targets, the total consumption and premature fragmentation of agriculture land will slow.

Development doesn’t happen unless it is initiated by the landowners. Farmers still control their option to continue farming. We heard your concerns about conflicts with neighbours and increasing operational costs as urban development gets closer to farm operations. We will continue to work on these concerns until we have more answers.

By already having agricultural land within Edmonton’s boundaries, the City supports making the best use of agricultural lands. *FRESH*, the City’s food and agriculture strategy is a policy document developed to support agricultural operations in a variety of ways (addressing regulatory barriers, bolstering education and training, encouraging more urban farming, and assisting with business development to sustain long term commitments to farming).

You asked, “Is City and County definition of agricultural land the same?”

The *Agricultural Operation Practices Act*, that regulates agricultural practices in Alberta, has defined agricultural land as land that used for agriculture that is either permitted or discretionary under a land use bylaw. In Edmonton’s current land use bylaw, there is an Agricultural Zone that would generally accommodate most existing uses in Leduc County. Amendments to the City’s land use bylaw may be required to accommodate any additional uses.



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April 2014 Small Group Meetings: You Asked.

Assessment, Taxes and Finances

You asked, "Will the City tax my farm buildings?"

All property in Alberta is assessed for taxation according to Provincial legislation which ensures consistency across the province. Municipalities are responsible for setting tax rates, calculating, and collecting municipal taxes.

Farm buildings are assessed and taxed differently depending upon the municipality. In rural municipalities, farm buildings are not assessed or taxed. In urban municipalities they are assessed, but they are exempt from property tax calculations up to 50%.

Residences on farm land are also taxed differently depending upon the municipality. In urban municipalities there is no available exemption from taxation in the legislation. The Province can include such an exemption should annexation be approved. A negotiated tax transition agreement may mitigate changes in property taxes by allowing residences and farm buildings in the proposed annexation area to remain assessed and taxed according to County standards and rates for a specified number of years.

For example, in Edmonton's last annexation in 1982, a farm building exemption was mandated and set to expire in 1986; however, the exemption continued until 2013 through support by Edmonton's Council and the Province.



You asked, "How will my taxes change?"

Rules and rates for property assessment and taxation differ in some instances between the County and the City. It is quite common to provide special consideration to annexed property owners so their tax rates are not immediately impacted. As noted in the previous question, a negotiated tax transition plan may mitigate tax impacts through a period of time with triggers in place for new development. The City of Edmonton is looking for amicable solutions for all parties involved.

You said, "You are taking land because of City debt."

City debt is not the reason for the annexation proposal. The land is needed to accommodate the projected growth and to ensure that this growth is managed in a proactive, fiscally balanced, and sustainable manner. Along with growth, residents expect a certain level and selection of services.

If approved, the additional land would be needed to maintain a mixture of business employment and residential land to support the future population that is projected to be over 2 million people by 2064.

The Province limits the debt load of a municipality by legislation and a municipality is not allowed to exceed that debt load unless ministerial approval is given. Further, the City of Edmonton, on its own accord has set a lower debt ceiling than the Province allows. As a comparison, Calgary and Edmonton have similar long term debt loads when measured on a per capita basis. The annexation proposal anticipates a range of uses to ensure reasonable taxes. The likelihood that the City would make a profit from annexation is low.

Edmonton International Airport

You asked, "If the City needs land to grow – why annex the airport and surrounding land?"

The proposed area enables the appropriate mix of land uses (residential and employment) that will achieve the balanced growth necessary for Edmonton to remain a strong central city for the region. The Edmonton International Airport (EIA) is a key transportation node for the region. Infrastructure, along with support services such as rapid transit, are likely best provided by the City of Edmonton.

[Select here to view the Annexation Process Flowchart](#)

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April 2014 Small Group Meetings: You Asked.

There are lots of questions about the EIA. You asked about: how the airport operates with respect to revenue split, services supplied, taxation, Highway 19 realignment, third runway, the concept of Port Alberta, the EIA corporate entity, development and noise contours, and the effects/process of expropriation should it occur.

We will provide these questions to the EIA as part of our consultation process with stakeholders.



City and County Services

You asked questions about roads and road maintenance.

The questions and concerns included repair, grading, snow clearing, and dust and weed control. You said that travelling into Edmonton from Leduc County was challenging and that the roads in this area were in need of improvement. Especially noted by many attendees at our meetings was 170th and 50th streets as they cross 41st avenue into the County.

Roads will improve as the land is developed and improved infrastructure is installed. New development must be strategically managed so that taxpayers are not covering the expense of installing new infrastructure (i.e. water, sewer, and roads) prior to land development. This would result in an unfair burden on taxpayers.

The policies of the City of Edmonton and Leduc County regarding snow clearance on rural roads are similar. It should be noted that the negotiations will also deal with this and other servicing issues including the transitioning of services.

The provision of other road maintenance issues like dust and weed control will be examined. We will bring you further information on dust and weed control once a comprehensive comparison of service provision has been completed. Our aim will be to match or possibly exceed the level of service that County residents already enjoy.



You asked, "What happens to seniors and where can they retire?"

Edmonton's Community Services Department offers a range of support services and information for seniors. On the City's website are seniors' guides, links to housing options, and information about aging-in-place. Edmonton also has recently launched a Seniors Information Line. By calling 211, Edmontonians can access information about senior's programs and services.

Both the City of Edmonton and Leduc County have foundations that provide housing for seniors. Edmonton offers many private housing options that support senior lifestyles. Finally, Edmonton has also designated eight sites around the city where seniors housing will be built in mature neighbourhoods as part of the "Building In" approach.



[Select here to view the Annexation Process Flowchart](#)

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You asked, “Where will the children go to school? How long will they have to commute?”

We have begun to talk to the school boards but more work is needed to fully understand the implications of annexation on school choice and commuting times. We know that these questions are important to you, and we are working with our school board counterparts to develop a plan for transition of educational services. We will let you know what we find out.



You asked, “What’s in it for the landowner?”

This is a challenging question. If the annexation were to be approved, there will be a number of values and perspectives involved.

As individuals, your values will impact your choices. It will be your choice to stay or move. Some of you may wish to sell your land for urban uses when it is appropriate for you. Some of you may choose to continue to farm or remain on your acreage.

The lands are identified for urban development in the Capital Region Growth Plan and sale or development of the lands will likely benefit you financially should you choose to sell. The City will support your efforts to continue to farm and the lifestyle that it provides to your family.

What we will do is provide a transition plan that will account for service implementation, tax implications, land use and development information. We will work with other agencies to understand impacts to you and your family. Our objective is to try to provide municipal services to you that are equal to or better than you receive now.



Land Use and Lifestyle Impacts

You asked, “what about livestock? Use of ATVs? Weed and Pest control? Second homes?”

The keeping of **LIVESTOCK** within urban boundaries will depend on the zoning of the land. If zoned agricultural, livestock is permitted subject to certain regulations (provincial and municipal). If the zoning changes to residential and the primary purpose of the community is no longer agricultural in nature, then consideration on how to address the livestock will take place at that time.

ATV's on private property are fine. Any time they enter onto a city street or roadway, they are subject to the Rules and Regulations of the *Traffic Safety Act*.

Edmonton’s Community Standards Branch conducts between four and five thousand **WEED** related investigations annually on both public and private land. The *Weed Control Act* allows for the City to conduct investigations related to noxious/prohibited weeds. If weeds are found, the landowner will be notified to remove or control the weeds. If the weed problem is not addressed within a certain period of time, the City has the authority under *The Act* to enter onto the property in question to conduct remedial weed control measures. Weeds found on City of Edmonton property are controlled without the application of pesticides.

The City does not regulate the use of **PESTICIDES** on private property. Health Canada determines what pesticides are acceptable for sale by retailers and farmers are allowed to use pesticides to control weeds on farmland. Farmers may be allowed to apply certain chemicals, Alberta Environment and Sustainable Resource Development carries out the regulatory aspects over the use of these chemicals

Farmers are allowed to control **PESTS** (nuisances) on their property under the *Alberta Agricultural Pests Act and Regulation*. If at some point after annexation there is a need for the use of a gun on farmland for pest control, residents would be encouraged to let Edmonton Police Services know and provide the reason. Guns are regulated under the Criminal Code and in Edmonton under the Public Places Bylaw. Gun use must comply with the *Criminal Code of Canada*, and according to the City of Edmonton’s bylaw, guns cannot be fired in any public place.

If a **SECOND HOME** on your property has received County development permit approval prior to annexation it will be considered non-conforming if the home does not meet the requirements in the City of Edmonton Zoning Bylaw. The development permit will continue in effect. This means that as long as the second home continues to be lived in and is not seriously damaged, the home can continue to be used. The Province’s *Municipal Government Act* sets out the regulations pertaining to non-conforming buildings and uses.

Have we heard what was said correctly?

Are there additional concerns?

Our contact information is on the last page!

CITY OF EDMONTON ANNEXATION APPLICATION

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Open House Posters and Mail-Outs

April 2014 Small Group Meetings: You Asked.

This Summer and Our Next Steps

What you said about communicating with you, “Knock on our door!”

As a result of your feedback at the small group landowner meetings, we are offering to do just that. If you are a member of an organization with a particular interest in annexation, or even if you can get a group of neighbours together to talk about one or two specific concerns, please give us a call. We are hoping to meet with as many landowners as we can before the end of the year to learn more about your interests and concerns, and to share more information about City resources and services.

Other Stakeholders

We will meet with a number of stakeholders and service providers to further our understanding about what can and cannot be done with respect to service provisions upon annexation should it be approved. We plan to talk to:

- School boards
- Edmonton Police Services
- Edmonton Fire Services
- Regional Services Commissions
- Economic Development agencies
- Agriculture – Provincial and County Services.
- Edmonton International Airport
- Bylaw writers and compliance officers
- Seniors’ housing providers
- Alberta Transportation
- Local Municipalities

Links To Documents

The following are web links to documents or websites referenced in this newsletter

CITY OF EDMONTON

The Case for Annexation - edmonton.ca/city-government/documents/The_Case_for_Annexation.pdf

Age-Friendly Initiative - http://www.edmonton.ca/city_government/initiatives_innovation/age-friendly-edmonton.aspx

Fresh - edmonton.ca/city_government/documents/FRESH_October_2012.pdf

Infill - http://www.edmonton.ca/city_government/urban_planning_and_design/residential-infill.aspx

Public Places Bylaw 14614 - http://www.edmonton.ca/bylaws_licences/C14614.pdf

Seniors’ Housing - http://www.edmonton.ca/for_residents/programs/housing-support-for-seniors.aspx

OTHER

Aging in Place report (Provincial Chief Medical Officer) - <http://www.health.alberta.ca/documents/CMOH-Aging-In-Alberta-Report-2013.pdf>

Capital Region Board – www.capitalregionboard.ab.ca

Capital Region Board’s Growth Plan - <http://capitalregionboard.ab.ca/priorities/land-use>

If you would like printed copies of any of City of Edmonton website information or reports, please contact us at 780-442-2294.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

Would you like to be added to our electronic mailing list?

Please provide us with your contact information if you would like to receive updates and news releases by email. Call us at 780-442-2294.



Are you a business owner paying property taxes in the proposed annexation area?

City of Edmonton will be contacting business organizations in the proposed annexation area. Do you have a particular interest or concern about annexation as it relates to your business?

We would be happy to discuss your ideas over the phone, in person, or by email. Please see the contact information below.

Want to contact us?

Mail: Annexation Proposal, Regional Planning Section, 10250 - 101 Street NW, 6th Floor, HSBC Bank Place, Edmonton, AB T5J 3P4
Email: annexation@edmonton.ca | Telephone: 780-442-2294 | Fax: 780-401-7065



If you would like printed copies of any of City of Edmonton website information or reports, please contact us at 780-442-2294.

