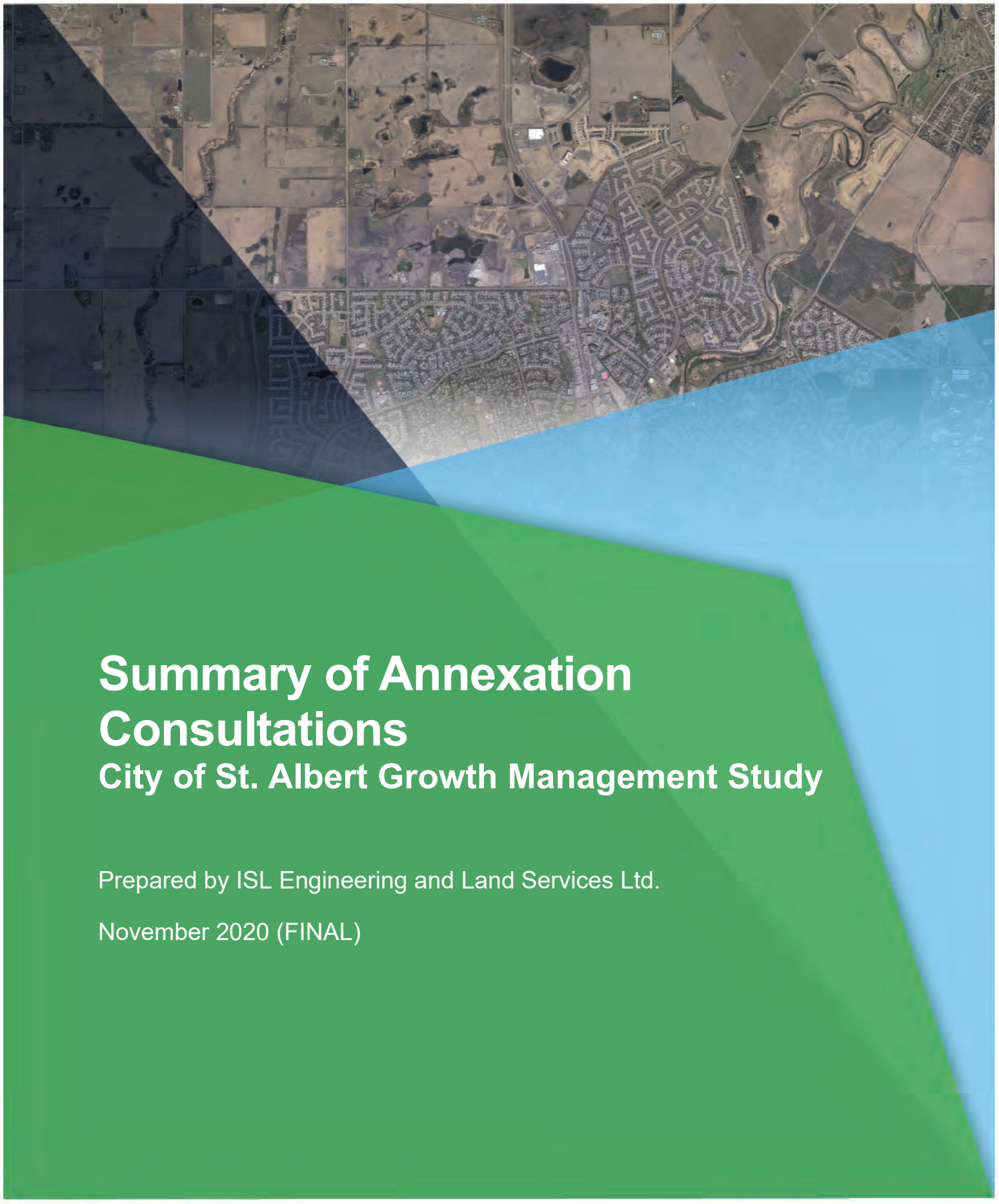
APPENDIX P
2020 Summary of Annexation Consultations

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Summary of Annexation Consultations

City of St. Albert Growth Management Study

Prepared by ISL Engineering and Land Services Ltd.

November 2020 (FINAL)

City of St. Albert Cultivate Life

ISL Engineering and Land Services

Table of Contents

1.0 Consultation Activities and Events 1

2.0 2018 Open Houses 4
- 2.1 Introduction 4
- 2.2 2018 Open House Format 4
- 2.3 2018 Open House Feedback 5
- 2.4 2018 Questionnaire Reponses 9
- 2.5 Post-2018 Open House Correspondence 14

3.0 2019 Interviews 15
- 3.1 2019 Interview Format 15
- 3.2 2019 Interview Feedback 15

4.0 2019 Open Houses 18
- 4.1 Introduction 18
- 4.2 2019 Open House Format 19
- 4.3 2019 Open House Feedback 19
- 4.4 2019 Questionnaire Reponses 29
- 4.5 Post-2019 Open House Correspondence 30

5.0 2020 Town Hall Webinars and Virtual Information Session 33
- 5.1 Introduction 33
- 5.2 2020 Town Hall Webinars Format 34
- 5.3 2020 Virtual Information Session Format 35
- 5.4 2020 Information by Phone 36
- 5.5 2020 Feedback 37
- 5.6 Post-Annexation Agreement Correspondence 38

6.0 Stakeholder Engagement 39

7.0 Summary and Next Steps 41

APPENDICES

Appendix P.1 Media Content and News Releases

Appendix P.2 Frequently Asked Questions

Appendix P.3 Annexation Newsletters

Appendix P.4 2018 Open Houses Content

Appendix P.5 2019 Interviews Content

Appendix P.6 2019 Open Houses Content

Appendix P.7 2020 Virtual Engagement Events Content

Appendix P.8 City's Annexation Website Content

Appendix P.9 Correspondence

Appendix P.10 Stakeholder Engagement Content

TABLES

Table 1.1: Consultation Activities and Events 1
Table 2.1: Summary of 2018 Open Houses 4
Table 2.2: Summary of 2018 Open House Feedback 5
Table 2.3: Summary of Post-2018 Open Houses Correspondence 14
Table 3.1 Summary of Stakeholder Interviews 15
Table 4.1: Summary of 2018 Open Houses 18
Table 4.2: Summary of 2018 Open House Questionnaires Received 18
Table 4.3: Summary of 2019 Open House Feedback 19
Table 4.4: Summary of Post-2019 Open Houses Correspondence 30
Table 5.1 Summary of 2020 Town Hall Webinars: 34
Table 5.2: Virtual Information Session Web Analytics 34
Table 5.3: Questions Received via the 2020 Engagement Events 35
Table 5.4: Feedback Received by Phone During the 2020 Engagement Events 36
Table 5.5: Summary of Post-Annexation Agreement Correspondence 38

1.0 Consultation Activities and Events

Section 116(2) of the Municipal Government Act states a notice of annexation must:

> (c) include proposals for
>
> (i) consulting with the public about the proposed annexation, and
>
> (ii) meeting with the owners of the land to be annexed, and keeping them informed about the progress of the negotiations

Table 1.1 lists the consultation activities and events facilitated by the City of St. Albert (the City) to engage the public, and impacted landowners and mines and mineral rights owners regarding lands in Sturgeon County (the County) within:

- the Maximum Potential Annexation Area (MPAA) in 2018/2019;
- the subsequent Preliminary Negotiated Annexation Area (PNAA) in 2019; and
- the final Negotiated Annexation Area (NAA) in 2020.

Table 1.1: Consultation Activities and Events

Activity/Event	Date
1. Joint News Release: *City of St. Albert and Sturgeon County Sign Memorandum of Agreement to Negotiate Boundary Adjustment* [see Appendix P.1]	February 28, 2017
2. First set of frequently asked questions (FAQs) prepared [see Appendix P.2]	June 12, 2017
3. News Release: *City of St. Albert and Sturgeon County Begin Annexation Process* [see Appendix P.1]	June 15, 2017
4. Joint News Release: *Terms of Reference Set for St. Albert-Sturgeon County Annexation Negotiating Committee* [see Appendix P.1]	June 29, 2017
5. Joint News Release: *City of St. Albert and Sturgeon County Hold First Annexation Negotiating Committee Meeting* [see Appendix P.1]	December 8, 2017
6. Second set of FAQs prepared [see Appendix P.2]	February 14, 2018
7. Third set of FAQs prepared [see Appendix P.2]	August 1, 2018
8. Joint News Release: *City of St. Albert and Sturgeon County Hold Meeting of Annexation Negotiating Committee* [see Appendix P.1]	September 27, 2018
9. Annexation Newsletter Issue 1 [see Appendix P.3]	October 3, 2018
10. Media Advisory: *Residents Encouraged to Attend Annexation Open Houses* [see Appendix P.1]	October 15, 2018
11. Public open house advertisements are posted on social media [see Appendix P.4]	October 15 to November 7, 2018
12. Roadside signage posted in eight locations to advertise November 6 and 7, 2018 open houses [see Appendix P.4]	October 16 to November 8, 2018
13. Fourth set of FAQs prepared [see Appendix P.2]	November 2, 2018
14. Open House #1 – Affected Owners [see Appendix P.4 for display boards and materials]	November 6, 2018
15. Open House #2 – General Public [see Appendix P.4 for display boards and materials]	November 6, 2018
16. Open House #3 – General Public [see Appendix P.4 for display boards and materials]	November 7, 2018
17. Open House #4 – Affected Owners [see Appendix P.4 for display boards and materials]	November 7, 2018
18. Reminders to complete open house questionnaires are posted on social media [see Appendix P.4]	November 9 to 30, 2018

Activity/Event	Date
19. Annexation Newsletter Issue 2 [see Appendix P.3]	November 14, 2018
20. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held December 5, 2018 [see Appendix P.1]	December 11, 2018
21. 2019 invitation letter issued to 2018 open house attendees that requested an interview with the City's consulting team [see Appendix P.5]	May 22, 2019
22. Interviews with interested open house attendees [see Appendix P.5 for materials]	June 3 & 4, 2019
23. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held June 28, 2019 [see Appendix P.1]	July 8, 2019
24. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held August 15, 2019 [see Appendix P.1]	August 19, 2019
25. 2019 open house invitation letter issued to affected owners [see Appendix P.6]	October 21, 2019
26. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held October 2, 2019 [see Appendix P.1]	October 22, 2019
27. Roadside signage posted in eight locations to advertise November 20, 2019 open house [see Appendix P.6]	November 1 to 21, 2019
28. Fifth set of FAQs prepared [see Appendix P.2]	November 2019
29. Annexation Newsletter Issue 3 [see Appendix P.3]	November 7, 2019
30. Public open house advertisement posted on social media [see Appendix P.4]	November 14, 2019
31. Open House #5 – Affected Owners [see Appendix P.6 for display boards and materials]	November 14, 2019
32. Open House #6 – Affected Owners [see Appendix P.6 for display boards and materials]	November 16, 2019
33. Open House #7 – Affected Owners [see Appendix P.6 for display boards and materials]	November 20, 2019
34. Open House #8 – General Public [see Appendix P.6 for display boards and materials]	November 20, 2019
35. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held December 13, 2019 [see Appendix P.1]	December 17, 2019
36. Sixth set of FAQs prepared [see Appendix P.2]	February 2020
37. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held January 27, 2020 [see Appendix P.1]	February 6, 2020
38. Annexation Newsletter Issue 4 [see Appendix P.3]	February 13, 2020
39. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held February 14, 2020 [see Appendix P.1]	March 2, 2020
40. Joint News Release: *Annexation Negotiating Sub-Committee Agrees to Annexation Boundary* [see Appendix P.1]	April 23, 2020
41. Annexation Newsletter Issue 5 [see Appendix P.3]	April 23, 2020
42. Letter from Mayor Cathy Heron to Brad Cardinal of Poundmaker's Lodge Treatment Centres regarding application to establish an urban reserve [see Appendix P.10]	April 27, 2020
43. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held May 25, 2020 [see Appendix P.1]	May 28, 2020
44. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held June 26, 2020 [see Appendix P.1]	July 2, 2020
45. News Release: *Annexation Negotiating Sub-Committee Update* for meeting held August 7, 2020 [see Appendix P.1]	August 14, 2020
46. Joint News Release: *Final Annexation Agreement Reached* [see Appendix P.1]	September 22, 2020

Activity/Event	Date
47. Annexation Newsletter Issue 6 [see Appendix P.3]	September 22, 2020
48. Newspaper advertisements announcing the November 2020 virtual information sessions – St. Albert Gazette [see Appendix P.7]	October 1, 7 & 14, 2020
49. 2020 virtual engagement event invitation letter issued to affected owners [see Appendix P.7]	October 2, 2020
50. Virtual engagement advertisements are posted on social media [see Appendix P.4]	October 6 to 20, 2020
51. Newspaper advertisements announcing the November 2020 virtual information sessions – Morinville Free Press [see Appendix P.7]	October 14, 2020
52. 2020 virtual engagement event invitation email issued to Poundmaker's Lodge, as a leaseholder within the NAA, and both the Métis Nation of Alberta (Region 4) and the Confederacy of Treaty Six First Nations as stakeholders of Poundmaker's Lodge [see Appendix P.7]	October 14, 2020
53. Virtual Information Session [see Appendix P.8 for display boards and snips of virtual room]	October 20 to 23, 2020
54. Town Hall Webinar #1 [see Appendix P.8 for slide deck and associated webpage]	October 20, 2020
55. Town Hall Webinar #2 [see Appendix P.8 for slide deck and associated webpage]	October 21, 2020
56. Town Hall Webinar #3 [see Appendix P.8 for slide deck and associated webpage]	October 22, 2020
57. Seventh set of FAQs prepared [see Appendix P.2]	November 4, 2020
58. Email from Chief Administrative Officer Kevin Scoble to Libby Szarka of Poundmaker's Lodge Treatment Centres regarding question received through the online virtual engagement session [see Appendix P.10]	November 12, 2020

In addition to the activities referenced in Table 1.1, the City maintained regular communications with landowners and members of the public by periodically updating its annexation website content (see Appendix P.8) with news releases, newsletters and the evolving FAQs as the conversations around annexation unfolded.

2.0 2018 Open Houses

2.1 Introduction

Four open houses were held over two days on Tuesday, November 6, 2018 and Wednesday, November 7, 2018 at the Christ Community Church, which is in the County within the MPAA and adjacent to the City. Four hundred eighty-eight (488) sets of unique landowners and mine and minerals owners within the MPAA were sent direct invitations to the open houses using addresses collected from both the Alberta Land Titles Office (LTO) and the County.[1] Two open houses were for affected owners within the MPAA, and two open houses were for the general public. Affected owners were encouraged to attend the general public open houses if they were unable to attend the open houses scheduled specifically for affected owners.

A media release and newsletter were issued in early October 2018 that announced the open houses and provided details. The open house events were also advertised on the project website, via City social media, in local newspapers including the St. Albert Gazette and Morinville Free Press, and on eight road signs located along major roadways proximate to the current shared boundary between the City and the County.

One hundred fifty-six (156) attendees registered as participants at the open houses. Comments and questions received from participants by the project team were recorded during the open houses, and questionnaires were provided to each of the attendees to complete and return either at the open house before leaving or online afterwards. A breakdown of total attendees by open house is provided in Table 2.1.

Table 2.1: Summary of 2018 Open Houses

Event	Date and Time	Attendees (excluding City staff and Consultants)
Open House #1 – Affected Owners	Tuesday, November 6, 2018	47
Open House #2 – General Public	Tuesday, November 6, 2018	40
Open House #3 – General Public	Wednesday, November 7, 2018	42
Open House #4 – Affected Owners	Wednesday, November 7, 2018	27
Total:		**156**

In all, the City was able to engage with 11% (53 of 488) of the unique sets of affected owners at the open houses. Three letters from affected owners were received by City Administration subsequent to the engagement activities.

2.2 2018 Open House Format

The format of the open houses required all attendees to complete a sign-in sheet at the registration desk. Each attendee was then provided a package of information. Affected owners received a package comprising a questionnaire specific to affected owners, hard copies of the display board materials with FAQs embedded within (see Appendix P.4), as well as a map of the MPAA that cross-referenced to a list of legal descriptions of parcels within the MPAA (see Appendix P.4). Members of the public also received a package upon registering that consisted of a questionnaire aimed at gathering broad public feedback on the MPAA and a map of the MPAA (see Appendix P.4).

Upon registering and receiving their packages, the attendees were guided through the series of display boards posted chronologically around the room, in addition to a mapping station where attendees could post their written

[1] Of the 488 invitations sent, 66 were returned to sender as they were deemed undeliverable.

comments via sticky note. Numerous City representatives were in attendance to answer questions, provide clarifications and document concerns from the attendees. Representatives of the County and the City's consultant team – ISL Engineering and Land Services, CORVUS Business Advisors, MVH Urban Planning & Design, and Spencer Environmental – were also in attendance. The City's staff and consultants recorded feedback received from the attendees, which is summarized in Table 2.2.

2.3 2018 Open House Feedback

Table 2.2 documents the feedback received from the 2018 open house attendees, which can be categorized into the following eight themes.

1. Taxation
2. Services
3. Transportation
4. Land Use Planning and Development
5. Agricultural Lands and Operations
6. Businesses
7. Environment
8. Other

Table 2.2: Summary of 2018 Open House Feedback

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner	• Concern about taxation changes if the lands remain agricultural
[redacted]	Landowner	• Concerns about building houses on the subdivided properties once under St. Albert's jurisdiction
[redacted]	Landowner	• Concern about tax increases that do not reflect services received or development occurring soon
[redacted]	Landowner	• Questions about development impacts, particularly about agricultural development standards, and the standards for subdividing parcels in the City of St. Albert • Questions about the Fowler Way alignment
[redacted]	Landowner	• Concern about safety and traffic network capacity of Range Road 255, and it being used as a means to bypass St. Albert Trail to get to Ray Gibbon Drive • Comments about current service level being poor, such as expensive internet and the inability of food delivery • Comments that they enjoy the natural features in the area such as a creek on their property and nearby Carrot Creek
[redacted]	Landowner	• Concerned about taxation increases
[redacted]	Landowner	• Expressed interest in their lands being included in the annexation
[redacted]	Landowner	• Questions about land use planned for the area
[redacted]	Landowner	• Expressed interest in the lands to be included in the annexation
[redacted]	Landowner	• Concerned about tax increases and if their lands would be included in the annexation

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner	• Questions about transportation plans for and near their parcel • Interested in intersection construction work north of Costco on St. Albert Trail • City representative followed up to inform that it would be a signalized intersection for accessing the east side of St. Albert Trail
[redacted]	Landowner	• Questions about the future road network north of Jensen Lakes
[redacted]	Landowner	• Expressed interest in their lands being included in the annexation • Would like to see both sides of Carrot Creek included in the annexation so that the City manages both sides
[redacted]	Landowner	• Owner leases lands for agriculture • Questions about tax impacts, when and how development would occur, and future land value • Concerns about being forced out by developers or zoning changed without consent. Lands are currently zoned agricultural. Concerned lands will be changed to industrial or commercial. • Comments that the lands do not require services (i.e. water) since there are no houses on the properties, and are only used for agriculture
[redacted]	Landowner	• Questions about tax impacts • Developer expressed interest in being included in the annexation • Indicated they constructed a water booster station to service the subdivision and that they had dedicated water and sewer services from the County • If annexed, wondered if the subdivision would still have access to the lift station built in the adjacent ProNorth Industrial Park • Questions about how the development can get connected to City services (water and sewer) • Questions about future adjacent lands uses
[redacted]	Landowner	• Would like to be able to construct shop on property, concerned if annexed this would not be allowed
[redacted]	Landowners	• Concerned about taxation increases
[redacted]	Landowner	• Concerned about the safety of Range Road 255 at its intersection with Township Road 544 • Concerned about any impacts to their home-based business • Requested no tax-expiry to the tax grandfathering and to instead make it triggered only by development
[redacted]	Landowner	• Questions about tax impacts
[redacted]	Landowner	• Questions about taxes and if they will reflect the services they currently receive? • Concern about higher tax rate in the City
[redacted]	Landowner	• Expressed interest in their lands being included in the annexation • Expressed lands are an investment property and is looking to develop lands in the future

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner	• Concerned about changes to taxation, services (garbage collection, water, and sewage) and would prefer no change • Expressed that they are not interested in developing their land in the near future
[redacted]	Landowner	• Previously operated a chicken farm at this location, the barn remains but is no longer in use • Limited income but still pays taxes • Expressed interest in their lands being included in the annexation so that development could occur
[redacted]	Landowner Representative	• What opportunities are there to develop a church campus, including senior and affordable housing units? • Can the church be developed into a community hub?
[redacted]	Leaseholder and Special Interest Group	• Representatives from Poundmaker's Lodge made the City aware that their treatment centre is located on lands leased from the Government of Alberta. • Concern about the development of the lands and therefore loss of the treatment centre. These attendees were advised that annexation (if those lands were included) would not alter the ownership status of the lands (only the municipal jurisdiction). Ultimately, the landowner (the Government of Alberta in this case) would determine the future direction/use of the lands.
[redacted]	Landowner	• Questions about tax grandfathering, and concern about forced rezoning and taxation increases and affordability • Concerned about losing access to the garbage dump near Cardiff
—	Leaseholder (society responsible for Parcel #157)	• Representatives provided some background information on the functions of their society and their roles and support received from both the County and the City • Concerns about the proximity of the future 127 Street alignment to River Lot 56 • Currently has $200 in taxes forgiven each year by the County, and would like a similar arrangement with the City if River Lot 56 is annexed
—	General Public (users of Parcel #157)	• Questions about why their club was not officially invited to open house • Concerns about the proximity of the future 127 Street alignment to River Lot 56 • Concerned about development near the Sturgeon River
—	General Public (St. Albert residents)	• Community members who attend the Christ Community Church expressed interest in the church being included in the annexation, and interested in how the adjacent lands will be developed
—	General Public (unknown)	• St. Albert should be looking to increase density by growing up, not out • Concern about taxation impacts on St. Albert residents • Suggestion for the limit of annexation be at the future 127 Street alignment

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback

—	General Public (Sturgeon County residents)	• Would have liked a presentation
		• Questions about the future alignments of Fowler Way and 127 Street
		• Concern about Range Road 255 with regards to safety
		• Connectivity
		  • Need improved/increased access to St. Albert Trail
		  • Need service roads and less lights
		  • Concerns about the closure of Coal Mine Road
		• Nuisance
		  • Concern about nuisance regarding dust from dirt roads, potential increased traffic and noise, light and the large ATCO compressor on Parcel #30
		• Network capacity
		  • Increased traffic on residential roads due to increased demand and poor network connectivity (i.e. Coal Mine Road, Giroux Road, Old McKenney Ave)
		• Questions about emergency service coverage outside the MPAA
		• Questions about road maintenance and snow clearing at the boundaries of the MPAA
		• Views that County is more efficient at snow removal
		• Desire for access to remain open to the County's water station
		• Questions about the impacts of annexation on catchment areas of schools and the impacts on local school enrollment numbers in Sturgeon Valley, which might impact funding
		• Question about how giving up this portion of the County's tax base will affect the taxes of County ratepayers outside the boundaries of the MPAA
		• St. Albert is not viewed as friendly to low income – concerned that cost of living will increase and push low income families out
		• Concern about development occurring on River Lot 56 and/or too closely to Carrot Creek and Big Lake
		• Concern about the impact to the natural environment and wildlife habitat
		• Concerns about development in the flood plain in Sturgeon Valley
		• Concern about changes to rural lifestyle, particularly if development comes close to the Silver Chief subdivision and Sturgeon Valley subdivisions outside of but adjacent to the MPAA
		• There should be a buffer of lower density between the County and the City
		• Questions and concern about how quickly development will occur
		• Concern about the types of development to occur besides properties (i.e. industrial next to acreage lots) and concern about lowering property value as a result
		• Concern that Sturgeon Valley would eventually become a part of St. Albert

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
Unknown	Landowner	• Question about whether residents included in the annexation area would be required to pay St. Albert franchise fees, particularly for natural gas • Concern about increased taxes and affordability for farmers with fixed costs • Concerns about the impacts and loss of incentives for home-based businesses • Concern about increased tax rate and affordability • Question about how much land from the 2007 annexation has been absorbed • Desire for clarity on the annexation timelines and project completion date • Question about what types of subdivision and development would be allowed in the annexation lands prior to urban development proceeding • Question about what the development and subdivision rights of the landowner are, particularly before urban development occurs • Concern about the loss of prime agricultural land • Concern about ability to remain in-place and about being pushed out by developers • Questions about what non-residential development can occur within St. Albert • Questions about ability to subdivide prior to selling to a developer • Questions about ability to move existing houses on their property • Question about what types of services to expect from the City and when servicing will reach their lands • Question about what types of services agricultural lands will receive • There is currently access to garbage drop off at Cardiff. Question about whether access would still be allowed, or if an extra fee would be required if annexed • Question about whether there would still be bulk water access • Concern about school catchment changing • Question about whether any changes will occur to Range Road 255 and whether this road will be paved. Concern about the safety of this road and noted that there have been many rollovers, accidents and injuries in the past on this road. • Concerns about the existing transportation network. Desire to see increased connectivity to reduce congestion.

2.4 2018 Questionnaire Reponses

Residents were provided with the opportunity to complete a questionnaire online via the City of St. Albert website (open until November 30, 2018) or in-person at the open houses. Of the 160 total responses, 31% (48) of the respondents attended at least one of the open houses on November 6 and 7, 2018.

Of those who completed the questionnaire, 61% of respondents were not affected owners in the MPAA area but were members of the public from St. Albert (47%) or Sturgeon County (14%). Of the 39% who were affected owners, 34% were surface rights owners (landowners), 2% were subsurface rights owners (owners of mines and/or minerals rights), and 3% were both surface and subsurface rights owners. Appendix P.4 includes copies of those questionnaires submitted in hard copy as well as a summary of the questionnaires submitted electronically.

The answers for each question asked in the questionnaire has been summarized below.

Did you attend one or more of the open houses on November 6 and 7, 2018?