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6.3. November 2014 Volume 1 Issue 3 “Growing Together” Newsletter



November 2014 | VOLUME 1 • ISSUE 3

We wanted to touch base and let you know we are working hard to find the answers to your diverse questions about the annexation proposal. Since we met earlier this April, we have been able to share some of those answers in the Growing Together newsletter. Some of the questions that remain unanswered will require more time and also require outcomes from the negotiation process taking place between the City of Edmonton and Leduc County Joint Negotiating Committees.

You might know annexation is legislated by the Government of Alberta and managed by an arm's length board called the Municipal Government Board (MGB). The MGB requires that the annexation process include public consultation with the affected landowners. It is important to the City of Edmonton that you have a voice in the annexation process and that your concerns are heard and your questions answered.

We take the annexation process seriously. We are dedicated to the responsible development of land and are guided by the Capital Region Board's growth plan. The growth plan encourages increased density and maximization of investment in infrastructure to reduce the overall development footprint within the Region. Long term planning takes time and careful consideration of the needs of the stakeholders and citizens of the Region.

As a landowner, you have a vested interest in the outcome of the proposal. We understand that you are the most impacted should the annexation proceed. We also understand that you have questions; questions about farming, taxes, schools, and more. We are working hard to get these answers for you and will invite you to landowner meetings in the future to provide more complete answers. We understand your time is valuable.

Right now, the negotiation process is at its beginning stages. Major discussion items are still to come. Two negotiating teams (Edmonton and Leduc County) have been set up to discuss the annexation proposal. The outcomes of their discussions will help provide answers to your questions. The timing of providing answers to your questions is dependent upon the negotiation discussions. Both negotiating teams plan to meet regularly to discuss the annexation proposal. The Joint Negotiating Committee will discuss and agree to release information as the process unfolds.

The City of Edmonton is planning to host more landowner meetings in 2015. We anticipate the negotiating process will have progressed, and that we can have more information from the Joint Negotiating Committees to help answer your questions.

Open Houses

The City of Edmonton is hosting Open Houses this November 17, 18 and 20 and we invite you to attend. The open house will encourage participants to seek out subject specific representatives to allow more one on one dialogue between participants and City representatives. We will have representatives from various City departments to talk with you about taxes, fire services, roads and more.

If you can't make it to one of the Open Houses, we would be happy to meet with you separately. Please feel free to contact us to arrange a meeting, ask questions or provide comments at any time. Also, if you would like to receive the Annexation newsletter or other project updates via email, you can sign up on our website.

City Welcomes New Team Member

Over the summer Gord Jackson, Director, Regional Planning, who you might have met, retired from his position with the City. David Hales has been hired as the new Executive Director, Regional Planning Team. David brings a wealth of knowledge and experience from his previous positions with the Cities of St. Albert, Fort Saskatchewan and Spruce



Grove and is a welcome addition to the team.

Kind Regards,

David Hales
Executive Director for
Regional Planning City of
Edmonton



FOR MORE INFORMATION:
Telephone: 780-442-2294
Email: annexation@edmonton.ca
Web: www.edmonton.ca/annexation

Edmonton

edmonton.ca/annexation

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6.4. March 2017 Volume 1 Issue 4 “Growing Together” Newsletter

March 2017

GROWING TOGETHER

A Conversation on Growth in the Capital Region



IN THIS ISSUE

- Annexation Update
- Open Houses
- Answers to Your Questions

CONTINUING THE CONVERSATION

It has been a while since we last touched base. As you may know, Edmonton has proposed to annex land from Leduc County to allow us to responsibly plan for the over 1 million new people coming to Edmonton over the next 50 years. We are now 3.5 years into the annexation process and negotiations with Leduc County are wrapping up. We have worked through many of the questions on how a potential transition to Edmonton would affect you and are ready to share our plan and gather your feedback. The conversation on annexation will continue, with open houses planned this spring and future public hearings still to come - stay tuned!

ANNEXATION UPDATE

We have been busy negotiating with Leduc County, completing background studies, and working on a transition plan that addresses your feedback from previous public engagement events. Annexation highlights include:

Successful Negotiations with Leduc County

The City of Edmonton and Leduc County are wrapping up negotiations, which have been ongoing since 2014. We have reached a **Framework For Agreement** based on several key elements, including: agricultural land preservation, urban growth areas for Edmonton, protection of high load corridors, and cooperative planning of land surrounding the Edmonton International Airport.



CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

March 2017

GROWING TOGETHER

A Conversation on Growth in the Capital Region

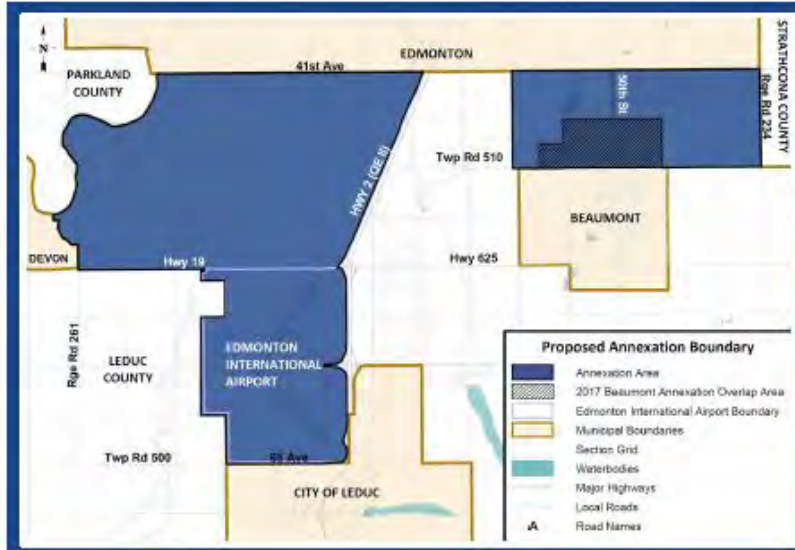
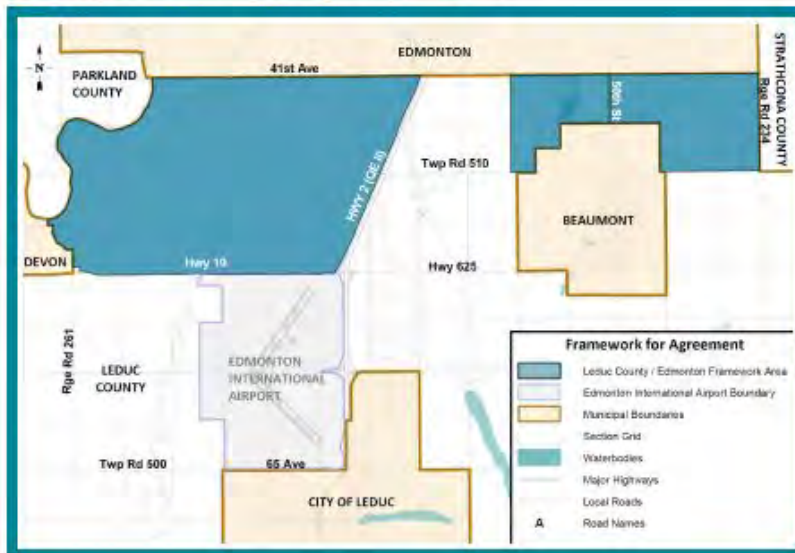
Edmonton

ANNEXATION UPDATE - CONTINUED

The City of Edmonton has revised its proposed annexation area.

The City's revised proposed annexation area no longer includes land immediately west of the Edmonton International Airport (EIA) or the north Nisku area. We are still discussing whether or not the EIA will be included in our annexation application; a decision is expected by early July.

PROPOSED ANNEXATION AREA FRAMEWORK FOR AGREEMENT



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For more information: edmonton.ca/annexation | 780.442.2294 | annexation@edmonton.ca

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

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March 2017

GROWING TOGETHER

A Conversation on Growth in the Capital Region

Edmonton

OPEN HOUSES

You're Invited!

We are eager to share the work we have been doing to ensure that the transition from Leduc County to Edmonton, if the annexation is approved, is smooth and positive.

Feedback from past public engagement activities and negotiations have informed the City's plan to transition bylaws, taxes and services.



These open houses are an opportunity to learn about what will change and what will remain the same should the annexation be approved by the Government of Alberta. Each open house is a drop-in event and will present the same information.

City of Edmonton Mayor Don Iveson and Leduc County Mayor John Whaley will share brief greetings at 5:15 p.m. at the April 6, 2017, Open House and will be available afterwards. There will be no formal presentation or question and answer period.

Come and share your thoughts, ask questions and get informed.

We hope to see you there!

April 6*, 12 & 26

5 - 8 p.m.

Nisku Inn
1101 4 Street, Nisku, AB

May 2

5 - 8 p.m.

Derrick Golf and Winter Club
3500 119 Street NW, Edmonton, AB

* With brief greetings from the Mayors of the City of Edmonton and Leduc County at 5:15 p.m.

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For more information: edmonton.ca/annexation | 780.442.2294 | annexation@edmonton.ca

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ANSWERS TO YOUR QUESTIONS

We've listened to your feedback from past engagement activities and created a plan for how services, taxes and bylaws will transition from Leduc County to the City of Edmonton should the annexation be successful. Here are some answers to the top transition-related questions we have heard.

How will I be taxed?

We are still working on this question. We plan to have answers at the open houses.

Can I continue to farm?

Yes. The decision to continue farming or not (or any other change in land use) is initiated by you, the landowner. The City is working towards an agreement with Leduc County to continue to provide agricultural services to landowners within the annexed area.

Will I be able to use a firearm?

No. Due to safety concerns, no one is permitted to use a firearm within City limits. The Edmonton Police Service is reviewing this topic within the context of an annexation.

Will I be required to get a business licence?

Yes. Businesses will be required to get a licence within 6 months of annexation, with fees waived for the first 5 years. Farms will be exempt from requiring a business licence, unless the farm sells products on site.

Will there be a change to where our children go to school?

School district boundaries are under the jurisdiction of the Government of Alberta, not municipal governments. School district boundaries are not required to align with municipal boundaries. Any changes to school district boundaries would happen outside of the annexation process.

Will I have to licence my pets?

All pet owners in the City will require a pet licence within 1 year of annexation, with fees waived for the first 5 years.

How will my household garbage be collected?

Your garbage will be collected from the edge of your driveway, for a monthly fee, consistent with the rest of Edmonton.

How will roads be maintained?

The City of Edmonton is committed to maintaining the current service level that is provided within the County.



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For more information: edmonton.ca/annexation | 780.442.2294 | annexation@edmonton.ca

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

6.5. October 2017 “Growing Together” Newsletter

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

OCTOBER
2017

GROWING TOGETHER

A CONVERSATION ON GROWTH IN THE EDMONTON
METROPOLITAN REGION

Edmonton

IN THIS ISSUE

- Annexation Update
- What We Heard
Spring 2017 open
houses
- Continuing the
Conversation



ANNEXATION UPDATE

For the past four years, the City of Edmonton has been working to annex land, in Leduc County and the Town of Beaumont. Over the years, the City has revised its proposed annexation area, hosted open houses and landowner meetings, shared newsletter updates, negotiated with Leduc County and had discussions with the Town of Beaumont.

Edmonton Submits Annexation Application

The City of Edmonton submitted an annexation application to the Municipal Government Board on September 28, 2017. The annexation area includes both the agreed to area under the Framework for Agreement between the City of Edmonton and Leduc County, as well as nine quarter sections within the Town of Beaumont. See a map of the annexation area on the next page.

The City removed the Edmonton International Airport (EIA) from its proposed annexation area because the City and Leduc County have agreed to work together, in partnership with the Edmonton Regional Airports Authority and the City of Leduc, on a long-term plan to support the airport and surrounding lands. The Inter-jurisdiction Airport Accord solidifies a commitment to prioritize the EIA as an economic engine in the region and province.