Type	Responses
Yes	48
No	109

Are you an owner of surface rights (i.e. land), subsurface rights (i.e. mines and/or minerals), or both a surface and subsurface rights owner in the Maximum Potential Annexation Area, or are you not an owner in the Maximum Potential Annexation Area (view map here)?

Type	Responses
Surface rights owner (i.e. landowner)	42
Subsurface rights owner (i.e. mines and/or mineral rights owner)	2
Both a surface and subsurface rights owner	4
Not an owner in the Maximum Potential Annexation Area. I am a member of the general public from St. Albert.	56
Not an owner in the Maximum Potential Annexation Area. I am a member of the general public from Sturgeon County.	16
Other	6

Who farms your land?

Type	Responses
Non-family member party	14
Immediate family	7

Non-family members included: custom operators, neighbours or adjacent landowners and farming companies.

What is the general type of agricultural operations on your land?

Type	Responses
Annual crop	12
Forage	3
Livestock	2

Other type of agricultural operations included tree nursery, unknown, land banking, and not applicable.

What is the approximate acreage of annual cultivation, other agricultural uses, or non-agricultural uses on your lands?

Type	Responses
Non-agricultural uses	5 acres and under: 6 5 to 50 acres: 2 50 to 100 acres: 1 100+ acres: 0 Unknown: 2 **11 total responses**

Type	Responses
Annual cultivation	5 acres and under: 4 5 to 50 acres: 1 50 to 100 acres: 5 100+ acres: 5 **15 total responses**
Other agricultural uses	5 acres and under: 1 5 to 50 acres: 1 50 to 100 acres: 0 100+ acres: 1 **3 total responses**

What is the overall estimated capital investment in your agricultural operation?

Type	Responses
Under $100k	15
$100k to $250k	3
$250k to $750k	1
$750k to $1.5m	3
$1.5m to $5m	2

What is the general crop rotation on your lands?

Crop	Responses
Canola	6
Hay	2
Barley	3
Alfalfa	3
Wheat	4
Grains	1
Peas	1

Are there any existing or potential constraints to farming your land?

- We prefer to plant alfalfa near riparian areas to minimize runoff
- Traffic and busy roads

On your land, are there any natural features that you think merit retaining for conservation purposes?

- 82% (28) of respondents answered no
- Of the 6 respondents who answered yes, their responses included
  - Forested area/wetland. Wildlife habitat ([redacted])
  - There are natural areas on our farm (northern portion of [redacted])
  - River frontage ([redacted].)
  - Small scrubs/wooded area [redacted])
  - Tree perimeter around my property ([redacted]
  - Carrot Creek bisects our property, it is already a natural area for preservation ([redacted])

On your land, are there any natural features that you think may be good candidates for ecological restoration?

Response	No. of Responses
Yes	7
No	28

Yes answers included floodplain and sustainability initiatives, forested areas, wetlands/riparian lands, wildlife habitat, and Carrot Creek.

Beyond your land, are there any natural features in the potential annexation area that you value for their qualities?

Area	What is valued?
Treed [redacted]	• Woodlands/ravine. Natural area drainage. Wildlife habitat
Wetlands on [redacted]	• Habitat, wetland and riparian ecosystem health • Maintaining the pond so wildlife can survive. Providing adequate drainage so properties north will not be flooded.
Woodland on [redacted]	• Ecosystem health • These areas should be preserved and enjoyed naturally.
Parcel [redacted]	• Lots of trees and wildlife habitat
Woodlands	• Natural habitat around our area is so important to why we purchased land • Nature, animals, ecosystems agriculture, greenspace, trees, birds
Carrot Creek/Big Lake/Sturgeon River	• Used by many animals and birds, natural beauty • Purposes of water management, e.g., storage during times of run off, managing drainage, accommodating outdoor recreation uses, landscape diversity • Carrot Creek is a wildlife transportation corridor between Big Lake and the Sturgeon River. We see a large variety of wildlife almost every day.
River Lot 56	• A provincial natural area frequently used by local residents for hiking, cross country skiing and bird watching • Natural and beautiful areas close to home
Parcels [redacted]	• Habitat for animals
Parcels [redacted]	• Wildlife corridor to Big Lake
Parcels [redacted] (areas along boundary of Carrot Creek)	• Natural areas, wildlife reserves and corridors, recreational areas, healthy aquatic ecosystem function, flood control

What specific questions or concerns do you have about the proposed annexation area?

- Preservation of River Lot 56 as a natural area.
- Preservation of productive agricultural lands.
- New roads and lanes are required as current road infrastructure is stretched to the limit. i.e. Township Road 544, Range Road 255 and Range Road 261.
- We don't want property tax increases.
- Need to set aside areas within annexed area for public activities including walking paths, public gardens, and recreational opportunities.
- No matter how many residents are against annexation, the powers to be will go ahead anyways.
- I don't see how annexing land west and northwest of St. Albert aligns with the principles of the Edmonton Metropolitan Region Growth Plan i.e. which aims to grow in, up and then out in limited locations, especially if Ray Gibbon Drive is not extended or twinned.

- Land use of areas west of Carrot Creek and impact on Silver Chief residents including the servicing of their roads.
- Connector roads into St. Albert have closed causing residents to drive through residential areas. We need adequate road access that does not go through residential or school zones.
- Transportation and traffic concerns.
  - Completion of Ray Gibbon Drive
  - Traffic in Erin Ridge and Erin Ridge North
  - 127 Street extension
- Environmental impact on environmentally sensitive areas. Need to leave greenspace and habitat for wildlife.
- Don't want to lose my County dump card.
- St. Albert is facing increasing infrastructure deficiencies with a root cause of a lack of density.
- Elected officials are not abreast of residents' views and position on large future projects that will cause increasing debt loads and tax increases. Plebiscites should be conducted for major projects.
- No benefit for Sturgeon County.
- Should focus on quality instead of quantity of housing.
- Concerns about how the land will be developed. i.e. acquiring farmland for housing.
- More density will increase pressures for those who moved to Sturgeon County for the peaceful county atmosphere.
- St. Albert is already a sea of red lights and urban development. The City can't manage the growth it is already experiencing, and this will make it worse.
- Please provide background evidence for annexation of the maximum potential annexation area lands.
- Please provide forecasted vs actual absorption of 2007 annexation.
- Given 80-year inventory, likely that only a small percentage of lands will be absorbed in the first 15 years. What will be the anticipated impact to landowners whose property is not absorbed after the 15-year mark?
- Offsite levy impacts: is the proposed annexation influenced only by forecasted growth or is it influenced by a need to escalate St. Albert's offsite levy rate?
- Please delete 'water body' on eastern face of Parcel [redacted]
- Will annexation delay or impede the Alberta Resource Recovery Centre initiative? If yes, are there alternatives being explored to allow this initiative to continue?

Do you have any other comments about the proposed annexation area?

- Should limit northeast annexation to the functional alignment of the future 127 Street extension.
- It's a big NO to annexation for us.
- I look forward to the results of this and positive growth.
- Consider amending the municipal development plan and/or land use bylaw to make it easier for duplexes and semi-detached housing in R1 and R2 districted areas as an alternative to continuous unsustainable suburban sprawl.
- We want our lands annexed.
- I think it seems to make sense that everything around St. Albert be incorporated.
- My concern is the massive loss of the most fertile farmland in Alberta to make room for more suburbs and unnecessary shopping centres.
- How much greenspace will be left?
- Concerned about the location of the roads relative to the church property as we are interested in developing this land in a collaborative way that meets community needs.
- All of our Northern Lights Estates Association members are pro to annex it.

I found the November 6 and 7 open houses to be:

Type	Responses
Informative	20
Fairly informative	17
Uninformative	6

I would like the City to contact me directly to discuss the proposed annexation.

Seventeen questionnaire respondents provided their phone numbers and/or email addresses to enable the City to directly contact them to discuss the proposed annexation.

2.5 Post-2018 Open House Correspondence

Two (2) letters and one (1) email were received by the City of St. Albert Administration in response to the 2018 open house activities (see Appendix P.9). Table 4.4 summarizes the content of the correspondence received from affected owners in November 2018.

Table 2.3: Summary of Post-2018 Open Houses Correspondence

Attendee(s) by Parcel(s) / Other	Interested Party	Feedback and Question Themes
[redacted]	Landowner	• Tax rates after annexation • Tax exemption benefits • Property assessment • Subdivision regulations applicable to their property • Franchise utilities fees • Applicability of Occupational Health and Safety Regulations • Emergency services • Roadway jurisdiction • Garbage collection • Benefits of annexation • Other expected expenses and impacts to landowners
[redacted]	Landowner	• Landowner submitted a copy of a draft application to introduce medium density affordable and market housing in the Northern Lights Estates subdivision for consideration
[redacted]	Landowner	• Development staging • Subdivision and development regulations • Property rights • Tax rates

3.0 2019 Interviews

3.1 2019 Interview Format

In response to a letter invitation to 2018 open house attendees that expressed interest in a one-on-one conservation regarding annexation (see Appendix P.5), twelve (12) interested parties scheduled interviews with the City and its consultant team following the first round of open houses. The interviews were scheduled over two days on Monday, June 3, 2019, and Tuesday June 4, 2019 at St. Albert Place. A draft set of questions were prepared to guide the interview if necessary (see Appendix P.5). Of the twelve (12) scheduled interviews, ten (10) were conducted including eight (8) in person and two (2) by phone. Two (2) interviews were not conducted as the interviewees were unable to attend their scheduled interviews. Records of the then (10) interviews are included in Appendix P.5.

Table 3.1 Summary of Stakeholder Interviews

Interview	Date/Time	Interested Party
1	June 3, 2019 at 10:00 AM	St. Albert Resident
2	June 3, 2019 at 11:00 AM	Representatives of Society Responsible for Parcel #157
3	June 3, 2019 at 2:00 PM	Owner of Parcel #113 (by phone)
4	June 3, 2019 at 3:00 PM	Representatives of Users of Parcel #157
5	June 3, 2019 at 4:00 PM	Sturgeon County Resident (lives beyond MPAA)
6	June 3, 2019 at 5:00 PM	Sturgeon County Resident (lives beyond MPAA)
7	June 3, 2019 at 6:00 PM	Owner of Parcel #85
8	June 4, 2019 at 2:00 PM	Representatives of Owner of Parcel #150
9	June 4, 2019 at 3:00 PM	Owner of Parcel #12 (unable to attend)
10	June 4, 2019 at 4:00 PM	Owner of Parcel #154
11	June 4, 2019 at 5:00 PM	Owner of Parcels #141 and #142 (unable to attend)
12	June 4, 2019 at 6:00 PM	Owner of Parcels #141 and #142

3.2 2019 Interview Feedback

3.2.1 Feedback by Interviewee

The following summarizes the feedback that was received during each interview. Meeting records for each interview are included in Appendix P.5.

Interested Party	Feedback
Owner of Parcel [redacted]	• Wants to know more about the process and if there were any updates on technical studies or a recommendation on annexation lands. • Concerned property taxes will increase, they cannot afford to live there if taxes increase. • Wants to see animals and the environment protected.

Interested Party	Feedback
Owner of Parcel [redacted]	• Wants to reduce the annexation impact on his kids (i.e. doesn't want them to have to change where his kids go to school). • Wants to maintain freedoms enjoyed with a rural property, like constructing outbuildings. • Does not mind living next to developments if well maintained. • Wants to maintain the right to use the County landfill. • Concerned that animal control bylaws might affect the number of pets they can keep. • Concern that property taxes will rise, and property values might drop. • Would like to see a future event occur on a weekend so that those who work can attend.
Owner of Parcels [redacted] and [redacted]	• Owns a clean tech business that advances wastewater processing technology. • Was not interested in being included in the annexation due to the delays this would cause his company. • Participant included a written letter in summary of the meeting and to provide further information.
Representatives of Owner of Parcel [redacted]	• Have had their trust broken by past engagement promises. • Want to have updates on the project and want to be highly engaged. • The greenness of the area is what draws people to the area, and they would like to see wildlife protected. • Connection to St. Albert has been cut-off due to the Coal Mine Road closure, which has isolated them. • Want to be included in the annexation and for their services to be provided by the City. • Want to be able to develop their lands in a way that can be a service to the community.
Owner of Parcel [redacted]	• Wants to know more about the process and if there were any updates. • Concerned about the potential for 127 Street extension to cut his lands in half.
Representatives of Society Responsible for Parcel [redacted]	• The River Lot 56 Natural Area Society Board wants to make sure that if River Lot 56 is annexed that it is continued to be preserved. • Protection of the integrity of River Lot 56 as a natural area and from human impacts. • The City of St. Albert had worked with the Riverlot 56 Society Board on a number of initiatives, such as weeding, trail plowing, and a garbage cans as St. Albert residents use the area. • The City has also worked with the County to provide fire services. • The City has been very responsive and communicates well. • Taxes were forgiven by Sturgeon County; would like to see St. Albert do that as well.
Representatives of Users of Parcel [redacted]	• Protection from development of River Lot 56, but also Carrot Creek, Big Lake, and the Sturgeon River. • Concerned environmentally sensitive lands are not protected enough by the City and development is occurring too close. • Utilize innovative and green solutions in the planning and design of future growth/development. • Densification can be good, but not in environmentally sensitive areas. • There needs to be a green buffer around the environmentally sensitive areas to protect them from development impacts.
Sturgeon County Resident (lives beyond MPAA)	• Moved out to the County for a country lifestyle with peace and quiet. • Concerned about the increase of vehicle traffic and congestion and the effect this will have on travel time. • Concerned that an increase of people and traffic will cause an increase in crime rate. • Concerned about property tax increase.