CITY OF EDMONTON ANNEXATION APPLICATION

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Open House Posters and Mail-Outs

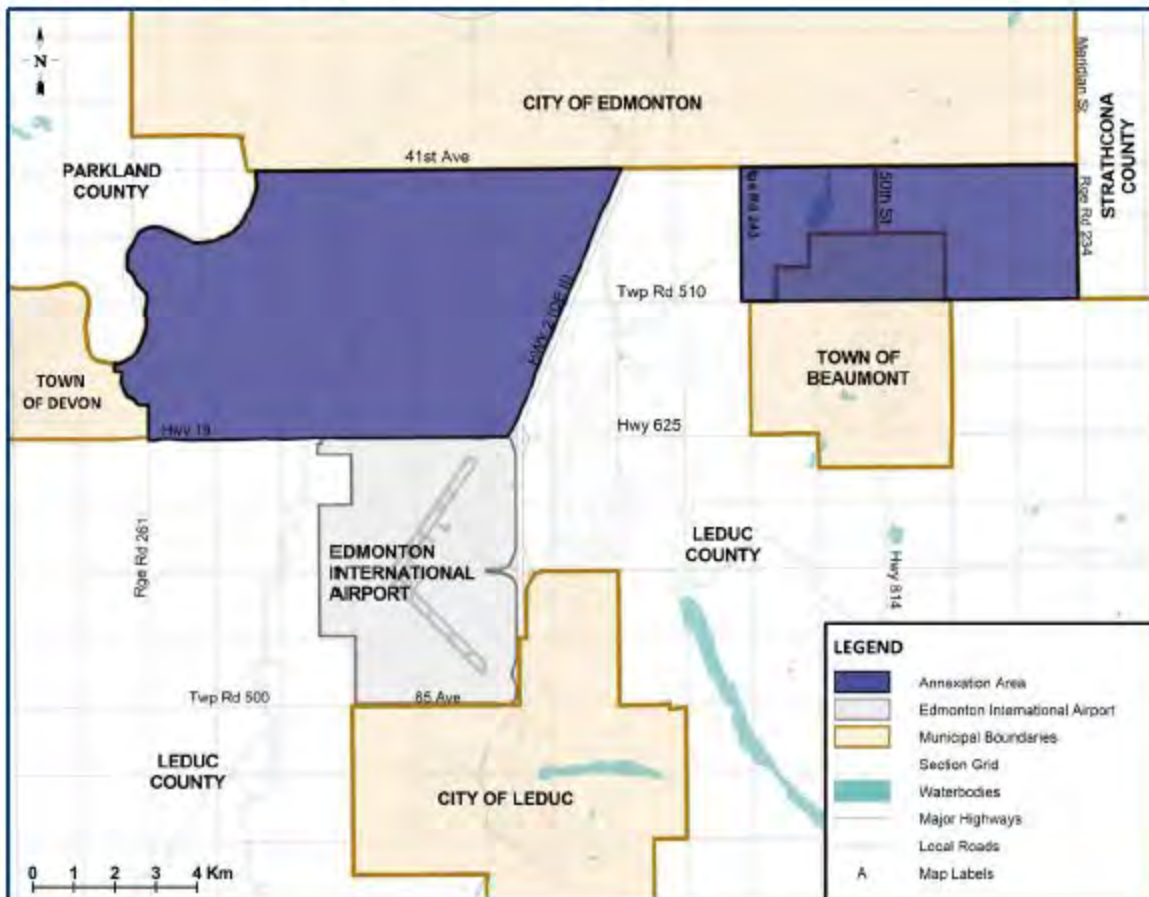
Edmonton and Leduc County Sign Annexation Agreement

On June 30, 2017, the City of Edmonton and Leduc County signed an Annexation Agreement for the lands within the City's proposed annexation area that are under the jurisdiction of the County. The Agreement outlines agreed-upon annexation areas, commitments for future joint planning, compensation for Leduc County, and transition provisions for landowners in the annexation area (such as tax protection).

Edmonton and the Town of Beaumont Discuss Annexation

The City of Edmonton had administrative discussions with the Town of Beaumont on the portion of the City's proposed annexation area under the Town's jurisdiction (nine quarter sections north of Township Road 510). However, the Town of Beaumont decided not to enter into annexation negotiations or mediation with the City of Edmonton. The City proceeded with the next step in the annexation process, which was to submit the annexation application to the Municipal Government Board.

City of Edmonton's Proposed Annexation Area



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

WHAT WE HEARD

Spring 2017 annexation open houses

Thank you to the nearly 175 people who came out to our annexation open houses last spring. We had many conversations on the City's annexation proposal, Framework for Agreement with Leduc County, and proposed service, tax, and bylaw transition plan for landowners within the proposed annexation area.

FAQs

How will my taxes change?

For 50 years, landowners in the annexed area (including the current Town of Beaumont overlap area) will be taxed at the lowest rate between Leduc County and Edmonton for a given year and rural assessment exemptions will continue to apply. Taxes will transition to Edmonton tax rates and assessment rules after 50 years, or when one or more of the following occurs:

- A new parcel is created as a result of subdivision or any other method
- Your land is redistricted to another district
- Your land is connected to municipal water and sewer
- A Major Development Permit is issued to change the use of the land, and/or construct a permanent building or an addition to a permanent building (some exceptions apply)



How will services be provided?

The City will at least match current services and service levels in the annexed area, such as waste collection and agricultural services.

Administration is in the midst of working out how services will be provided, per direction from the Annexation Negotiating Committee.

Why is Edmonton proposing to annex land that Beaumont recently annexed?

The Province did not consider Edmonton's case in its decision to award Beaumont the land, but stated that it would consider Edmonton's case once the City made an annexation application.

Edmonton has a strong case for annexation. Edmonton's total annexation ask is for about 30 years of growth; the land Beaumont was awarded gives Beaumont about 70 years of growth. Also, servicing the area by extending the City's existing infrastructure from the north would save millions of dollars for local and regional ratepayers.

Missed our open houses?

View open house poster boards online for more information on how services, bylaws, and tax and assessment conditions will be transitioned, should the annexation be approved.

CITY OF EDMONTON ANNEXATION APPLICATION
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CONTINUING THE CONVERSATION

Thank you for coming to our open houses, asking questions and sharing your feedback on the proposed annexation. Your input informed the decision-making process, negotiations, and our application, in balance with other considerations.



There are still several steps and opportunities for your input in the annexation process left to go.

Remaining Steps in the Annexation Process

- 1 Municipal Government Board Preliminary Hearing**
The Municipal Government Board will set a date(s) for a preliminary hearing. The Preliminary Hearing is an opportunity for you to let the Municipal Government Board know if you wish to share your views on the proposed annexation at the Merit Hearing.
- 2 Document Submission Period**
You can submit materials to the Municipal Government Board and view submissions from other affected parties.
- 3 Municipal Government Board Merit Hearing**
With the consent of the Municipal Government Board, you can present your views at the Merit Hearing.
- 4 Municipal Government Board Recommendation to the Province***
It is unknown how long it will take the Municipal Government Board to reach a recommendation on the proposed annexation.
- 5 Decision from the Province**
The Province will consider the Municipal Government Board's recommendation and arrive at a decision on the annexation application, including the date the annexation will be effective, should the annexation be approved. The City of Edmonton has requested an annexation effective date of January 1, 2019.


*Note: It is anticipated that steps 1-4 will be complete by the end of 2018.

Stay Tuned...

We will continue to share key information with you throughout the remaining stages of the annexation process. So, stay tuned for future annexation website updates and mail-outs.

7. INFORMATION PACKAGES

7.1. FAQs

GROWING TOGETHER. 

Annexation - Frequently Asked Questions


What is Annexation?
Annexation is a provincially legislated process of transferring land from one municipality to another. The [process](#) enables a municipality to expand its boundaries and acquire more land to accommodate future growth.

How does Annexation happen? Who decides?
Annexation is legislated by the Province through the [Municipal Government Act \(MGA\)](#). The process for annexation is as follows:

1. The municipality proposing the annexation must provide notice to the Municipal Government Board (MGB) and the municipality that it wants to annex land from.
2. Both Municipalities must meet, discuss the annexation proposal and negotiate in good faith.
3. A negotiation report is prepared and sent to the MGB.
4. If the annexation is a simple and uncontested application (with signed consents from the landowners and the responding municipality), the application is processed.
5. If the annexation is contested (there are no signed consents), the MGB will advertise for objections and anyone can submit objections or concerns.
6. If there are objections, and there is not general agreement and mediation attempts have failed, the MGB will conduct a public hearing(s).
7. After the hearing, the MGB will prepare a recommendation for consideration by the Minister
8. The Lieutenant Governor of Alberta will consider the Board's recommendation and approve, approve in part or refuse the annexation proposal.

How long will it be before a decision is made on the proposed annexation?
The annexation process, on average, can take two to five years to complete.

Where does Edmonton want to annex land?
The lands are in Leduc County and include about 12,050 hectares (30,000 acres) south of the City and west of the Queen Elizabeth II highway and about 3,900 hectares (9,635 acres) south of the City and east of the Queen Elizabeth II highway. More information on the location of the proposals can be found on the [Maps](#) page.

 edmonton.ca/annexation

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER. 

Why does Edmonton need to annex land?

We are running out of available land to develop for residential and industrial/commercial needs. Annexation helps the City to proactively plan for the addition of 1.2 million people who will come to Edmonton in the next 50 years. See The [Case for Annexation](#) for more information about growth.

Why does Edmonton need to annex lands south of City?


There are a number of factors that influence where the [City can grow](#).

These factors include:

- Already established urban municipalities such as St. Albert and Sherwood Park
- Areas under control of other levels of government such as Canadian Forces Base Namao and Enoch First Nations
- Areas that have large natural features such as wetlands
- Areas where there are existing industrial areas that could adversely impact another municipality's fiscal sustainability
- Areas where there are existing acreages, and
- Areas where there are a lot of oil and gas wells and pipelines that are expected to remain long term

Why can't Edmonton build on land it already has instead of expanding its borders?

The City's growth strategy is about building IN, UP, and OUT. This means that we are building "UP" by constructing new high rise condos and office towers and we are building "IN" by adding density in and around older neighbourhoods by encouraging infill development. Building "UP" and "IN" both help the City address its growth needs but these two strategies alone will not meet the demands of a growing population. We also need to build "OUT" to accommodate new industrial residential development that can't be accommodated within other areas of the City.

GROWING TOGETHER. 

What are Edmonton's plans for the proposed annexation area?

As the need arises, the lands will be rezoned for various uses including: residential, industrial, commercial, institutional (for example, schools, police stations, hospitals), and parks and recreation areas.

Elements that will influence what development goes where will include:

- the airport plans and airport noise overlay
- conditions applied by the Province to the annexed land
- water body and sensitive area protection
- linkages with existing infrastructure
- parks and recreation areas
- existing and proposed employment and residential areas, and
- existing public transit and transportation corridors.

Any zoning and bylaw changes will require consultation with the public, citizens of the area, and discussions with adjacent municipalities.

Who is negotiating on behalf of each municipality?


Both the City of Edmonton and Leduc County have established negotiating committees that will meet to discuss the annexation proposal.

What is meant by "negotiating in good faith"?

Negotiating in good faith is the honest intent to negotiate without taking an unfair advantage, even when some legal technicality is not fulfilled. The intent is to achieve a "win-win" for each municipality and for landowners.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER. 

Farming

Why annex and develop good agricultural lands?

The Capital Region Board has developed a Growth Plan that helps to reduce consumption of farm land. The Growth Plan sets out certain areas that are targeted for development. This will help to preserve good farmland for as long as possible while also accommodating the growth of urban areas. **FRESH** is the City of Edmonton's policy on agriculture and urban food.