Interested Party	Feedback
Sturgeon County Resident (lives beyond MPAA)	• Wants to know more about the process and if there were any updates. • Concerned about the increase of vehicle traffic. • Enjoys the benefits from living close to St. Albert but does not want City lifestyle. • Concerned about property value changes and tax increase.
St. Albert Resident	• Wants the Province to proactively declare wetlands for protection before they are potentially drained for development. • Wants City environmentally sensitive areas protected with buffer from future development. • Proposed a greenbelt for the City. • Community gardens are a good idea. • Smart densification and green planning are necessary for higher density areas. • Would like to see more updates on the project.

3.2.2 Overall Themes

The four overall themes that emerged through the above feedback gathered at the interviews, some of which overlap with the eight overall themes previously presented in Section 2.3, are presented below.

Uncertainty

- Not knowing if their lands, or adjacent lands, will be annexed has caused a feeling of uncertainty for some.
- This uncertainty has caused some to feel that they cannot properly plan for their future if they do not know what will be occurring with their lands or lands near their property.
- Some participants also wanted to know how, when, and what kinds of development will occur if annexation proceeds near their property.
- Some expressed a desire for more frequent updates on progress of the annexation process as they had not received an update since November 2018. They were unsure if anything had changed since the open houses.

Land Use Planning and Development

- Some wanted the City to consider densification: to grow up instead of out.
- However, some wanted to see responsible densification with greenspaces strongly considered in planning.
- Some wanted to see environmental protections so that development will not occur in vulnerable locations such as near the Sturgeon River or in River Lot 56.

Lifestyle Changes

- Some participants feared a change of lifestyle due to annexation of lands, such as their children having to go to different schools, disruption of peace and quiet, country living vs. urban living, traffic congestion, increases in traffic, increases in people/potential for crime, loss of connection with nature/wildlife, and loss of farmland.

Environment

- Many wanted to see protection of River Lot 56, increased buffers to accommodate wildlife riparian areas/corridors along the Sturgeon River, Carrot Creek, and Big Lake.
- Some expressed the need for better protection of wildlife habitat and movement corridors so that wildlife would not be forced out/landlocked by development.

4.0 2019 Open Houses

4.1 Introduction

Four open houses were held over three days on Thursday, November 14, 2019, Saturday, November 16, 2019 and Wednesday, November 20, 2019 at the Christ Community Church, which is in the County within the PNAA and adjacent to the City. Four hundred twenty-two (422) sets of unique landowners and mine and minerals owners were sent direct invitations to the open houses using addresses obtained from both the Alberta LTO and the County.[2] Three open houses were for affected owners within the MPAA, and one open house was for the general public. Affected owners were encouraged to attend the general public open house if they were unable to attend the open houses scheduled specifically for affected owners.

A media release was issued on October 17, 2019 that announced upcoming open houses, provided a summary of topics discussed at the October 2, 2019 Annexation Negotiation Committee (ANC) meeting, and presented the PNAA agreed to by the ANC. An e-newsletter was issued in early November to subscribers announcing the November 20 open house date and presenting the PNAA. The open houses were also advertised on the City's project website, City social media, in local newspapers including the St. Albert Gazette and Morinville Free Press, and on eight road signs located along major roadways proximate to the current shared boundary between the City and the County.

Fifty (50) affected landowners and mines and minerals owners, representing sixty (60) unique parcels, and eighty-six (86) members of the public attended the open houses. Comments and questions received from participants by the project team were recorded during the open houses, and questionnaires were provided to each of the attendees to complete and return either at the open house before leaving or online afterwards. A breakdown of total attendees by open house is provided in Table 4.1.

Table 4.1: Summary of 2018 Open Houses

Event	Date	Attendees (excluding City staff and Consultants)
Open House #5 – Affected Owners	Thursday, November 14, 2019	50
Open House #6 – Affected Owners	Saturday, November 16, 2019	
Open House #7 – Affected Owners	Wednesday, November 20, 2019	
Open House #8 – General Public	Wednesday, November 20, 2019	86
Total:		**136**

Forty-one (41) questionnaires were completed and submitted to the City. As presented in Table 4.2, nineteen (19) questionnaires were submitted by affected owners within the MPAA, of which 15 were within the PNAA, while twenty-two (22) questionnaires were submitted by the general public.

Table 4.2: Summary of 2018 Open House Questionnaires Received

Attendee Type	Sets of Attendees	Questionnaires Submitted
Owners MPAA	50	19 (15 of which within the PNAA)
Public	86	22
Total	**136**	**41**

[2] While there were 488 sets of unique owners in the MPAA as presented in Section 2.1, those 66 with addresses that were returned undeliverable following the invites being issued for the 2018 open houses were removed from the mailing list for the purpose of issuing invites for the 2019 open houses, leaving a balance of 422 addressees.

4.2 2019 Open House Format

Affected owners received a package comprising a questionnaire specific to affected owners, a map, and a booklet of FAQs, sub-area maps of the PNAA in relation to the MPAA, and a list of legal descriptions of parcels within the PNAA for cross-referencing purposes (see Appendix P.6). Members of the public also received a package upon registering that consisted of a questionnaire specific to them and a PNAA map (see Appendix P.6).

Upon registering and receiving their packages, the attendees were guided through a series of display boards posted chronologically around the room (see display boards in Appendix P.6), in addition to a mapping station where participants were encouraged to provide their written comments via sticky note. Numerous City representatives were in attendance to answer questions, provide clarifications, and field concerns from the attendees. Representatives of the County and the City's consultants – ISL Engineering and Land Services, CORVUS Business Advisors, MVH Urban Planning & Design – were also in attendance. The City's staff and consultants recorded feedback received from the attendees, which is summarized in Table 4.3. Appendix P.6 includes the responses received from the questionnaires that were submitted in hard copy or electronically. Letter attachments to two of the questionnaires are also included in Appendix P.6.

4.3 2019 Open House Feedback

Table 4.3: Summary of 2019 Open House Feedback

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (PNAA & MPAA)	• No concerns about development, as developers will handle servicing needs. • Concern about the effect of City implemented road bans on their agricultural lands and operations from access perspective. • Question about Villeneuve Road status and if it was going to be closed off. If yes, then concerned about access to local stores and services, such as the Walmart and the hospital. • Concerned about what happens to their taxes post annexation, and whether they will be granted a tax holiday for a period based on their farmland exemption status.
[redacted]	Landowner (PNAA)	• Concerned with taxation transition—would prefer his taxes do not increase immediately as he is retired, has a limited budget, and his parcel is small with limited subdivision/development potential.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (PNAA)	• Concerned about landowners being informed prior to rezoning taking place on their property. • Wants clarification on the difference between land development or urban development (as indicated on the display boards). • Question about how annexation will affect owner's rights to develop. • Concerns with creating additional rural residential parcels and any future parcel splits on their property. • Question about whether her daughter can develop a house on her 5-acre property of the three properties (and remove the 83-year-old home). • Question about whether a new house will be permitted in annexed land. • She just restored a barn and asked how the restoration fits into the potential development and annexation plans. • Question about whether she can place a trailer on her property in addition to the house.
[redacted]	Landowner (PNAA)	• Concerns about the gas and power franchise utility fees and rates, and the impacts to farming operations; Worried about the price of electricity hindering the ability to be competitive with other farmers post annexation if costs change. • Wants to be able to continue to control burn as is currently permitted. • Questions regarding OH&S legislation. • Animal control questions regarding licensing of pets and pest control. • Does not want hunting on the property but shotguns are appropriate for farm use. • Question about whether there will be access to the water pump station and concerned about changes to hauling water to rural properties. • Concern about tax increase as a result of annexation into the City. Wants 50-year assurance of tax relief as they are a farming operation with agricultural outbuildings present. Do not want farm and outbuildings taxed. • Question about access and payment options for the use of the landfill. Sturgeon County currently includes this cost in taxes.
[redacted]	Landowner (PNAA)	• Concerned with lack of detail on tax implications and any potential tax increases. • Concerns with traffic post annexation, especially getting to Costco from the north east side. • The snow-dump causes a large noise disturbance. • Their land is self sufficient with their own onsite water and sewage.
[redacted]	Overarching Landowner (PNAA)	• Desire to develop the property. • Questions about the annexation timeline and wants more information and certainty that the land will be annexed.

[redacted]	Fractional Landowners (PNAA)	• As provided by multiple fractional landowners
		  • Want the land developed.
		  • Questions about annexation timeline.
		  • Bought the land a couple of months ago because was told the land was already part of the City.
		  • No concern other than being in the annexation area to profit from investment.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (PNAA)	• Not satisfied with the answers he is receiving at open house because they are "general and ambiguous". • Concerned about taxes. Doesn't trust City and "tax holiday" policy. • Concerned about having to pay eventually to connect to the City's servicing infrastructure. Doesn't want to sell his land to developers in the long term. • Not happy with County's road maintenance. Would like it if the City paved and fixed Range Road 255 to improve traffic and safety. • Concerned about traffic. Development in the north of the City has brought traffic lights and congestion to St. Albert Trail - people always bypass, making rural roads unsafe and congested. Concerns about the road network and the placement of the roads • Wants Range Road 255 paved prior to development. • Questions regarding the "grandfathering" of taxes • Range Road 255 – will the roads be paved when Fowler Way is?
[redacted]	Landowner (PNAA)	• New landowner since last round of open houses • Running a landscaping business off the property, did get the proper permits from Sturgeon County. • Question regarding non-agricultural uses and the tax rate on the property.
[redacted]	Landowner (PNAA)	• Currently the property contains a house, a treed area and small amount of farmland. • ½ the land is not being farmed, and as such is being taxed at a residential rate within the County. • Question about how this parcel would be taxed. • A portion of the land is not being "farmed" but is undeveloped. • Question about what the requirement will be for address changes post annexation – and if landowners will get a new municipal address and timing. • Comment that taxes should be negotiated so that no garbage collection fee. • Right now, the landowner pays taxes to Sturgeon County, but no services are provided e.g., Range Road 544 not graveled, not maintained. With Pro North traffic on Range Road 261 it is really busy with 450 to 600 vehicles/day. A lot of airport delivery trucks use this road and landowner estimates 20 vehicles/half hour. • Wants to know more about taxes with residential zoning.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (MPAA)	• Want to be in St. Albert. • Provided letters to support this intention from himself and the neighbours. • Discussed the servicing of the Northern Lights Estates land. • Lift station for Northern Lights Estates is located along Township Road 544 east of Highway 2, not in the subdivision itself, therefore it should not be used as a reason to exclude Northern Lights from annexation. • Want the subdivision to be included in the annexation. • Wants to be annexed into St. Albert. The PNAA excludes Northern Lights Estates. • Presented a letter from the Northern Lights Estates Homeowners Association dated November 14, 2019 and signed by its president, which included a list of homeowners in favour of their properties being annexed from the County by the City. Commented that he was presenting the letter as president of the association. • Attendee was advised that the City requires written confirmation from each individual landowner in [redacted] confirming their preference to be included in the annexation.
[redacted]	Landowner (PNAA)	• Concerned about higher taxes and skeptical that being brought into the City and urban taxation will lead to improved service. • Already is disappointed in the dust control services that the County is supposed to provide for the nearby gravel roads. Does not expect the City to provide any better level of service. • Is interested to be cut out of the PNAA. • Wants to know what will happen with property taxes. • Happy where he is and with the services he currently receives.
[redacted]	Landowner (PNAA)	• Question about what the City will do about dust control. • Question about whether they will still be able to access the dump. • Concern about what will be done about a drainage issue affecting property. Right now, ProNorth Industrial Park's drainage comes through. The County has a drainage ditch that directs water toward property and the ditch fills with snow and then melts and water floods land. • Concern with ProNorth Industrial Park expansion because of the additional traffic it will generate on a dirt road. Was previously told by the County that Range Road 261 would be paved before ProNorth got their expansion. That hasn't happened. • Concerned about traffic, dust, pollution, noise and road safety due to proximity of the PNNA to the Sturgeon industrial Park in the northwest. Wants to know if the City is planning to address these issues. • Worried about garbage pickup. Wishes to continue using County's facilities. • Concerned about taxes. • Property is half residential and half not – wants to know about taxes. • Services with the County – the County doesn't service the roads. Township Road 544 is really bad with maintenance and snow plowing. • Range Road 261 is very busy and there are a lot of trucks on the road.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (PNAA)	• Wants to be able to deal with vermin on the property. • Concerned there will be forced rezoning by the City on his land, and they will be forced into developing/paying urban level of taxes • Question about whether his farm buildings are taxable (or exempt). • Firearms – wants to be able to kill a coyote. • Biggest concern would be forced rezoning. • Concerned about taxes. Doesn't trust the "tax holiday" policy. • Not satisfied with the way the City handles traffic – afraid it will continue to get worse as the City grows. • Concerned that the regional road will fragment their land. • Wants to know more about the plan the City has to mitigate negative effects of Sturgeon's industrial park in the northwest of the PNAA, especially traffic.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (PNAA)	• Concerns that the technical reports were not available for public review at this time. • Not overly concerned about which jurisdiction they live in. • Wants to be able to evaluate the technical reports. • Provided suggestions regarding sharing the parameters of the technical reports with the public. • Question about what the tax value is to the City. • Question about what the emergency service zones/corridors will look like/ function. • Feels that there has been a jump of needed land. Worried that the City is annexing more land than it needs. Would like to see more incremental approach to annexation – not big portions of land at a time. • Uncertain why the City wants their land if it is going to be entirely "wiped out" by the Ray Gibbon Dr. alignment. • Unhappy about ambiguity of regional roads design and construction. They have been told the roads are "conceptual" for over a decade, but they have seen the studies and preliminary designs and know that when it gets built, they will have to move out. • They want the County or City to build the (regional) road and buy them out so they can move on. Concerned that the City won't push that project forward for a long time, prolonging the uncertainty. • Concerned about schools and school bus routes. Wants to know what is going to happen with Sturgeon Heights, a K-9 County school located within the City. • Concerned about garbage and dog licensing. • Afraid of "forced rezoning". They feel the City can't be trusted with the "tax holiday" policy. • Questions why St. Albert is interested in annexing their property which is on the future Ray Gibbon expansion. • Questions what the benefit is to St. Albert to include their parcel. The entire parcel will be within the utility right of way and will not be developable land. • Concerned with parcel specific constraints such as existing high-pressure gas pipelines and buffers for emergency evacuation plans from development. • Questions the extent of annexation, feels existing land supply and development potential within the exiting St. Albert boundary should be looked into before annexation.
[redacted]	Landowner (PNAA)	• Wants to build a medical facility and would like to know more about how the annexation will impact his specific plans. • Wants to know if the City would be interested in purchasing his land if he decides he wants out. • Concerned about taxes. • Would like the website of the City to be more accessible and have more information about the annexation process and current stage.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback

[redacted]	Landowner (PNAA)	• Questions about:
		  • When the taxation increase will come into effect.
		  • What the timeline is for annexation.
		  • If this area is the maximum growth area.
		  • Why this is taking so long.
		• Wants to keep up to date with decisions.

[redacted]	Landowner (PNAA)	• Feels the annexation is a land grab. • On the other side of 127 Street and wants out. • Concerns about the current standards on Township Road 544. • Doesn't want to be in the City. Located on the north side of the proposed 127 Street right-of-way and so will never be developed by the City anyway. Only a 5-acre parcel, just take me out (of the annexation). • Very concerned that future development of his parcel is impacted by the presence of the future regional road and feasibility of him being able to develop his property. • Concern about how his property would be serviced.
[redacted]	Landowner (PNAA & MPAA)	• Question about whether the project team reached out to ISL regarding their findings for the County studies. • It makes sense for the parcel to be all the way in or all the way out. • Preference is to be all the way in (in the PNAA). • Worried that lands will become an orphaned piece of land and would like to see the whole parcel in. • There are no existing farm buildings. • The land Is currently being farmed. • Happy with the grandfathering tax. • Wonders why parcel was split.
[redacted]	Landowner (MPAA)	• Question about why councillors are not in attendance. • Wants access to the technical documents. • Question about whether these are the final defined growth boundaries. • Question about what is planned along the edges. • The Sturgeon River is not included.
[redacted]	Landowner (MPAA)	• Question about what happens to lands outside the MPAA from a future development perspective within the 50-year horizon. • Questions about whether land will be part of the Sturgeon Valley ASP. • Concern and comment that development of land is killed or thwarted from a servicing perspective. • Question about why Neil Ross Road does not loop back into St. Albert.
[redacted]	Landowner's Consultant (PNAA)	• The landowner bought the property ~10 years ago • Wants the annexation process to be completed as soon as possible so the landowner can prepare an ASP with the City and then subdivide the land for residential sales. • Added that the market for such a sale is currently quite poor, but the landowner wants to ensure the land is ready for if/when the market turns favourable.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (PNAA)	• Advised of correction to land ownership – he is identified as the landowner for Parcel [redacted] but is not the registered owner. His neighbour is the owner of Parcel [redacted] and has been for 15 plus years. He noted that his neighbour wasn't notified of these open houses so has had no opportunity to provide landowner input and this may cause him to raise objection to the Municipal Government Board at this annexation's public merit hearing. • He noted that the air photo base on the annexation parcels map display is dated as the lake shown in Parcel [redacted] no longer exists. • Concern about what use land could be developed for in future because it is a small triangular configuration. He had a question about whether his land might be considered for residential use. • Wanted to know what will happen to the undeveloped portion of Coal Mine Road that lies adjacent to his land in future.
[redacted]	Landowner (PNAA)	• Question about what the future of the Christ Community Church lands is, and when services will be made available. • Want to develop a non-market senior's home built and needs services but there is a problem with services. • Coal Mine Road was closed to protect the safety of children. • Traffic volumes on Boudreau Road are terrible, can't get out of residential area. • The closure of Coal Mine Road has caused issues with the congregants and with the day school and many stopped coming. • Concern about the impact on the school if the City was to extend water and sewer out to the Church and had question about whether the school would have to be closed, and if so, when and for how long. • Interested in building an affordable seniors' living facility – happy to be inside the PNAA as it makes developing and servicing much easier. • Concern about traffic. Not satisfied with the way the City has handled increasing traffic. • The Church in their parcel has experienced drop-outs due to difficulty of access. • Traffic concerns with future development on Bellerose and Boudreau as it impacts County residents using Bellerose to get into St. Albert. • Claims there has been a decline in enrolment of school children due to the closure of Coal Mine Road. • Concern about the future of the Church property due to the closure of Coal Mine Road. • Concern about Church property's potential to develop an affordable seniors' housing project. • Concern about traffic impact on the Church property post annexation, feels that the increase in traffic will be negative for the Church.
[redacted]	Landowner (PNAA)	• Tax grandfathering. • Question about whether they will be forced to connect to City services. • Questions about when 127 Street will be built. • Question about access to Roseridge landfill after annexation. • Mail service – currently it is very good. Don't want that to change after annexation.

Attendee(s) by Parcel(s) / Other	Attendee Type	Feedback
[redacted]	Landowner (MPAA)	• Want to know about the technical reports and why they are not available yet. • Feel frustrated that the information is not yet available.
[redacted]	Leaseholder (PNAA)	• Are happy to be included in the annexation. • Would like to see continued weed control support. • Feel that being in the City will bring more comfort with fire and policing.
[redacted]	Leaseholder and Special Interest Group (PNAA)	• Annexation of a provincial historical site should consider the impacts on the survivors of residential schools. • Historic sites are protected from development by provincial legislation. • Request that the City follow appropriate Indigenous protocols to engage the community and communicate with its leaders. • Concern about the future of River Lot 56 and the pathway connecting Poundmaker's Lodge with this natural area. • Request that the City provide written response to their questions and concerns. • Request of support to protect the integrity of sacred lands.
[redacted]	Landowner (PNAA)	• Concern about annexation - the City already has enough land to grow. • Worried about the protection of prime farmland. • Wish to remain in the County. • Concern about taxes and garbage pick-up. • Concern that annexation of additional land is unnecessary, given the current expanse of undeveloped land within the City boundary (at the West especially). • Concern that annexation of his land will lead to increased taxes as part of the City, but given his parcel's distance, he will be one of the last to receive the benefits of urban servicing. • Notes that his parcel has a 150 ft. setback along Carrot Creek, which limits its urban development potential. • Notes that his parcel has proximity to a pipeline as well. The pipeline company has an emergency contact plan that requires them to have up-to-date contact information for all residents within ½ mile of the pipeline. At urban density, this contact requirement will be substantially more burdensome and expose more people to implied risk of a pipeline issue.

4.3.1 Feedback from Owners in the PNAA or MPAA

The following six themes categorize the feedback from owners in the PNAA and MPAA as outcomes of the 2019 consultation activities. A high-level overview of each is provided further below.

1. Agricultural Lands and Operations
2. Taxation
3. Services
4. Land Use Planning and Development
5. Transportation
6. Unavailable Information

Agricultural Lands and Operations

- Concern about limiting or restricting activities that support agricultural operations, such as road bans for agricultural machinery, controlled burning, and gun control.
- Concern around animal and pest control.
- Concern around the loss of prime agricultural lands and the fragmentation of farmland.
- Concern about the continuity of services that support agricultural activities and lifestyles, such as solid waste management.
- Concern about the impact of taxes and the viability of agricultural operations.
- Concern about the loss of views, open space and natural areas that are used for passive and active recreation.

Taxation

- Information wanted and clarity on triggers and changes to tax rates, particularly on agricultural lands and buildings, and on franchise taxes.
- Tax relief wanted for a period of 50 years.
- Concern about forced rezoning of land resulting in a tax rate increase.
- Concern about taxation of farm buildings.
- Questions about the service fees that are included with the property tax bill in St. Albert.

Services

- Concern about changes in emergency response.
- Concern about garbage collection, dump access and collection fees.
- Would like to see garbage collection fees waived or included in property taxes.
- Want information about changes to mail service and mailing address.
- Concern about setback regulations for dugout and septic pump-out.
- Concern about having to pay eventually to connect to City's servicing infrastructure.
- Concern about forced servicing tie-ins.
- Concern about continuity of access to Roseridge Landfill.

Land Use Planning and Development

- Uncertainty around how and what type of future development will occur on annexed lands, whether landowners can choose how to develop or not develop their land.
- Fear that there will be forced rezoning and development.
- Want more information on future zoning plans for the annexed land.
- Concern around the loss of open space and green areas.
- Concern that the City is annexing more land than it needs.
- Concern about development around high-pressure pipelines.
- Want more information about what changes can occur on landowners' lands, such as constructing outbuildings, storing trailers, and replacing old homes.

Transportation

- Concern about increased traffic and the associated impacts on the existing road networks.
- Concern about road maintenance and would like to see dust control measures and roads paved in high traffic routes.

Unavailable Information

- Desire that the public be able to access and read the technical reports at this stage.
- Desire for more frequent updates and communication on annexation activities.

4.3.2 Feedback from the General Public and Special Interest Group

Four themes – land use planning and development, environment, transportation, and unavailable information – categorize the feedback from the general public as outcomes of the 2019 consultation activities. A high-level overview of each is provided further below.

Land Use Planning and Development

- Concern that the City is growing too fast and taking too much land.
- Concern about the change in landscape, from rural to urban, and associated impacts of having a City closer to rural developments.
- Want to know more about development timing.
- Concern around Indigenous sacred lands and development.

Environment

- Concern there will be changes to River Lot 56 and want to see it continued to be protected.

Transportation

- Concern about the increased traffic impacts on those lands outside the PNAA.
- Concern about the increased traffic on the existing roadway network.

Unavailable Information

- Concern that the technical studies are not available for the public to review.

4.3.3 Feedback Beyond Scope of Annexation

- Concern about the impacts of road and access closures, such as Coal Mine Road and Villeneuve Road, and the associated impacts on residents and organizations.
- Concern and interest around the location and timing of the future road networks, the impacts on affected lands, and a desire to have more certainty of future roadway alignments.
- Dissatisfaction with past Indigenous engagement with municipalities and a desire for inclusive engagement that is more cognizant of Indigenous peoples' cultures and protocols and supportive of Truth and Reconciliation.

4.4 2019 Questionnaire Reponses

The following was asked of owners within the MPAA and PNAA, and the general public in the respective questionnaires provided to open house attendees. The responses are summarized in the table below.

Public: Are you in favour of the City of St. Albert's proposed annexation?

Owners: Are you in favour of your land being annexed to the City of St. Albert?

Response	Public	Owners (MPAA)	Owners (PNAA)
Yes	7	3	7
No	5	2	4
Uncertain	9	0	3

Parcels represented:

- **Yes (MPAA):** [redacted]
- **No (MPAA):** [redacted]
- **Yes (PNAA):** [redacted]
- **No (PNAA):** [redacted]
- **Uncertain (PNAA):** [redacted]

The questionnaire also included the following questions.

After reviewing today's displays and speaking to our staff, do you have specific questions about the proposed annexation?

Do you have any specific needs or concerns that we should keep in mind if and when the land transitions between jurisdictions?

Do you have any other comments about the City of St. Albert's proposed annexation?

An inventory of the reponses to these questions can be found in Appendix P.6.

4.5 Post-2019 Open House Correspondence

Eleven (11) letters and ten (10) emails were received or sent by the City of St. Albert Administration in response to the 2019 open house activities (see Appendix P.9). Table 4.4 summarizes the content of the correspondence from October 2019 to March 2020.

Table 4.4: Summary of Post-2019 Open Houses Correspondence

Attendee(s) by Parcel(s) / Other	Interested Party	Feedback and Question Themes
[redacted]	Landowner (MPAA)	• Annexation timeline
[redacted]	Landowner (PNAA)	• General information request
[redacted]	Landowner (PNAA)	• Desire to remain in the County (north half of the parcel) • Ability to continue with agricultural operations
[redacted]	Landowner (MPAA)	• Request to be included in the annexation area

[3] Parcel [redacted] is split. Owner wants entire parcel to be included.
[4] Representatives from the Riverlot 56 Natural Area Society Board.