Can the land still be used for farming even if it is annexed?

In the near term, the current zoning (such as agricultural) will remain in effect until the landowner decides to rezone the land to comply with City policies. As the need arises, the lands will be rezoned for various uses including: residential, industrial, commercial, parks and recreation areas.

What are the rules about livestock?

Keeping livestock within urban boundaries will depend on the zoning of the land. If zoned agricultural, livestock is permitted subject to certain regulations (provincial and municipal). If the zoning changes to residential and the primary purpose of the community is no longer agricultural in nature, then consideration on how to address the livestock will take place at that time.

Can I still control pests on my farmland?

Farmers are allowed to control pests on their property under the Alberta Agricultural Pests Act and Regulation. If there is a need for the use of a gun on farmland for pest control, residents would be encouraged to let Edmonton Police Services know and provide the reason. Guns are regulated under the Criminal Code and in Edmonton under the Public Places Bylaw. Gun use must comply with the Criminal Code of Canada, and according to the City of Edmonton's bylaw, guns cannot be fired in any public place.

GROWING TOGETHER. 

Assessment, Taxes and Finances

How will my taxes change?

Rules and rates for property assessment and taxation differ in some instances between the County and the City. It is quite common to provide special consideration to annexed property owners so their tax rates are not immediately impacted. The annexation negotiation teams will work out a transition plan for property taxes. For example, in Edmonton's last annexation in 1982, a farm building exemption was mandated and set to expire in 1986; however, the exemption continued until 2013 through support by Edmonton's Council and the Province. Edmonton is looking for amicable solutions for all parties involved. Please see [information](#) provided at the November 2013 Open Houses.

Edmonton International Airport

Why did Edmonton close their municipal airport?


When Edmontonians voted in 1995 to consolidate scheduled air service at the Edmonton International Airport, most cast their ballots believing that consolidation was the best way to support the long term viability of the region's airport and to maintain its status as an international airport. Edmonton recognizes that the Edmonton International Airport is a major economic and community asset for the region and the province. The transfer of flight traffic from the City Centre Airport to the Edmonton International Airport was meant to enhance the scale of operations from two regional airports competing for market share to one healthy international airport to serve northern and central Alberta.

As a result of the decision the EIA has successfully focused on financing and developing its services. The EIA is well on its way to achieve their target to have 10 million passengers by 2020, has a thriving business aviation service, and is currently Canada's fastest growing airport.

Will Edmonton gain a large property tax base if this annexation including the international airport is approved?

There is an existing tri-partite agreement governing the airport that directs revenues to the County of Leduc, the City of Leduc and the Federal Government. Discussions with all parties will need to take place to determine how the agreement might be affected.

Open House Posters and Mail-Outs

GROWING TOGETHER. 

How will the revenue from the Edmonton International Airport be divided between Leduc County, the City of Leduc and the City of Edmonton?

This is currently unknown. Any Edmonton International Airport revenue distribution agreement will be the result of an extensive negotiation process.

Will Edmonton support the proposed third runway?

There is an existing tri-partite agreement governing the airport that directs revenues to the County of Leduc, the City of Leduc and the Federal Government. Discussions with all parties will need to take place to determine how the agreement might be affected.

Service Delivery

How will agriculture services change?

The City recognizes that farmers within the annexation area have access to certain agriculture services provided by the Province and by Leduc County. As part of the negotiation process the City will work to ensure that those who wish to continue farming will continue to have access to similar agriculture services. The City is researching how it might best provide such services.

How will ambulance services change?

Ambulance services and general health care services will not change due to annexation since these services are not regulated by municipal governments.

How will fire protection services change?

The City of Edmonton offers many services to its residents, including full-time professional [fire protection services](#). The City will work out a transition plan for fire services into the annexation area and will, at minimum, maintain existing service levels.

How will garbage collection services change?

Waste management service will vary depending on the tax classification of your property. If your property is strictly residential (not farmland), you will receive [waste collection services](#) for a fee. If your property has a residence, but is classified as farmland, you can request to receive waste collection services, also for a fee. If your property is strictly farmland, with no residence, waste collection services will not be provided.

GROWING TOGETHER. 

How will law enforcement services change?

Police services are provided by the [Edmonton Police Service \(EPS\)](#). The City will work out a transition plan for law enforcement services into the annexation area and will, at minimum, maintain existing service levels.

How will agriculture services change?

The City recognizes that farmers within the annexation area have access to certain agriculture services provided by the Province and by Leduc County. As part of the negotiation process the City will work to ensure that those who wish to continue farming will continue to have access to similar agriculture services. The City is researching how it might best provide such services.

How will roads and services change?

Roads will improve as the land is developed and improved infrastructure is installed. New development must be strategically managed so that taxpayers are not covering the expense of installing new infrastructure (i.e. water, sewer, and roads) prior to land development. This would result in an unfair burden on taxpayers.


The policies of the City of Edmonton and Leduc County regarding snow clearance on rural roads are similar. Our aim will be to match or possibly exceed the level of service that County residents already enjoy.

How will schools change?

We have begun to talk to the school boards but more work is needed to fully understand the implications of annexation on school choice and commuting times. We know that questions about where children will go to school and how will they get there are important to you, and we are working with our school board counterparts to develop a plan for transition of educational services.

How will sewage, septic, sewer change?

City sewer services will not be provided until development occurs and the sewer is extended. If you do not live near development, you will not be expected to connect to the municipal system and can maintain your own septic fields or systems until the services become available in your area. You will not be assessed a fee for City water or sewer until you are hooked up to the City's systems. Note that the City has a standard municipal system and does not entertain a mix of systems to ensure efficiencies in the system provision and maintenance.

GROWING TOGETHER. 

How will water change?

City water service will not be provided until development occurs and the sewer is extended. If you do not live near development, you will not be expected to connect to the municipal system and can maintain your own septic fields or systems until the services become available in your area. You will not be assessed a fee for City water or sewer until you are hooked up to the City's systems. Note that the City has a standard municipal system to ensure efficiencies in the system provision and maintenance.

Leduc County

How will Edmonton's proposed annexations affect Leduc County?

Edmonton is seeking a fair and equitable solution with Leduc County that will allow Edmonton the land it needs to grow while maintaining Leduc County's economic sustainability. The City of Edmonton and Leduc County, through negotiation discussions, will assess the degree and type of impact the annexation will have on the County. A negotiated settlement will reflect the impact assessment.

Why is Edmonton proposing to annex part of the Nisku business park and surrounding lands? Does this limit Nisku's long term growth potential?

With few exceptions, Edmonton is not proposing to annex developed land in the Nisku Business Park. Edmonton needs undeveloped land to accommodate future industrial development at urban densities and standards.

Leduc County would continue to administer development and redevelopment in the Nisku Business Park on lands extending east from the Queen Elizabeth II highway as well as other industrial areas in other parts of the County. Development of urban serviced industrial properties west of the Queen Elizabeth II administered by Edmonton will complement the Nisku Business Park and provide new opportunity and resilience to the regional economy.

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Open House Posters and Mail-Outs

7.2. Fact Sheets

7.2.1. Annexation Fact Sheet (2013)

GROWING FAST. GROWING SMART.

Fact Sheet

		South West Application	South East Application	Total
PROPOSED ANNEXATION AREA OF APPLICATION	Area (km ²)	120	36	156
	(hectares)	12,000	3,600	15,600
	(acres)	29,500	8,900	38,400
Properties		345	215	660

POPULATION GROWTH

RESIDENTIAL GROWTH

ECONOMIC GROWTH

CAPITAL REGION GROWTH PLAN DENSITY TARGETS BY PRIORITY GROWTH AREA (PGA)

EXAMPLES OF EDMONTON'S CONTRIBUTION TO MAJOR INFRASTRUCTURE

PERCENT OF MUNICIPAL ASSESSMENT VALUES FROM NON-RESIDENTIAL SOURCES

- Edmonton has grown on average 2% per year over the last decade adding 160,000 people.
- From 1982 to 2012, 55% of the new population growth has occurred south of Whitemud Dr.
- Based on a high growth scenario, the Capital Region Board (CRB) forecasts the region's population to be 2.2 million in 2044, up from 1.16 million in 2011. Edmonton's population would be 1.44 million in 2044, up from 817,000 in 2012.
- Less than 1000 people live within the proposed annexation areas.
- Beaumont's population: 14,916 (2013) Leduc County: 13,541 (2011)

- 2012-13, more than 70% of the region's new housing starts (all types) are in Edmonton.
- 2003-12, more than 55% of Edmonton's new residential neighbourhood development occurred south of Whitemud Drive.
- Land supply for low density residential: Southwest sector has less than 15 years, Southeast has less than 25 years.

- City of Edmonton's real GDP increased by 3.7% and wages by 4.4% in 2012.
- Critically low business employment land supply in south Edmonton - less than 10 years.
- 41 Ave/QE II Interchange and CP Intermodal Yard will trigger rapid development for remainder of Ellerslie Industrial and areas south of Edmonton's boundary.

(upnrh - units per net residential hectare)

PGA B: 30-45+ upnrh PGA Cw: 30-40 upnrh PGA Ce: 25-35 upnrh

Typical densities in south Edmonton Area Structure Plans

Windermere: 30 upnrh Heritage Valley: 42 upnrh Ellerslie: 33 upnrh

• 41 Ave/QE II Interchange:	Total Cost:	\$205 million
	Edmonton:	\$72.5 million
• SE LRT:	Total Cost:	\$1.8 billion
	Edmonton:	\$800 million (still short \$0.5 billion)

- Edmonton 27%
- Calgary 30%
- Strathcona County 48%
- Leduc County 63%
- Fort Saskatchewan 45%


edmonton.ca/annexation

CITY OF EDMONTON ANNEXATION APPLICATION

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Open House Posters and Mail-Outs

7.2.2. Growth Challenges Fact Sheet (Fall 2013)

GROWING FAST. GROWING SMART. 

GROWTH CHALLENGES

EDMONTON NEEDS TO GROW

Alberta will experience strong growth in the long term and will continue to offer attractive opportunities for investment, businesses and newcomers.

Global demand for energy will drive robust growth in Alberta over the next 30 years.

- Alberta's population exceeded 4 million in 2013 and is expected to grow by another 2 million people over the next 30 years. Most new residents will live in Edmonton and Calgary.
- Edmonton's population is expected to nearly double in the coming three decades reaching 1.5 million, with in-migration making up a large share of that growth.
- Over 55% of Edmonton's population growth over the past 30 years has occurred south of Whitemud Drive.
- Land supply is becoming critically low in south Edmonton - less than 10 year supply for business employment; less than 15 year supply for low density residential in the southwest and less than 25 year supply in the southeast.
- Edmonton's boundaries have remained the same since 1982, but during that time, 26 annexations occurred in the greater Edmonton region. By comparison, Calgary has annexed land 16 times in that period.
- The City is proposing to annex enough land to sustain growth to the south for the next 50 years, thereby allowing strategic planning for land use and infrastructure.
- Edmonton provides amenities expected of a capital city, and supports the region's need for low income housing, social, educational, recreational and emergency services.
- To continue providing services and amenities that benefit the region, Edmonton needs to maintain its share of the region's economic growth.

The City needs land to accommodate a healthy share of the region's growth to continue its role as the strong central city of the greater Edmonton region.


BALANCED APPROACH TO GROWTH

The City of Edmonton supports balanced growth to achieve long term sustainability in the greater Edmonton region.

EDMONTON'S LONG TERM growth strategy is to build in, up and out.

- Carrying out initiatives to enable new and higher density housing in both mature neighbourhoods and newly developing areas will support vibrant communities, a more compact city, and provide a balance of housing options.
- By building to higher densities in priority locations, land and infrastructure will continue to be efficiently used.
- Existing industrial areas are being retrofitted to accommodate today's needs and new employment areas are designed to facilitate economic opportunities.
- Extending Edmonton's boundary to accommodate long term growth will ensure orderly, timely and economical development of these lands.
- By ensuring a sufficient supply of land for business employment, the City will continue to fulfill its role in attracting investment, businesses, jobs and people to the region.
- Building partnerships to leverage key regional economic assets, including the Edmonton International Airport and the trading function of Port Alberta, will help build economic capacity and regional prosperity.
- Edmonton supports the Capital Region Board's Growth Plan which promotes an integrated and strategic approach to future growth of the region; efficient extension of existing and new infrastructure; and planning for sustained economic growth.

The City is highly responsive to economic trends and has a balanced growth strategy to lead the region to a prosperous and sustainable future.

 edmonton.ca/annexation

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING FAST. GROWING SMART. 

GROWTH CHALLENGES

EDMONTON IS DOING IT RIGHT

Ongoing growth demands have honed Edmonton's abilities to develop urban environments with supporting infrastructure, services and amenities.

EDMONTON KNOWS HOW to build sustainable, diverse communities:

- The City supports ongoing community vitality and the redevelopment of its established areas through many means. These include transformational redevelopment projects such as The Quarters and Blatchford, projects and policies to support residential infill, and regulations that permit secondary suites across Edmonton.
- The face of the city is changing – new residential and office towers are dotting the landscape, encouraged by planning measures such as innovative zoning practices and transit-oriented development guidelines.
- In new areas, the City is planning and developing complete, livable communities for its residents, providing diverse housing choices and supplying fully serviced commercial and industrial lands in areas such as Windermere and Ellerslie.
- Building comprehensively designed, large scale, large investment infrastructure such as sewer and drainage systems, freeways, interchanges, bridges and rapid transit requires the know-how and capacity of the City.
- The City has the ability to comprehensively and efficiently extend and coordinate infrastructure services such as roads and sewers to support growth and manage natural drainage patterns south of its boundary.
- Edmonton is in the best position to coordinate infrastructure, such as rapid transit, to support growth of the Edmonton International Airport, Port Alberta and associated aviation and commercial development.
- Edmonton is building a great city by ensuring it has room to grow and by providing high quality places for residents to live, work, play and learn.

The opportunity exists to do this right and annexation is part of the solution to realize greatness for the Capital City and greater Edmonton region.

Edmonton

edmonton.ca/annexation

CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs

7.2.3. Annexation Fact Sheet (October 2013)



**OVERCOMING
CONSTRAINTS TO
GROWTH**

Because of the boom in the north and increasing opportunities for newcomers, Alberta will experience unprecedented growth

THE PROVINCE of Alberta is planning for explosive growth over the next 30 years:

- Some 2,000,000 additional people are expected to arrive, and an estimated 72 percent of them will be coming to the two major cities, Edmonton and Calgary.
- Edmonton is expected to grow from 840,000 to 1,500,000 people over that period.
- Three-quarters of the regional housing demand will happen in Edmonton.
- The remaining demand will be spread across in the other 23 regional communities.
- That means that the city will be the "go-to" place for arriving families—because it offers the backbone services and attractions newcomers want and need.
- Edmonton must grow but it is already boxed in by its boundaries
- The City does not have land for residential, commercial and industrial expansion. The existing situation will only get worse if not addressed soon.
- Edmonton is growing rapidly, has needs it cannot meet. There will be more pressure on the City to provide regional transportation hub infrastructure and services.
- Edmonton needs sensible, affordable housing options, which can be accommodated right now through good planning for future needs—which must include annexation.
- There is a false perception that there is 'cheap land' outside the City limits; however proper land development always comes with associated costs to taxpayers at some level.
- The City's revenues and income can't offset the pressure, current trajectory is unsustainable.
- The solution: the City of Edmonton will need to extend its boundaries as soon as possible.



MAKE A GREAT CAPITAL CITY GREATER



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



Rural counties have a significant tax advantage over large cities, leaving cities to carry the bulk of social and infrastructure costs

REGIONAL COUNTIES enjoy higher industrial tax revenue but have much lower residential costs:

A FAIR AND MORE BALANCED APPROACH TO GROWTH

Ratio of industrial tax income to residential costs per capita



- The greater portion of urban social and physical infrastructure and amenities—available to all residents of the region—is supported by the City of Edmonton.
- Edmonton is a regional hub for social services, health care and even social downloading such as caring for the homeless and socially challenged.
- As the central regional hub, the City funds, builds and maintains the foundation for regional transportation systems including highways, roads and transit.
- The 41st Ave. interchange is a current example: Edmonton is contributing \$70 million, millions more are coming from the province and the federal governments, but the prime beneficiary of the industrial land and its taxes, Leduc County, will pay nothing.
- Regional areas offer low-cost industrial and bedroom community land without the associated costs of having to build fully-developed communities.
- Provincially legislated linear tax assessments, that is, taxes on kilometers of pipe/wire crossing a region, favour rural areas which gain large tax revenues with low per-capita costs.
- Also, all provincial taxpayers (including residents of major cities) carry the load for rural roads and infrastructure, benefitting rural counties which do not pay for these.
- Overall, the current tax system favours rural development while 'scavenging' services from nearby Edmonton without having to pay a fair share.
- The solution: the City needs to expand its boundaries—and its industrial tax base—to keep City taxes in line and to keep the City cost-competitive with other communities.



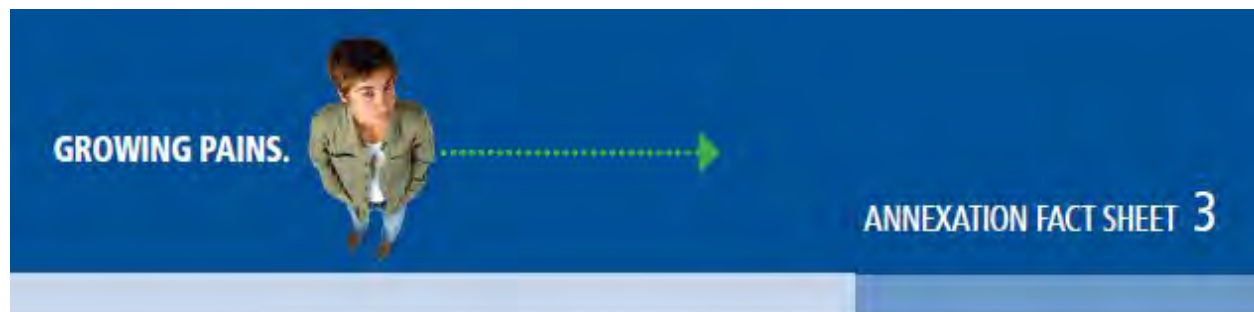
MAKE A GREAT CAPITAL CITY GREATER



Talk to a consultant. Call 780.442.2294

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



Ongoing demands of constant growth have honed the City's abilities to develop and maintain infrastructure, amenities and services

LOOK AT WELL-DESIGNED, successful industrial parks like Ellerslie, Whyte, Pylypow and more:

EDMONTON: A HISTORY OF DOING IT RIGHT

- The City has achieved 'super-balance' in building and maintaining civic, sports, recreation, transportation, infrastructure and municipal services—from industrial to commercial to residential—offering the "full-meal deal".
- Edmonton has high standards for development and orderly growth aimed at full integration of City assets, e.g. existing and future LRT tie-ins to the regional transportation system—and subsequently improving land values.
- When it comes to urban highways, Edmonton has low gridlock compared to other large cities.
- The City is very experienced using compact urban development using best practices and City planners have good working relationships with developers, hitting target densities that well exceed the Capital Region Growth Plan minimum requirements.
- City has excellent track record:
 - on drainage, engineering and sustainability
 - on transportation, light rail, urban highways, interchanges to "Capital City standards"
 - on dealing with growth—at a rate of **6000 new residences** a year
 - on providing municipal infrastructure/services using a comprehensive approach
 - on taking advantage of opportunity by being nimble and development-capable.
- The City is a proven steward of resources, reducing risk through planning—with the skill to take this approach from its present boundaries all the way to the international airport.
- Edmonton's snow removal and pothole repairs have been an issue but are being addressed. However, these issues arise in part from the lack of industrial land and tax revenue.
- The City has been highly responsive to residential demand and now needs industrial room to grow...the region needs Edmonton to be the lead driver in planning for growth. Edmonton needs the resources—and expanded industrial tax base—to do it.



MAKE A GREAT CAPITAL CITY GREATER



Talk to a consultant. Call 780.442.2294

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



**YOU COME FIRST...
AND WE'RE ALL IN
THIS TOGETHER**

The City of Edmonton is working toward a win-win-win solution for everyone to avoid a potential win-lose situation for anyone

WE'RE CAREFULLY CONSIDERING the future of rural residents, businesses, industry and farms:

- Rural residents in annexed areas will not see increased tax rates, low taxes will be kept low. Tax rates will only increase upon the sale of property.
- Edmonton administration will accommodate transition from county to City, and will provide personal consultants.
- The City will upgrade local roads and infrastructure to City standards over time. As rural residents gain improved infrastructure and services over time, mill rates may increase.
- Edmonton will not be annexing large areas of industrial land—and will not be expanding into already developed industrial land such as Nisku.
- Businesses win with better density planning, improved infrastructure and potential for greater return on investment in their real estate and facilities.
- The City is agriculture-friendly and protects its agricultural land from random residential encroachment. Also, you can farm as long as you want on annexed land with no tax increase.
- Edmonton applies a lower mill rate to agricultural land as a part of its sustainability plan.
- Working farms may re-designate to 'urban' land classification (though not rezoning) and still keep lower agricultural tax rates—while increasing land values for eventual sale.
- With annexation we all win. Rural interests win through appreciated land values, better infrastructure and ability to protect long-term potential. The Province wins by paying less in rural subsidies and gains a healthier capital city. Albertans win by getting a better transportation and service centre hub in Edmonton—and fully realize the 'Port Alberta' plan.
- Edmontonians win by gaining a more sustainable city and future—and increased pride from being part of a healthy, vibrant and growing capital city.



MAKE A GREAT CAPITAL CITY GREATER



7.2.4. Annexation Fact Sheet (2014)

GROWING TOGETHER.

City of Edmonton Proposed Annexation
Information Sheet
November, 2014

Growth Challenges

Accommodating Growth:

- Alberta's economy leads the nation in growth. It has grown by 4.2% per year over the last three years and is forecasted to grow by 3.0% over the next 3 years.
- In less than 30 years Alberta is projected to grow from 4 million people to 7 million people.
- Edmonton is forecasted to grow to over 2 million people in 50 years from 878,000 people at present – it is expected that Edmonton will represent 70% or more of the region's population.
- Edmonton's 2014 census shows that, in just two years, the city's population has grown by 7.4 per cent, or more than 60,000 people, almost the size of St. Albert.
 - The most southerly two wards (9 and 12) experienced phenomenal growth – accounting for more than 45% of the total population increase; the total gain in population of these two wards is roughly double the total population of Leduc County, presently about 14,000 people.
 - Edmonton has one of the youngest populations in Canada with 50% aged 36 and younger, many who will have families seeking affordable neighbourhoods for their families to grow.
- Edmonton is running out of land to accommodate future growth. In south Edmonton, where 58% of new neighbourhood development occurs, land supply has become critical: 12 years (SW) and 17 years (SE) of residential land is remaining, and 10 years of industrial land is remaining.
- It has been over 30 years since Edmonton's last annexation (Calgary has completed 16 and there have been over 25 in the region during this period, and several that are active at this time).