Attendee(s) by Parcel(s) / Other	Interested Party	Feedback and Question Themes
[redacted]	Landowner (MPAA)	• Request to be included in the annexation area
[redacted]	Landowner (MPAA)	• Request to be included in the annexation area
[redacted]	Landowner (MPAA)	• Request to be included in the annexation area
[redacted]	Landowner (MPAA)	• Request to be included in the annexation area
[redacted]	Landowner (MPAA)	• Request to be included in the annexation area
[redacted]	Landowner (PNAA)	• Desire to remain in the County • Continuity of service standards • Tax rates • Road maintenance • Garbage and burn barrels • Emergency services • Firearm discharge • Property values
[redacted]	Landowner (PNAA)	• Desire to remain in the County • Premature rezoning of the annexed lands • Tax rates • Desire to continue with organic farming operation • Oil and gas infrastructure present in the property • Burn barrels • Garbage pickup • Weed inspections • Firearms • Road maintenance • Taxation of farm buildings • Urban servicing
[redacted]	Landowner (PNAA)	• Tax rates • Waste management • Access to Roseridge Landfill • Road maintenance and bylaw enforcement • Urban servicing • Changes in school districts • Location of property along the future Highway 2 bypass
[redacted]	Landowner (PNAA)	• Parcel splitting

Attendee(s) by Parcel(s) / Other	Interested Party	Feedback and Question Themes
[redacted]	Landowner (PNAA)	• Desire to remain in the County • Timeframe for development to occur in their property • Regulations that are potentially incompatible with agricultural uses • Location of the property along future Highway 2 bypass • Natural constraints posed by Carrot Creek to future urban development • Effects of the Pembina pipeline in future urban development • Road maintenance and enforcement of traffic bylaws
Unknown	Landowner	• Request to be added to the landowner mailing list
Unknown	Landowner	• Request to be added to the landowner mailing list
—	Homeowners Association	• Request to be included in the annexation area
—	General Public	• General information request
—	General Public	• Development staging and timeline • Future zoning of the annexed lands
—	General Public	• Sought a map of the PNAA
—	General Public	• Future engagement events and a final annexation boundary

In addition, Appendix P.9 includes a letter sent by the City on December 16, 2019 in response to two nearly identical letters attached to 2019 open house questionnaires received from owners within the northeast portion of the MPAA that are beyond the PNAA (these nearly identical letters are included at the end of Appendix P.6).

Appendix P.9 also includes nine (9) emails sent by the City between February and March 2020 to landowners who requested to be directly contacted by an annexation team representative following the 2019 open houses to discuss the proposed annexation. These emails contain an update of the Annexation Negotiating Sub-Committee meetings and links to the newsletters and FAQs.

5.0 2020 Town Hall Webinars and Virtual Information Session

5.1 Introduction

Due to the COVID-19 pandemic and the risks associated with in-person public gatherings, the final round of engagement was entirely virtual. Three town hall webinars were held over three consecutive days from Tuesday, October 20, 2020 through Thursday, October 22, 2020 via the *Zoom* platform. Four hundred fifty-three (453) sets of unique landowners and mine and minerals owners were sent direct invitations (see Appendix P.7) to the open houses using addresses obtained from both the Alberta LTO and the County.[5] All three town hall webinars were open access to all members of the general public and links to these events were publicly available on the City's annexation website, however the target population were affected landowners within the Negotiated Annexation Area (NAA).

The City also offered a virtual information session, consisting of an interactive website resembling an in-person open house (see views in Appendix P.7). This website was live from October 20, 2020 to October 23, 2020 and contained a set of twenty-four (24) boards offering information to participants (see Appendix P.7).

As an alternative to the virtual format, the City offered the possibility to have one-on-one phone calls with an annexation team representative from October 20, 2020 to October 23, 2020, from 8:00 am to 5:00 pm.

A news release was issued on September 22, 2020 (see Appendix P.1), announcing that a final annexation agreement had been reached between the two municipalities, marking the end of the annexation negotiations. The news release also announced that an annexation application to the Municipal Government Board (MGB) would be forthcoming and mentioned the final round of public and stakeholder consultation to take place in October. An e-newsletter was also issued on September 22, 2020 (see Appendix P.3) to subscribers announcing the successful conclusion of the annexation negotiations, presenting the NAA and explaining the next steps in the process including a final round of engagement to be held in October, and a subsequent annexation application to the MGB. The City later updated its project website and social media accounts to advertise and provide further details on the town hall webinars and virtual information session. These events were also advertised in local newspapers, including the St. Albert Gazette and Morinville Free Press.

In response to the engagement offerings:

- A total of twenty-two (22) affected landowners and members of the public attended the town hall webinars;
- the virtual information session received one hundred (100) unique visitors and one hundred twenty-nine (129) pageviews; and
- the City's annexation team received fifteen (15) phone calls.

Comments and questions received from participants during the town hall webinars were transcribed for the records. The virtual information session had a feature allowing visitors to submit questions, however only one (1) question was received. Lastly, the City's annexation team logged and summarized the conversations they had with participants over the phone.

A breakdown of total attendees by town hall webinar is provided in Table 5.1, and the web analytics of the virtual information session are provided in Table 5.2.

[5] The four hundred fifty-three (453) letters that were mailed correspond to the affected landowners within the Negotiated Annexation Area.

Table 5.1 Summary of 2020 Town Hall Webinars:

Parties:	Panelists and Staff			Attendees (Landowners and Public)		
Date:	Oct-20/20	Oct-21/20	Oct-22/20	Oct-20/20	Oct-21/20	Oct-22/20
Time:	9:00 AM	6:00 PM	2:00 PM	9:00 AM	6:00 PM	2:00 PM
Public:	—	—	—	7	7	8
County Councillors:	2	1	1	—	—	—
City Councillors:	1	1	2	—	—	—
County Admin:	3	2	2	—	—	—
City Admin:	3	3	4	—	—	—
Consultants:	4	4	4	—	—	—
Total:	13	11	13	7	7	8

Table 5.2: Virtual Information Session Web Analytics

Date	Total Unique Visitors	Total Pageviews
October 20, 2020	37	51
October 21, 2020	28	34
October 22, 2020	25	31
October 23, 2020	10	13
Total	100	129

5.2 2020 Town Hall Webinars Format

Affected owners received a package comprising a letter with an invitation to attend the virtual engagement events (town hall webinars and virtual information session) and a request to sign and submit an annexation consent form; a map showing the NAA; and a landowner or mines and minerals annexation consent form with a unique ID number for each addressee (see Appendix P.7). Affected owners were encouraged to sign and submit the consent forms before October 30, 2020, thus some of the consent forms were received before the virtual engagement events.

The three town hall webinars were offered on October 20, 2020 at 9:00 am; October 21, 2020 at 6:00 pm; and October 22, 2020 at 2:00 pm. The webinars were offered through *Zoom*, and the access links were provided in the City's annexation website. The platform required participants to enter their names and email addresses to log into the webinars. Every session started with a brief introduction of the intent of the final round of engagement, followed by a pre-recorded presentation with information about the final annexation agreement signed by both municipalities and its implications for affected owners going forward. After the presentation, a panel comprised of City administrative representatives, City and County council representatives, and members of the consultant team – ISL Engineering and Land Services and CORVUS Business Advisors – were available to answer questions from attendees. A moderator was present to explain to participants how to ask questions in the virtual platform and direct these questions to panelists according to their expertise. The questions asked during the three town hall webinars were later transcribed for the records, and summarized in Table 5.3

5.3 2020 Virtual Information Session Format

The virtual information session was a website with practical information for affected owners, which was live from October 20, 2020 to October 23, 2020. The link to access this website was provided on the City's annexation website. The virtual information session allowed visitors to move virtually through a digitally rendered 3D room resembling an open house venue and interact with twenty-four (24) display boards containing information about the final annexation agreement (see Appendix P.7). Instructions to pan around and open a detailed view of the boards were provided upon entering the website. A rendered table placed in the middle of the room contained a link to the consent forms and a second link to download the whole set of display boards.

The virtual information session was not staffed; thus, visitors could not interact live with City or County representatives or members of the consultant team. However, the website provided a messaging feature, where visitors could submit questions that would get directed to the project team via email.

5.3.1 Questions Received via the 2020 Virtual Engagement Events

Table 5.3: Questions Received via the 2020 Engagement Events

Attendee Type	Feedback
Landowner	• Q: What is the City's plan to maintain gravel roads to County standards, and what are the County's standards? • Q: County approved an application for a cannabis micro-processing facility. Just wondering how it will be zoned in the City and how that might affect adjacent landowners and zoning in general? • Q: My question is related to triggers to changing the tax rate. Is there any time of cut-off date where the County will no longer be reviewing these, or the City will start sharing the review of the subdivision applications? Is there a stop dead date where a subdivision will not trigger the mill rate change?
Media (St. Albert Gazette)	Member of the media indicated the following questions were asked on behalf of a landowner. • Q: If I'm a farmer, how will the City's noise rules affect me? And if I have to combine at midnight will the neighbors be able to call the cops on me? • Q: To clarify, if I have trash, do I still take it to Roseridge (landfill)? • Q: What are the future plans for River Lot 56?
Landowner	• Q: Can I expect land values in the annexation area to increase? • Q: When will City services like sewer, etc., be available?
General Public	• Q: To me it seems St. Albert would be a good home for a university. Has this ever been discussed as a possibility for the potential new lands? • Q: Wondering if anyone has thought to incorporate a First Nations university within the boundary of St. Albert?
Landowner	• Q: Will my agricultural tax rate remain consistent for the next 45 years if my farm remains status quo? • Q: Any chance of waste privileges closer to St. Albert? • Q: Is the land designated to be zoned residential or is there the possibility for the land to be zoned industrial?
Landowner	• Q: What happens to the homestead once the property is destined to develop?
Landowner	• Q: Just wondering if the City has a timeline if when the pieces of land in the annexation will be developed?
Landowner	• Q: With the annexation, will I have access to the St. Albert compost depot just north of Range Road 260 and Villeneuve Road?

Attendee Type	Feedback
Leaseholder and Special Interest Group	• Q: What are some of the changes or benefits Poundmaker's Lodge Treatment Centres can expect as a result of the annexation?

5.4 2020 Information by Phone

For affected owners, stakeholders and members of the public without access to high speed internet or who were not comfortable participating in online events, the City offered the option to contact an annexation team representative during regular business hours to discuss any questions or concerns. Vicki Dodge, the City's Annexation Project Manager, was available from October 20, 2020 to October 23, 2020 from 8:00 am to 5:00 pm to take phone calls from anyone who wanted to discuss annexation-related matters. These conversations were unstructured, but information about the caller and a summary of the discussions were noted for the records. One call was received by the County. A summary of the feedback received is noted below.

5.4.1 Feedback Received by Phone

Table 5.4: Feedback Received by Phone During the 2020 Engagement Events

Caller Type	Feedback
Landowner	The caller received a letter addressed to a family member who died 25 years ago.
Landowner	The caller indicated that she separated from the other owner 25 years ago and has no interest in project as she now lives out of province.
Landowner	The caller asked questions about annexation and the purpose of the consent form.
Landowner	The caller asked questions about consent form, specifically if one owner can sign for all four landowners registered in the certificate of title.
Landowner	The caller asked questions about pending development permits in County and annexation.
Landowner	The caller notified the project team of a change of address. The project team followed up with an email.
Landowner	The caller asked questions about the consent form.
Landowner	The caller asked questions about annexation, requested a summary of the most up-to-date annexation information, and expressed support for the annexation. The City mailed the materials presented at the virtual information sessions and latest FAQs.
Landowner	The caller inquired why they, as an affected owner, received a letter, but a family member who lives on neighbouring property did not. A package was resent to the affected owner via the family member.
Landowner	The caller asked questions about transition topics and the annexation agreement.
Landowner	The caller expressed a desire to be wholly included in the annexation. The caller's parcel is split by the annexation boundary and desires the entire parcel either be included in the annexation area or excluded.
Landowner	The caller indicated she received three letters for three properties she owned in which one consent form had a legal description error. The City revised and reissued the form.
Landowner and Landowner's Representative	The callers were seeking information regarding the timing for development.
Mines and Minerals Owner	The caller asked questions about the annexation and the consent form.
Mines and Minerals Owner	The caller asked why he was receiving letters regarding the annexation. The City indicated that the caller was an owner of mines in minerals within the annexation area.

Caller Type	Feedback
General Public (MPAA Landowner)	The caller asked about the timing of the release of the technical documents and why they were not made public in advance of the annexation application being submitted to the MGB. The City indicated its approach was to release all technical documents once the application was complete and submitted to the MGB.
General Public (Sturgeon County Resident)	The caller wanted Northern Lights in the annexation and doesn't understand why Northern Lights is excluded. The caller indicated that the County advised him it was the City's decision and suggested talking to the City. The caller wanted MGB contact information.
General Public (Sturgeon County Resident)	The call was fielded by County staff. The caller raised concern that living just outside the annexation boundary will result in neglect of road maintenance in front of the caller's house. It was determined that the concerns were related to legacy issues within the County and resident's past raised concerns. The County is addressing this issue with its Chief Operations Officer.

5.5 2020 Feedback

The following six themes categorize the feedback from the 2020 virtual engagement events. A high-level overview of each is provided further below.

1. Bylaw Changes
2. Services
3. Land Use Planning and Development
4. Environment
5. Taxation
6. Annexation Process

Bylaw Changes

- Agricultural operations and noise bylaw impacts on operations

Services

- Access to waste facilities, such as dumps and compost facilities
- Road maintenance

Land Use Planning and Development

- Existing development permits and transition from Sturgeon County to the City of St. Albert
- Development timing
- Development potential and zoning changes
- Property values

Environment

- The future of River Lot 56

Taxation

- Taxation changes and triggers for taxation changes
- Agricultural taxation changes

Annexation Process

- Annexation timeline and the annexation agreement
- The consent form and its purpose
- Communication (i.e. letters and notifications)

5.6 Post-Annexation Agreement Correspondence

One (1) letter, one (1) message (via the Virtual Information Session), and four (4) emails were received by the City of St. Albert Administration in response to the annexation agreement and 2020 virtual engagement activities (see Appendix P.9). Table 5.5 summarizes the content of the correspondence received from affected owners and members of the public from September 2020 to November 2020.

Table 5.5: Summary of Post-Annexation Agreement Correspondence

Attendee(s) by Parcel(s) / Other	Interested Party	Feedback and Question Themes
[redacted]	Landowner	• Property taxes
[redacted]	Landowner	• Request to be added to the landowner mailing list
[redacted]	Landowner	• Development staging • Land use concept of the annexation area • Municipal Government Board hearing
[redacted]	Leaseholder	• Benefits of the annexation to Poundmaker's Lodge
Unknown	Unknown	• Annexation timeline
[redacted]	Mines and Minerals Owner	• Mines and minerals rights and lost revenue compensation

6.0 Stakeholder Engagement

The following local authorities and other authorities potentially affected by the City's proposal to annex lands from the County were notified by way of copy to its notice of intent to annex issued June 15, 2017 (see excerpts of the notice in Appendix P.10).

- Local authorities
  - Capital Region Board
  - Alberta Capital Region Wastewater Commission
  - Alberta Health Services
  - Alberta Transportation
  - Alberta Environment and Parks
  - St. Albert Public Schools
  - Greater St. Albert Catholic Schools
  - Sturgeon Public School Division
  - Greater North Central Francophone Education
- Other authorities
  - Alberta Agriculture, Food, and Rural Development
  - Alberta Energy Regulator
  - Historic Resources Management Branch
  - Department of National Defense
  - ATCO Gas
  - ATCO Pipelines
  - Altalink Management Ltd.
  - Canada Post Corporation
  - TELUS Communications
  - Fortis Alberta
  - Canadian National Railway
  - City of Edmonton
  - Parkland County

The City received responses from Alberta Environment and Parks (AEP) and ATCO Pipelines (see Appendix P.10). AEP provided regulatory information as a courtesy while ATCO Pipelines indicated it had no objections subject to conditions that are applicable at the eventual subdivision and development review and approval stages.

Between May 29 and June 1, 2020, the City issued an annexation update letter to the following stakeholders (see Appendix P.10).

- Alberta Agriculture and Forestry
- Alberta Capital Region Wastewater Commission
- Alberta Energy Regulator
- Alberta Environment and Parks
- Alberta Health Services
- Alberta Municipal Affairs
- Alberta Transportation
- Alexander First Nation
- Altalink Management Ltd.
- ATCO Gas
- ATCO Pipelines
- Canada Post Corporation
- Canadian National Railway
- Capital Region Northeast Water Services Commission
- City of Edmonton
- Department of National Defense
- Edmonton Metropolitan Region Board
- Elk Island Catholic Schools
- Fortis Alberta
- Greater North Central Francophone Education
- Greater St. Albert Catholic Schools
- Historic Resources Management Branch
- Municipal Government Board
- Natural Resources Conservation Board
- Parkland County
- Roseridge Waste Management Services Commission
- St. Albert Public Schools
- Sturgeon Public School Division
- TELUS Communications

The City received responses from the Capital Region Northeast Water Services Commission (CRNWSC), AEP, and Elk Island Catholic Schools (see Appendix P.10). The CRNWSC indicated its customers would be unaffected by the proposed annexation, AEP again provided regulatory information as a courtesy, and Elk Island Catholic Schools asked questions for clarification. The City was also copied on a letter from Sturgeon Public Schools to the Chair of the MGB in response to the City's letter dated May 29, 2020. Sturgeon Public Schools requested the MGB consider compensation for the loss of students resulting from this and future annexations by the City.

On September 23, 2020, the City issued a final annexation update letter to the following stakeholders in advance of the City submitting a formal Annexation Application to the MGB (see Appendix P.10).

- Alberta Agriculture and Forestry
- Alberta Capital Region Wastewater Commission
- Alberta Energy Regulator
- Alberta Environment and Parks
- Alberta Health Services
- Alberta Municipal Affairs
- Alberta Transportation
- Alexander First Nation
- Altalink Management Ltd.
- ATCO Gas
- ATCO Pipelines
- Canada Post Corporation
- Canadian National Railway
- City of Edmonton
- Department of National Defense
- Edmonton Metropolitan Region Board
- Elk Island Catholic Schools
- Fortis Alberta
- Greater North Central Francophone Education
- Greater St. Albert Catholic Schools
- Historic Resources Management Branch
- Municipal Government Board
- Natural Resources Conservation Board
- Parkland County
- St. Albert Public Schools
- Sturgeon Public School Division
- TELUS Communications

The City received responses from ATCO Transmission and Alberta Transportation (see Appendix P.10). Like ATCO Pipelines' response in 2017, ATCO Transmission indicated it had no objections subject to conditions that are applicable at the eventual subdivision and development review and approval stages. Alberta Transportation expressed no objection subject to coordination of any future planning or developments north of Villeneuve Road (Highway 633) that could impact the future extension of Ray Gibbon Drive and ultimate tie-in to Highway 2. Alberta Transportation also advised that, should the City want to take over responsibility for Highway 2 and/or Highway 633 within the proposed annexation area, the City must officially make a request of Alberta Transportation to begin the highway transfer process.

7.0 Summary and Next Steps

Thirteen (13) themes of feedback emerged throughout the City's consultation with affected owners and the general public between 2018 and 2020.

- Taxation
- Services
- Transportation
- Land Use Planning and Development
- Agricultural Lands and Operations
- Businesses
- Environment
- Lifestyle Changes
- Bylaw Changes
- Uncertainty
- Unavailable Information
- Annexation Process
- Other

Responses to questions and concerns residing within the above-mentioned themes were communicated by the City, the County, and annexation consultant representatives at a high level during the 2018 engagement activities. Based on the feedback received in 2018, the City and the County commenced negotiations on how to mitigate concerns expressed to date. Preliminary agreement on the mitigation of some concerns was reached prior to the 2019 open houses, which enabled the City, the County, and the annexation consultant representatives to respond to questions and concerns on some topics at an increased level, while continuing to communicate at a high level on concerns yet to be addressed. Further discussions between the City and the County in 2020 resulted in agreement on how to mitigate nearly all concerns expressed in 2018 and 2019 that were annexation related.[6] Agreement was reached on how to mitigate other transitional matters. The City's 2020 virtual engagement events provided an opportunity to convey how concerns will be mitigated within the following topic areas.

- Taxation
- Land Use
- Licensing
  - Business Licensing
  - Pet Licensing
- Daily Life
  - Emergency Services
  - Municipal Addressing
  - Fire Pits
  - Controlled Burning
  - All-Terrain Vehicle Use
  - Mosquito Control
  - Fireworks
  - Noise Control
  - Recreation Vehicle Parking
  - Municipal Enforcement
- Agricultural Operations
  - Firearm Use
  - Outdoor Storage
  - Fuel Storage
  - Noxious Weed Control
- Roads
  - Mowing and Plowing
  - Dust Control
  - Road Naming
- Waste Management
  - Garbage
  - Recycling

The Annexation Agreement approved by the City on September 22, 2020 provides information to affected owners on what the City intends to implement with respect to the above taxation topic area. That and the information presented during the 2020 virtual annexation events regarding the remaining topic areas above will soon be packaged within an annexation transition plan that will be issued by the City to affected landowners and residents in the NAA. Overall, the annexation transition plan will feature greater detail on how the City proposes to address the above topic areas and other transitional matters that might emerge in the future. The City intends to publish the annexation transition plan following submission of its annexation application but before the MGB schedules a public merit hearing.

[6] The City and County continue to work with local school boards and the Roseridge Waste Management Services Commission (RWMSC) to confirm how students in the NAA will transition between school divisions and how residents in the NAA can continue to use the landfill facilities operated by the RWMSC respectively.

In the meantime, the City's mitigation strategy, which is contained within the City's annexation application submission to the MGB, summarizes the mitigation strategies associated with the above topic areas. It also responds to other annexation related concerns within the thirteen themes further above that are not addressed by the mitigation strategies associated with the above topic areas. Following submission of the annexation application, the City should continue dissemination of information to affected owners, the general public, and key stakeholders specific to the themes and topic areas mentioned above and any new ones that may emerge.

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APPENDIX P.1
Media Content and News Releases

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Media Notice

FOR IMMEDIATE RELEASE **February 27, 2017**

STURGEON COUNTY AND CITY OF ST. ALBERT MAKING JOINT ANNOUNCEMENT

February 28, 2017 at 12 p.m.

Sturgeon County and the City of St. Albert will make an important regional announcement at a joint news conference tomorrow at noon.

Members of the media are invited to attend the announcement.

Following the announcement, media are welcome to take photos, ask questions and conduct interviews.

Date: Tuesday, February 28, 2017

Time: 12 p.m.

Location: Sturgeon County Centre, Lobby, (9613-100 Street, Morinville)

Who: Mayor Tom Flynn and Councillors, Sturgeon County
Mayor Nolan Crouse and Councillors, City of St. Albert

- 30 -

Contacts:

Nolan Crouse
Mayor
City of St. Albert
780-459-1744

Tom Flynn
Mayor
Sturgeon County
780-718-1411

News Release

FOR IMMEDIATE RELEASE **February 28, 2017**

CITY OF ST. ALBERT AND STURGEON COUNTY SIGN MEMORANDUM OF AGREEMENT TO NEGOTIATE BOUNDARY ADJUSMENT

On February 28, 2017, Mayor Tom Flynn of Sturgeon County and Mayor Nolan Crouse of the City of St. Albert, along with members of their respective Councils, signed a Memorandum of Agreement (MOA) to begin negotiations on an adjustment to their common boundary.

"This Memorandum of Agreement is the culmination of many months of collaborative work between our two municipalities," says Mayor Flynn. "We are committed to working together to build a strong region for our residents."

Through the Intermunicipal Affairs Committee (IAC), made up of all the members of the Sturgeon County Council and the City of St. Albert Council, the two municipalities have developed a strong working relationship to discuss regional initiatives.

The MOA sets in motion the formal process for the two municipalities to begin negotiations on the terms of a future annexation of land from Sturgeon County to the City of St. Albert. The MOA sets out the potential maximum land area that can be annexed and the collaborative approach that will be taken.

"Boundary adjustments don't have to be adversarial," said Mayor Crouse. "Over the past few years, we have discussed our needs, planned our future, and determined how we can best move forward in a mutually beneficial manner."

Achievement of the MOA is a direct result of the strong commitment to collaboration adopted by the two Councils. This collaborative approach has been a major accomplishment for the two Councils during their term of office.

For more information, visit the Sturgeon County website at: http://www.sturgeoncounty.ca/Government/Governance/SturgeonCountyStAlbertInter-MunicipalAffairsCommittee/tabid/386/Default.aspx and the City of St. Albert website at: https://stalbert.ca/cosa/leadership/boundary-adjustment.

-30 -

Contacts:
Mayor Nolan Crouse
City of St. Albert
780-459-1605

Mayor Tom Flynn
Sturgeon County
780-718-1411

NOTE ATTACHED: COPY OF MEMORANDUM OF AGREEMENT

News Release

www.twitter.com/cityofstalbert | www.facebook.com/cityofstalbert

FOR IMMEDIATE RELEASE **June 15, 2017**

CITY OF ST. ALBERT AND STURGEON COUNTY BEGIN ANNEXATION PROCESS

On June 15, 2017, on behalf of St. Albert City Council, Mayor Nolan Crouse submitted an Intent to Annex to the Municipal Government Board, which begins the formal annexation process to adjust the boundary between the City of St. Albert and Sturgeon County.

"Through collaborative planning and discussion, the City of St. Albert and Sturgeon County are determining the best way to plan for our respective futures," says Mayor Nolan Crouse. "This approach will help us find a way forward that is beneficial to both municipalities and our residents."