Balanced Approach to Growth:

- Edmonton is taking a sustainable and responsible approach to managing rapid growth by adopting a strategy to build Up-In-and-Out:
 - 'Up' means building more high-rise towers, such as those in the downtown and high density mixed use buildings around LRT stations and transit nodes throughout the city.
 - 'In' means encouraging infill development such as narrow lot housing or townhouses, creating higher density and sustainable neighbourhoods, such as Blatchford or the Quarters.
 - 'Out' means ensuring our newest communities are significantly more compact and that they are complete communities, such as Rutherford or Summerside in south Edmonton, which offer a diverse mix of housing and employment and service opportunities.
- Ensuring a balanced mix of residential and industrial lands allows the needs of citizens and businesses to be met and for Edmonton to offer entertainment, social service and institutional amenities expected of a large City.
- The status quo is not an option – a balanced approach will provide affordable housing, diversity of housing, employment opportunity, high quality of life and economic sustainability for the City and Region.

edmonton.ca/annexation

GROWING TOGETHER. City of Edmonton Proposed Annexation
Information Sheet
November, 2014**Growth in the Region:**

- The Edmonton Region is a key economic engine of the country and Edmonton is at the heart of this activity with the strongest economic growth of all major Canadian metropolitan areas.
- In the past year, 60% of Canada's job growth occurred in the Edmonton – Calgary economic corridor, which includes the Province's major international airports – key economic assets.
- In less than 30 years, 8 of 10 Albertans will live in the Edmonton – Calgary corridor and over a third of the Province's population will live in the Edmonton Region.
- The Capital Region Growth Plan promotes the efficient use of infrastructure through compact development and identifies priority growth areas for urban style development to accommodate future growth. The proposed annexation is consistent with these Growth Plan objectives.
- By planning and growing together in the Edmonton Region, we will be stronger.

About the Annexation Process:

- Annexation is a provincially legislated process of changing boundaries between municipalities. The annexation process is regulated and managed by the Municipal Government Board. The process is expected to take between 2 to 5 years. We are in the early stages of the process.
- Annexation is a common practice, used many times in recent years by municipalities in the Capital Region (e.g. Beaumont, Devon) and Alberta (e.g. Calgary, Grand Prairie, etc.) to accommodate future growth.
- Since June of this year, the City of Edmonton and Leduc County have been meeting to start the negotiation process and begin discussing the proposed annexation. Facilitators are assisting with this discussion.
- The City of Edmonton's Annexation Negotiating Team consists of Mayor Don Iveson, Councillors Bryan Anderson, Ed Gibbons and Michael Walters and City Manager Simon Farbrother.
- Leduc County's Annexation Negotiating Team consists of Mayor John Whaley, Councillors Clay Stumph, John Schonewille and Tanni Doblanko and County Manager Brian Bowles.
- In order to ensure that negotiations are meaningful and productive, the City of Edmonton wants to engage and hear from citizens at the three open houses in Leduc County, Edmonton and the Town of Beaumont.

Spokespersons:

David Hales, Executive Director
Urban Planning & Environment
Sustainable Development

Tim Brockelsby
Senior Planner & Annexation Project Manager
Sustainable Development

Media contact:

Denise Gee
Senior Communications Advisor
Corporate Communications
780-984-4631

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER.
City of Edmonton Proposed Annexation
Fact Sheet
November 2014

Proposed Annexation

Economic Growth

Population Growth

2014 Edmonton Census

Populations south of Edmonton

Accommodating Growth

Southwest Proposed Annexation Area
Includes 12,000 hectares of land south of Edmonton and west of the QEII, the Edmonton International Airport, and a portion of the QEII (Highway 2) right of way.

Southeast Proposed Annexation Area
Includes 3,600 hectares of land south of Edmonton and east of the QEII and a portion of 50th Street within the Town of Beaumont's boundary.

Alberta's economy has grown on average by 4.2% per year over the last three years and is forecasted to grow by 3.0% over the next 3 years.¹
In 2014, over 60% of Canada's job growth and 89% of the nearly 120,000 jobs added in Alberta in 2011 to 2013 were located in the Edmonton-Red Deer-Calgary corridor.²

In less than 30 years: Alberta is projected to grow to 7 million people, 8 of 10 Albertans will live in the Edmonton – Calgary economic corridor, over a third of all Albertans will reside in the Edmonton Region, and 75% of Alberta's population will live on 6% of the land.³

City of Edmonton Population from 2001 to 2014		Population Growth 2012 to 2014	
2001	657,350	Edmonton	7.4%
2006	730,372	Alberta	6.5%
2008	752,412	Canada	2.3%
2012	817,498		
2014	877,926		

Edmonton accommodated more than 60,000 new people in the last two years - nearly the population of St. Albert.
Edmonton has one of the youngest populations in Canada with 50% of the population aged 36 and younger.⁵

Edmonton is expected to grow to over 2 million people in 50 years.⁴

	2006 StatsCan	2011 StatsCan	2014 *estimated by CRB **actual civic census
Beaumont	8,961	13,284	*15,400
Devon	6,261	6,510	*7,000
Leduc (City)	16,967	24,139	**28,583
Leduc County	13,118	13,524	*14,100

Edmonton will run out of land in

	Residential	Industrial
Southwest	12 years	N/A
Southeast	17 years	10 years
North	31 years	17 years ⁶

In the newly developing areas it takes approximately 10 years to assemble, plan, obtain approvals, develop land, and then build homes and businesses.

edmonton.ca/annexation

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING TOGETHER.
City of Edmonton Proposed Annexation
Fact Sheet
November 2014

Accommodating Growth Residential

	In Edmonton	In the Balance of the Capital Region
low density housing starts	67%	33%
medium and high density housing starts	78%	22%
Total Housing Starts	71%	29%

Over the last 3 years, Edmonton has had the most low, medium and high density housing starts in the Capital Region as shown in the chart.

Of all housing starts in the Capital Region, Edmonton accounts for 71%⁷.

58% of Edmonton's growth is taking place in south Edmonton between Whitemud Dr. and 41st Avenue.

Accommodating Growth Industrial

Edmonton will run out of industrial land by 2031 (not including the Edmonton Energy Technology Park, which is planned for petrochemical and associated industries as part of the Alberta Industrial Heartland).

Industrial land in South Edmonton will be depleted by 2024⁸, in 10 years.

Balanced Growth

Balanced growth means ensuring that the right mix of residential and non-residential properties to ensure affordable and sustainable services and infrastructure.

In addition to balancing residential and non-residential growth, Edmonton's policies direct increasing effort to accommodate residential growth by building at higher densities.

Capital Region Growth Plan

The Capital Region Board is made up of 24 municipalities and was established by the Province in 2008. The Capital Region Growth Plan promotes the efficient use of infrastructure through compact development and identifies priority growth areas for urban style development to accommodate future growth. The proposed annexation is consistent with these Growth Plan objectives.

For more information:

Visit edmonton.ca/annexation

Phone: 780-442-2294

Fax: 780-401-7065

Email: annexation@edmonton.ca

Mail: Annexation Proposal, Regional Planning
10250 – 101 Street, 6th floor, HSBC Bank Place, Edmonton, AB T5J 3P4

Keep in touch

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¹ The Conference Board of Canada, Metropolitan Outlook 1, Spring 2014

² City of Calgary "Labour Market Review" (June 7, 2013 & August 15, 2014)

³ Alberta Population Projection Highlights 2014-2041 – released July 18, 2014


⁴ Nichols Applied Management Growth Project Report "The Case for Annexation"

⁵ City of Edmonton 2014 Census

⁶ Nichols Applied Management report "City of Edmonton Growth Study"

⁷ CMHC Report "Residential Construction Digest"

⁸ Nichols Applied Management report "City of Edmonton Growth Study"


edmonton.ca/annexation

CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs

7.2.5. Annexation Fact Sheet (2015)



Proposed Annexation

Southwest Proposed Annexation Area

Includes 12,050 hectares of land south of Edmonton and west of the QEII, the Edmonton International Airport, and a portion of the QEII (Highway 2) right of way.

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Accommodating Growth

	Edmonton will run out of land in	
	Residential	Industrial
Southwest	12 years	N/A
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North	31 years	17 years ⁶

It takes approximately 10 years to assemble, plan, obtain approvals, develop land, and then build homes and businesses in the new areas.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

*Open House Posters and Mail-Outs*GROWING TOGETHER. City of Edmonton Proposed Annexation
Fact Sheet
Spring 2015**Accommodating Growth Residential**

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Capital Region Growth Plan

The Capital Region Board is made up of 24 municipalities and was established by the Province in 2008.

The Capital Region Growth Plan identifies priority growth areas for urban style development. Most of the land in the proposed annexation areas is identified as priority growth area by the Growth Plan. The proposed annexation is consistent with the Capital Region Growth Plan.

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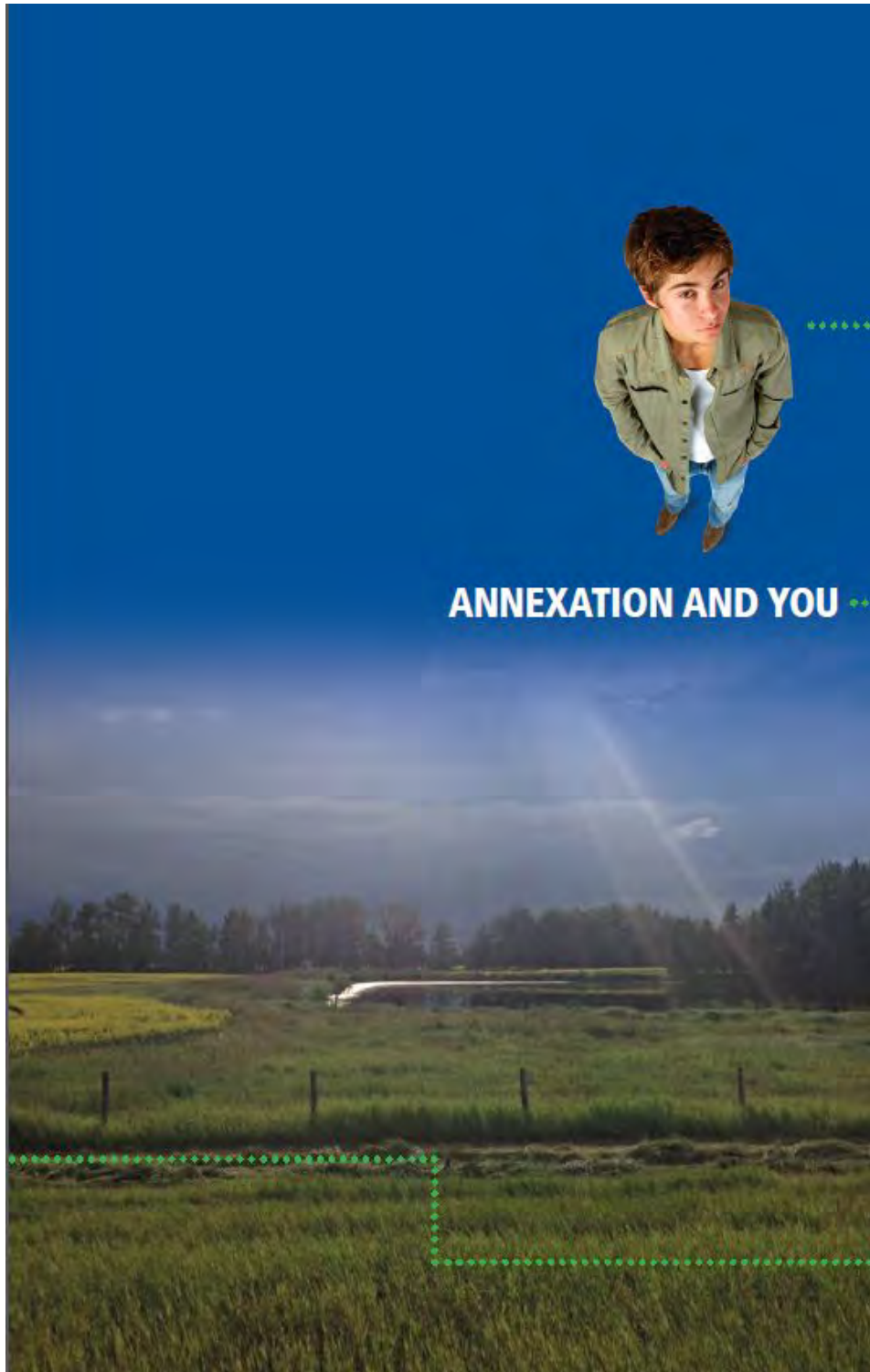
⁸ Nichols Applied Management report "City of Edmonton Growth Study"

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

8. BROCHURES

8.1. Annexation and You Brochure (Fall 2013)



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

ALBERTANS ARE BUILDERS.



Our Capital City will have to grow to meet its demands for space over the next 10 years. That means the expansion will need to move into the counties north and south of Edmonton.

And those counties are growing right now. Leduc, for example, is building up at much higher density levels than other rural areas.

IT'S A WIN-WIN FOR EVERYONE

That means the need for long-range planning and infrastructure design is here right now. Given the explosive growth predicted for the province over the next three decades, those critical planning skills need to—and already—reside with the City.

Of course the real rural concern is, “will my taxes go up if my property is in an annexation zone?” The answer is no. Taxes go up only after your land is sold.

Annexation brings the benefits of new infrastructure to your area. That means land values go up and your property will be easier to sell down the road. And that’s great news for you.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

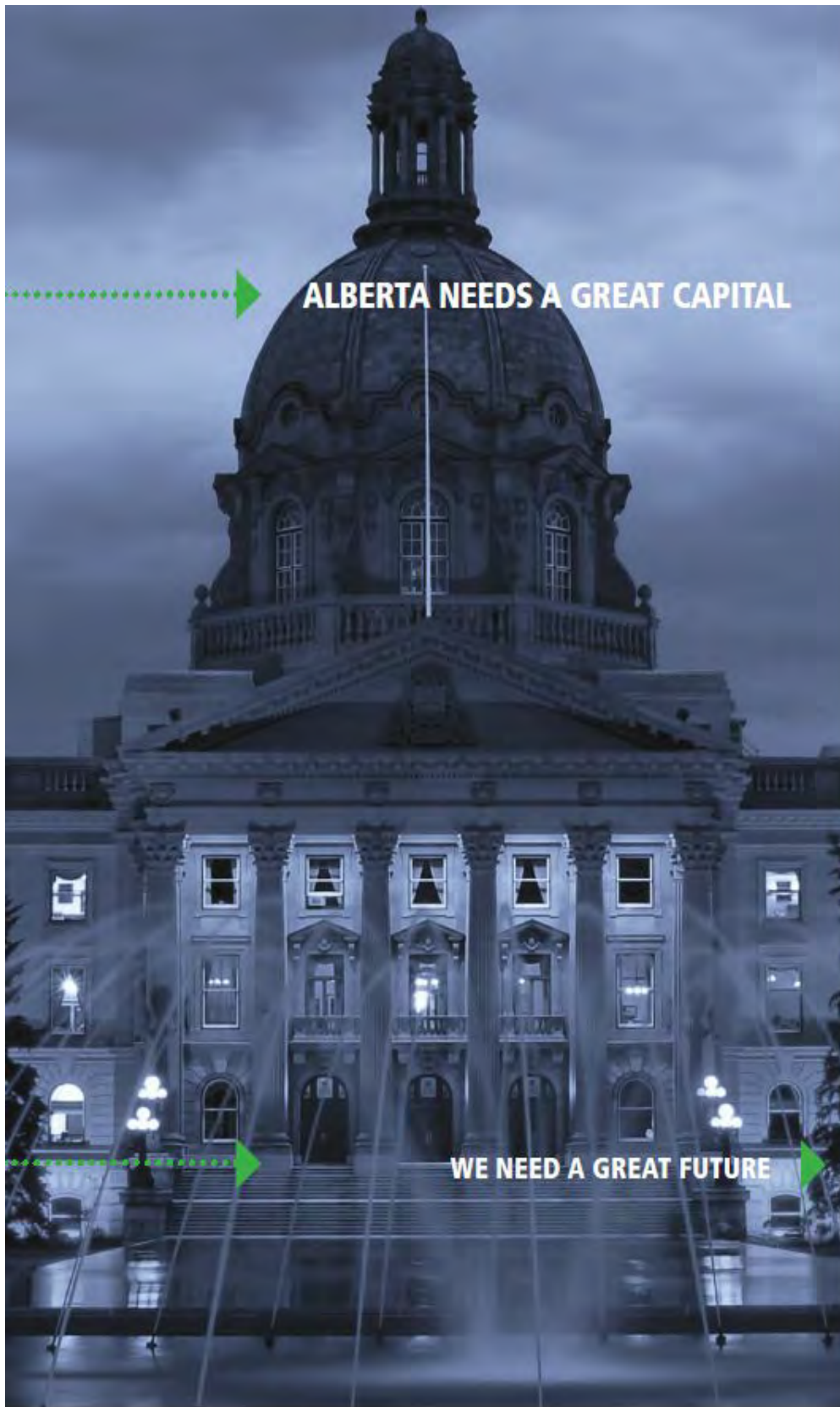
GET THE FACTS.

Edmonton has among the highest lifestyle satisfaction values in Canada. All Albertans share the cultural resources of the Capital—including a new arena, art gallery, museum and more. The region has seen 25 annexations over the past 30 years but Edmonton has not expanded its boundaries at all. Edmonton needs more land: high density building isn't the only answer to growth, which will nearly double over the next 30 years—and more than 55 percent of growth will happen south of the City's present boundary. Actual development can take 10 years from the time land is purchased until new houses are built. The amount of land for new expansion in Edmonton is now critically low. As newcomers arrive we're running out of time to plan ahead.

LET'S WORK TOGETHER TO BUILD A GREAT PROVINCIAL CAPITAL.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

GROWING PAINS.

OUR CAPITAL CITY FACES CHALLENGES



Edmonton is one of the fastest growing cities in North America. That's a good thing. But that puts pressure on the City to provide the quality of services that Alberta's capital needs.

To meet these needs the City of Edmonton is investing billions of dollars to build new infrastructure.

The problem is, the City currently can't afford everything that the province needs it to provide. It simply doesn't have the growing room or the resources to do it.

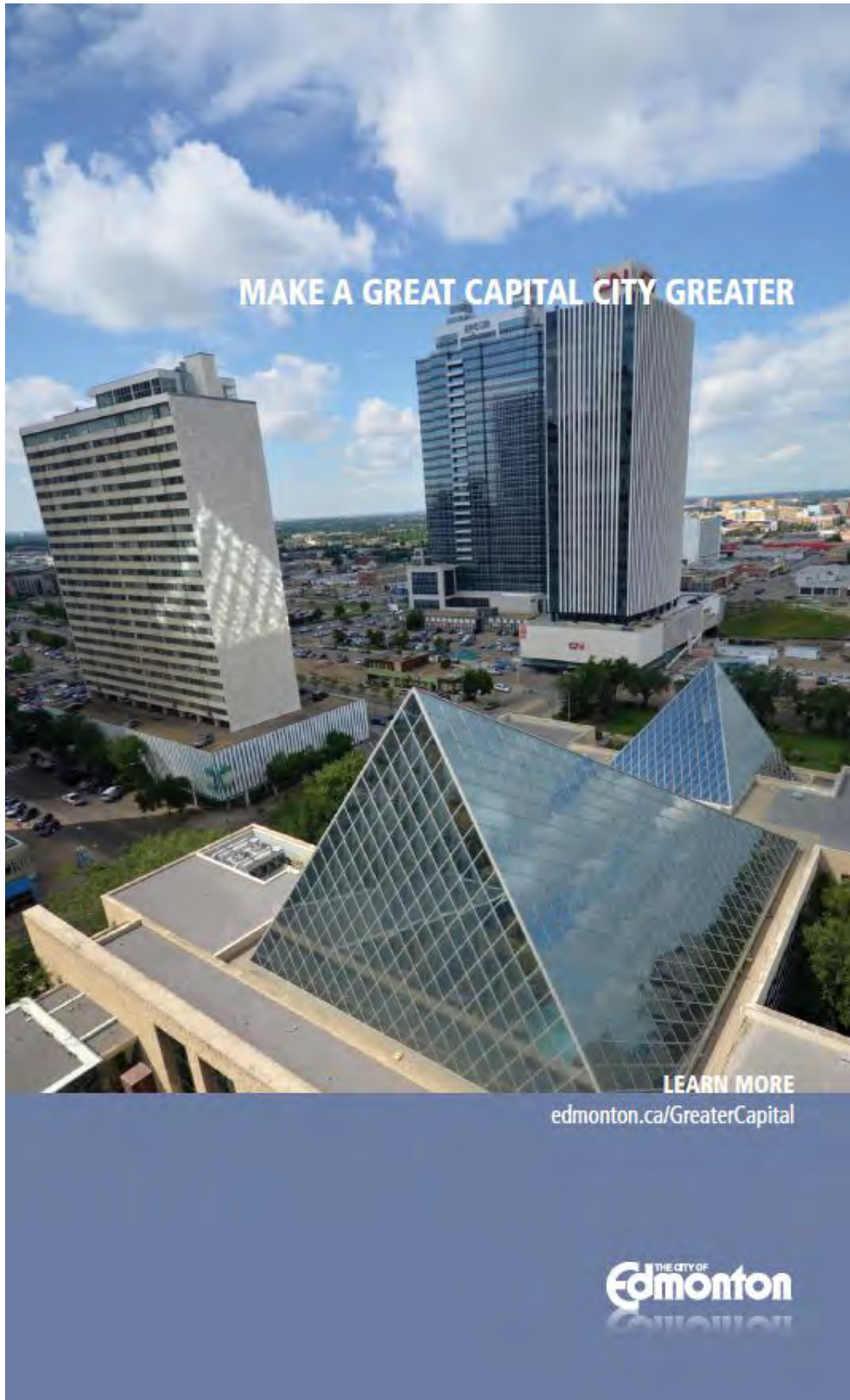
Calgary faced similar challenges. Over 30 years, with provincial support, it stayed healthy by annexing 16 outlying areas.

Over the same period, Edmonton hasn't expanded its boundaries. So resources that could be going toward Alberta's capital are going elsewhere—while the City struggles to provide the big city infrastructure the region needs.

SOMETHING HAS TO CHANGE

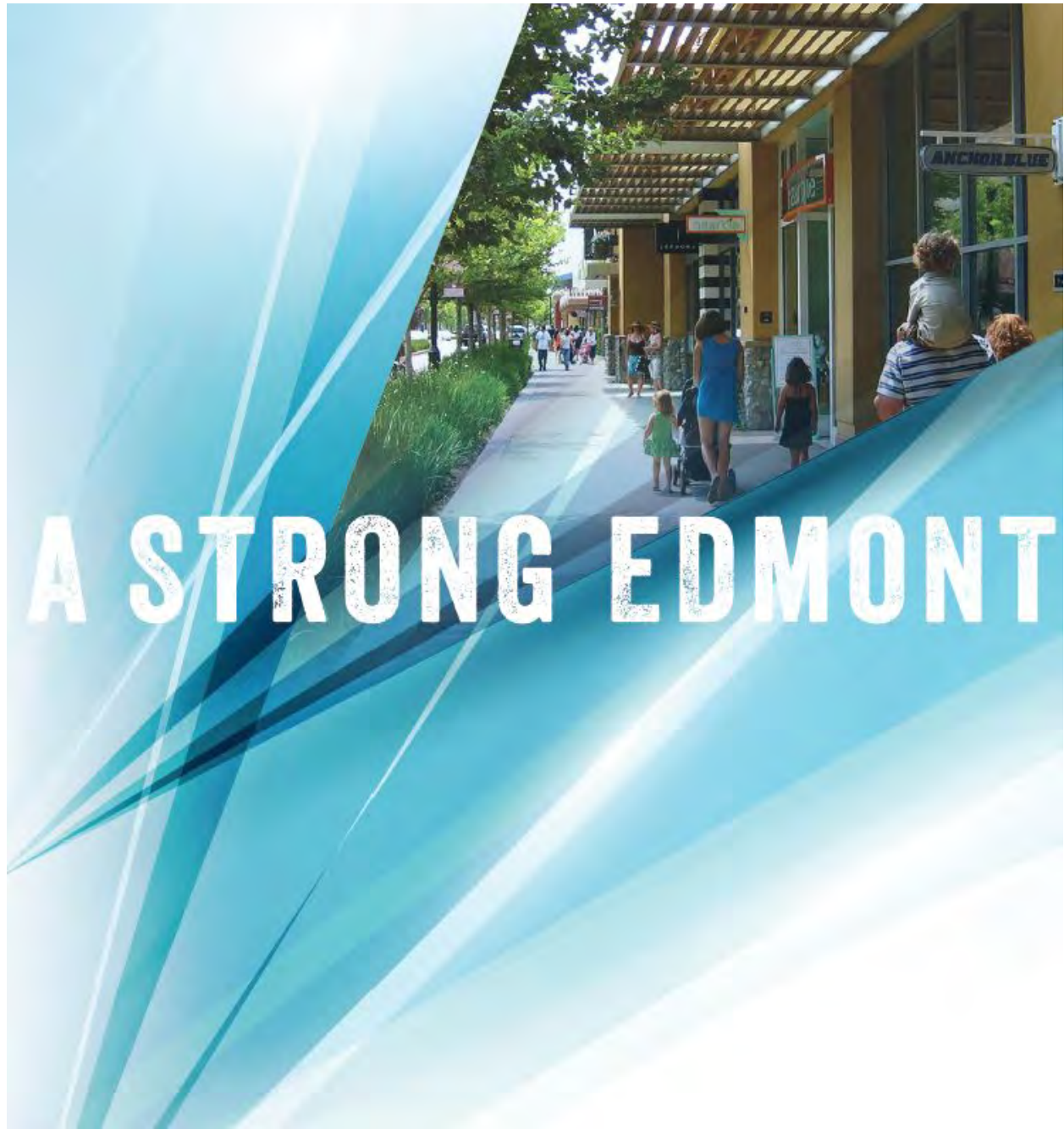
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



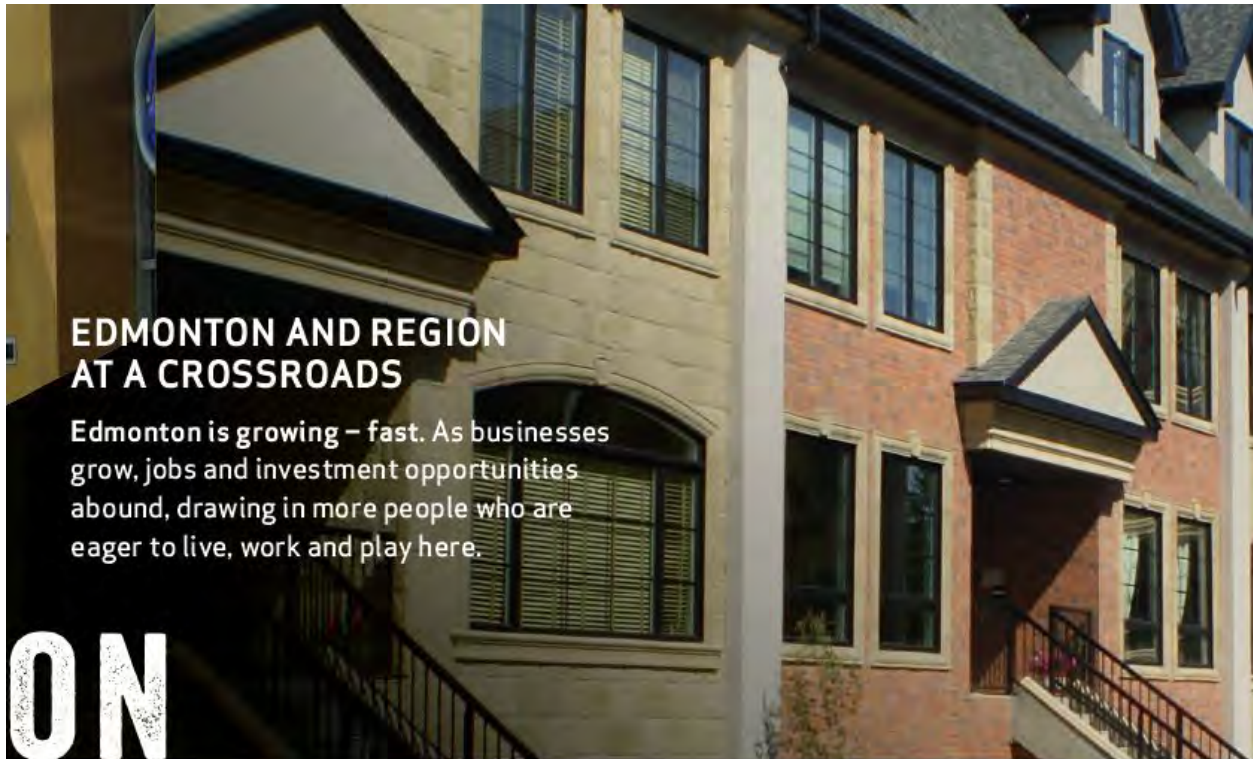
CITY OF EDMONTON ANNEXATION APPLICATION
APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS
Open House Posters and Mail-Outs

8.2. A Strong Edmonton Brochure (2013)



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



EDMONTON AND REGION AT A CROSSROADS

Edmonton is growing – fast. As businesses grow, jobs and investment opportunities abound, drawing in more people who are eager to live, work and play here.

ON

WHERE DOES ALL THIS GROWTH FIT?

The amount of land available for housing and employment growth is running low, even as the City of Edmonton increases density in mature neighborhoods and near existing and future rapid transit routes.

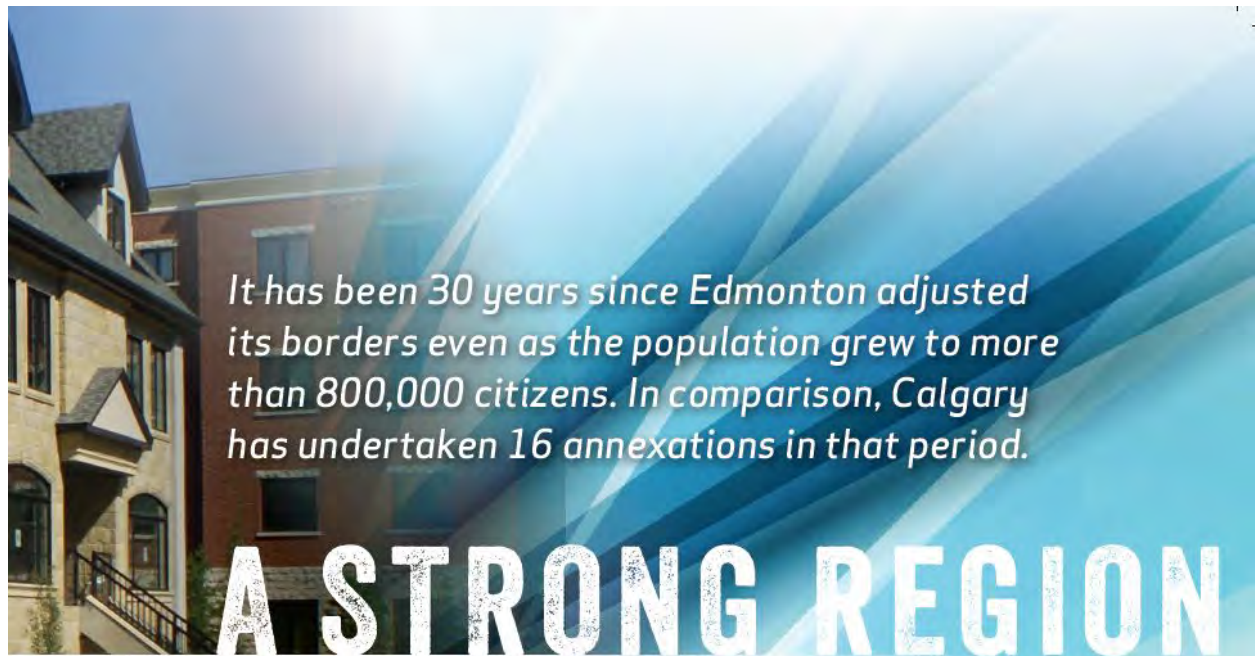
If Edmonton cannot meet the demand for land, businesses will have a harder time attracting skilled labourers and their families, and the negative effects will ripple across the entire region.

PLANNING FOR GROWTH

Now is the time to plan for the next 50 years so that growth happens in an orderly way, allowing for the extension of critical infrastructure and community services in a cost-effective manner. That is why the City of Edmonton is proposing to annex land south of its boundary in Leduc County.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



Edmonton is in the strongest position to effectively develop the proposed annexation lands – which include future industrial and commercial lands – in a way that will benefit the entire region.

The City has aggressively promoted redevelopment of its downtown and mature areas, including additional density where it makes sense; it is the only municipality in the region with the ability and capacity to ensure higher urban standards in newly developing areas that will meet market demand today and in the future.

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



“With billions of dollars invested in new and replacement infrastructure, Edmonton is building to meet today’s needs, with an eye to the future. What Edmonton has, the region uses, either on a daily basis, for special events, or when a crisis hits.”

For more information, go to edmonton.ca/strongedmontonstrongregion

CITY OF EDMONTON ANNEXATION APPLICATION

APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs



Growth pressures to the south of Edmonton are intense with more than 55 per cent of new development occurring on the City's southern border. Growth outside Edmonton's borders has reduced the City's share of regional population from 75 per cent 30 years ago to 70 per cent today. This hurts Edmonton and its taxpayers who foot the bill for social services, infrastructure and all the other amenities a big city has to offer to its neighbors.

Edmonton has the experience and expertise to fully develop and realize the economic potential of the Queen Elizabeth II Highway corridor – gateway to the Capital Region – to the benefit of the entire region and the Province. No other entity is able to accelerate economic growth in a way that effectively meets the needs of the market, or has the financial and operational capacity to link the Edmonton International Airport to the region's hub with rapid transit.

A strong connection between the Airport and Edmonton is crucial to the long-term viability of the Port Alberta initiative and strengthens the region's competitiveness in attracting investment, business and jobs.

A STRONG REGION



APPENDIX 9.2: PUBLIC ENGAGEMENT MATERIALS

Open House Posters and Mail-Outs

The provincial government – and by extension all of Alberta – pays more when development occurs outside major centres; the government pays 100 per cent of costs for major transportation and other improvements for rural counties, but Edmonton pays for a large portion or the total bill when it renews and extends infrastructure inside its own boundaries.

The region relies on a strong central city for its identity, and for all the services



N NEEDS A STRONG EDMONTON

only a large centre can offer. The City of Edmonton has been aggressively renewing its downtown core with a new arena (expected to open in fall 2016) anchoring a large entertainment district and billions in private investment for offices, retail and residences.

Edmonton is investing billions into the extension of Light Rapid Transit across the city to encourage and support efficient, compact urban form. In addition, the City has taken a leadership role in reshaping itself, transforming its municipal airport

for the benefit of the entire region.

The Blatchford Redevelopment will see 30,000 new residents living in walkable, environmentally sound communities close to rapid transit.

The region's continued success, is driven the by the success of the City of Edmonton. A strong Edmonton makes the region strong.