A Memorandum of Agreement (MOA) was signed by Mayor Tom Flynn of Sturgeon County and Mayor Nolan Crouse of the City of St. Albert on February 28, 2017, to establish a joint committee with representation from both Councils to negotiate the details of the annexation. Members of the Negotiating Committee will be appointed after the municipal elections in October 2017.

"We all look forward to continuing this strong working relationship between our two municipalities as we prepare to engage our stakeholders and community partners in the next stage of the process," says Mayor Crouse.

For more information and the Frequently Asked Questions, visit the City of St. Albert website at stalbert.ca/annexation.

-30-

Contacts:
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780-459-1605

For Technical Information:
Kevin Scoble
City Manager
City of St. Albert
780-459-1607

News Release

FOR IMMEDIATE RELEASE **June 29, 2017**

TERMS OF REFERENCE SET FOR ST. ALBERT-STURGEON COUNTY ANNEXATION NEGOTIATING COMMITTEE

On June 28, 2017, the Intermunicipal Affairs Committee (IAC) approved the Terms of Reference for the Annexation Negotiating Committee, which will negotiate the terms of the annexation of Sturgeon County lands by the City of St. Albert.

"Sturgeon County remains committed to working with our neighbours to achieve solutions of mutual benefit, and formalizing an Annexation Negotiating Committee lays the foundation for future deliberations to consider the interests and well-being of both communities as the City's annexation process progresses," said Sturgeon County Mayor Tom Flynn.

Following the signing by both Mayors of a Memorandum of Agreement (MOA) on February 28, 2017, the formal Intent to Annex was delivered on June 15, 2017 initiating the annexation process. The MOA sets out the framework for negotiations between the two municipalities. The Negotiating Committee will provide recommendations to the IAC, which will form part of the City of St. Albert's final annexation submission to the Municipal Government Board.

"This collaborative approach has been a major accomplishment for both councils during our term in office," said St. Albert Mayor Nolan Crouse. "We trust that the next councils will continue the progress we have made in working together to build a stronger region for all residents."

The June 28, 2017 IAC meeting is the final meeting between the two councils prior to the Municipal Elections in October. Members of each council will be appointed to the Negotiating Committee following the October 16, 2017 election.

For more information, visit the City of St. Albert's website at: stalbert.ca/annexation and the Sturgeon County website at: sturgeoncounty.ca

-30 -

Contacts:
Mayor Nolan Crouse
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780-459-1605

Mayor Tom Flynn
Sturgeon County
780-718-1411

News Release

FOR IMMEDIATE RELEASE **December 8, 2017**

CITY OF ST. ALBERT AND STURGEON COUNTY HOLD FIRST ANNEXATION NEGOTIATING COMMITTEE MEETING

Meeting held December 6, 2017

The City of St. Albert and Sturgeon County Annexation Negotiating Committee met on December 6, 2017. This was the first meeting for the joint committee, which includes representation from both Councils, following the City of St. Albert's Notice of Intent to Annex lands from Sturgeon County on June 15, 2017.

At the meeting, the Committee appointed Councillor Susan Evans of Sturgeon County as Chair of the Annexation Negotiating Committee and its main spokesperson. Councillor Ray Watkins of the City of St. Albert was appointed Vice-Chair. The Negotiating Committee intends to maintain the collaborative processes that the City and the County have undertaken over the last several years.

"We are committed to working together to plan the best way forward for our two municipalities and our residents," says Mayor Cathy Heron.

"Sturgeon County and the City of St. Albert will continue to be good neighbours and have frank and productive discussions as we work together in the best interests of our residents," says Alanna Hnatiw, Mayor of Sturgeon County.

The City of St. Albert, who will be leading the public consultation process, is currently commissioning planning and growth studies, as part of the application. While negotiations by the Committee will remain confidential, resident input will be requested in the coming months. The Committee will be tasked with discussing matters such as compensation, tax protection, bylaw enforcement, municipal service-levels, and the final boundary change to be proposed to the Municipal Government Board.

To see a map of the maximum potential area to be annexed, visit the City of St. Albert website at: https://stalbert.ca/global/images/maps/COSA-SturgeonCounty-Annexation-Map.pdf.

The map represents the maximum potential area to be annexed. The final annexation area will be identified by the Annexation Negotiating Committee and will be approved by both Sturgeon County Council and City of St. Albert Council before the proposal is sent to the Municipal Government Board for consideration.

Residents in St. Albert and Sturgeon County will receive specific information about the annexation and will have the opportunity to attend open houses and subscribe to an electronic newsletter. The City is committed to providing updates to the public throughout the annexation process.

For more information, and to subscribe to the electronic newsletter, visit the City of St. Albert website at stalbert.ca/annexation.

-30 -

Contacts:

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780-459-1605

Mayor Alanna Hnatiw
Sturgeon County
780-939-8327

News Release

FOR IMMEDIATE RELEASE **September 27, 2018**

CITY OF ST. ALBERT AND STURGEON COUNTY HOLD MEETING OF ANNEXATION NEGOTIATING COMMITTEE

Meeting held September 19, 2018

The City of St. Albert and Sturgeon County's Annexation Negotiating Committee held a regularly scheduled meeting on September 19, 2018 to discuss St. Albert's potential annexation of a portion of Sturgeon County. The Municipal Government Board attended the meeting and made a presentation regarding the annexation process. The Committee also reviewed several recent annexations, which provided valuable background information to assist them in their work.

The City of St. Albert is planning to hold two open houses regarding the potential annexation, which are scheduled for November 6 and 7, 2018. More details on the open houses will be released in the coming weeks. Affected landowners will also receive information in the mail regarding the open houses.

The Annexation Committee is a subset of the IAC, the Intermunicipal Affairs Committee, which is made of up of all members of both Councils. The annexation negotiations formally started on December 6, 2017.

"Annexation is a complex process, so we are taking the time to do the necessary studies, reviews and analysis to find the best possible arrangement for both the City of St. Albert and Sturgeon County," says Sturgeon County Councillor Susan Evans, the Annexation Committee Chair.

"We are committed to reaching an agreement that is mutually beneficial and meets the needs of residents impacted by the potential annexation, as well as the other residents in Sturgeon County and St. Albert," says St. Albert Councillor Ray Watkins, Annexation Committee Vice-Chair.

The next meeting of the Annexation Negotiating Committee is scheduled to take place on December 5, 2018.

Residents who are impacted by the potential annexation, or who are unsure if they will be impacted, are encouraged to visit the City website for more information: https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/.

The website provides background information, along with the opportunity to sign up to receive the Annexation Newsletter. The newsletter provides subscribers with ongoing updates on the annexation process.

- 30 -

Contacts:

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Media Advisory

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FOR IMMEDIATE RELEASE **October 15, 2018**

RESIDENTS ENCOURAGED TO ATTEND ANNEXATION OPEN HOUSES

Chance to learn about potential annexation of portion of Sturgeon County

The City of St. Albert and Sturgeon County are exploring annexation, as both municipalities are facing growth pressures.

Residents will have their first opportunity to learn more about the potential annexation at two upcoming open houses:

Date & Time: November 6 | 5 to 7 p.m.

Date & Time: November 7 | 2 to 4 p.m.

Location: Christ Community Church, 25230 TWP Rd 542, Sturgeon County. The church is just outside the St. Albert boundary at the corner of Coal Mine Road, north of Bellerose Drive.

- Learn about the annexation process and its history to date.
- Understand what work will be completed.
- Talk to and ask questions of City of St. Albert staff and members of the Consulting Team.
- Fill out a survey to share your thoughts on the potential annexation. The survey will be available at the open houses and from Nov.6 to 30 on the City website.

Annexation is a process that adjusts the boundary between two municipalities. In this instance, it's about land currently governed by Sturgeon County being transferred to the jurisdiction of the City of St. Albert. Annexation does not change the private ownership of the land. The maximum potential annexation area is approximately 2,180 hectares; however, as the project progresses, the overall area considered for annexation may decrease.

For further information on the annexation process, including a map of the potential annexation area, or to subscribe to the annexation newsletter, visit the City of St. Albert website at stalbert.ca/annexation-sturgeon.

- 30 -

Contact:
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News Release

FOR IMMEDIATE RELEASE **December 11, 2018**

ANNEXATION NEGOTIATING SUB-COMMITTEE UPDATE

Meeting held December 5

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on December 5, 2018 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the Sub-Committee discussed updates to the workplan and schedule for the annexation process, the public participation activities to date, and ongoing technical studies. The Sub-Committee also compared service levels and bylaws, considered transition requirements, and reviewed the 2019 meeting schedule.

"We are approaching this annexation in a collaborative manner, ensuring it meets the needs of everyone involved," says Sturgeon County Councillor Susan Evans, Chair of the Annexation Negotiating Sub-Committee.

"Our two municipalities have been and will continue to be good neighbours and we are committed to a comprehensive and thoughtful process," says St. Albert Councillor Ray Watkins, Vice-Chair of the Annexation Negotiating Sub-Committee.

The Sub-Committee is a subset of the IAC, the Intermunicipal Affairs Committee, which is made of up of all members of both Councils. The annexation negotiations formally started on December 6, 2017.

The next meeting of the Annexation Negotiating Committee is scheduled to take place on March 6, 2019.

For more information on the proposed annexation, visit the City website at stalbert.ca and search Annexation.

- 30 -

Contacts:

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Mayor Alanna Hnatiw
Sturgeon County
780-939-8327



For Immediate Release / July 8, 2019

Annexation Negotiating Sub-Committee Update

MEETING HELD JUNE 28, 2019

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on June 28 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

The Annexation Committee is a subset of the IAC, the Intermunicipal Affairs Committee, which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017.

On June 28, the Negotiating Committee determined that Vice-Chair, Councillor Ray Watkins from St. Albert will act as Chair until the next IAC Meeting. Former Sturgeon County Councillor, Susan Evans had been Chair until she resigned as Councillor for Sturgeon County Division 2 on June 27.

During the meeting, ISL Engineering presented information on the technical studies for land within the maximum potential annexation area, which are required to be submitted to the Municipal Government Board (MGB) as part of the City's final annexation application. Work on the technical studies is anticipated to continue throughout the summer based on the Negotiating Committee's initial feedback, prior to soliciting public input later this year.

To-date, the City has held two public open houses, released a questionnaire for public feedback, and conducted interviews with individual residents and landowners within the Maximum Potential Annexation Boundary. Additional public engagement, to be scheduled later this year, will be used to inform negotiations and the City's final annexation application to the MGB.

The next meeting of the Annexation Negotiating Committee is scheduled to take place on August 15, 2019. For more information on the proposed annexation, visit at **stalbert.ca/annexation (http://stalbert.ca/annexation)**.

- 30 -

Last edited: October 11, 2019



For Immediate Release / August 19, 2019

Annexation Negotiating Sub-Committee Update

MEETING HELD AUGUST 15, 2019

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on August 15 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the Sub-Committee discussed refinement of the annexation boundary, as well as possible implications. The parties also recognized that there are matters outside of the annexation process that are of mutual interest to both municipalities.

*

"The collaborative process has been very informative, as we are able to have thoughtful and considerate conversations that address the needs of both residents and Councils," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

"Both municipalities understand how important collaboration is to this process and we will continue to work together to find a mutually agreeable outcome," says Sturgeon County Mayor Alanna Hnatiw.

The Annexation Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017.

The next meeting of the Annexation Negotiating Committee is scheduled to take place on September 20, 2019. For more information on the proposed annexation, visit the Annexation web page.

- 30 -

Last edited: October 11, 2019



For Immediate Release / October 22, 2019

Annexation Negotiating Sub-Committee Update

MEETING HELD OCTOBER 2, 2019

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on October 2 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the Sub-Committee agreed on a **revised proposed annexation boundary (/site/assets/files/5827/nra-council-proposed-annexation-boundary-oct-2019.pdf)** for public engagement. This new boundary is based on technical studies and further conversation of the Annexation Sub-Committee. The next step is for the City to seek input from affected landowners in November. More information on the public participation opportunities will be shared in the next few weeks. The input gathered through these public participation opportunities will inform discussions about any potential adjustments to the proposed annexation boundary.

"The negotiation process has been collegial and collaborative, and we are pleased to have reached an agreement on a revised proposed annexation boundary," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

"Our municipalities, throughout the negotiation process, have considered the needs of both City and County residents and the proposed boundary reflects that approach,"

says Sturgeon County Mayor Alanna Hnatiw.

The meeting provided the first opportunity for recently elected Division 2 Councillor Kristin Toms from Sturgeon County to participate in the Sub-Committee's negotiations. The Sub-Committee also discussed how City bylaws will be transitioned to the annexed lands once the annexation is complete. The City will be sharing information on the transition with affected landowners as part of the annexation process.

The Annexation Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017. The next meeting of the Annexation Negotiating Committee is scheduled to take place on November 22, 2019.

For more information, visit **stalbert.ca/annexation (http://stalbert.ca/annexation)**.

View the Revised Proposed Annexation Boundary Map (/site/assets/files/5827/nra-council-proposed-annexation-boundary-oct-2019.pdf)

- 30 -

Last edited: October 22, 2019



For Immediate Release / December 17, 2019

Annexation Negotiating Sub-Committee Meeting Update

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on December 13 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the Sub-Committee reviewed the feedback that was gathered at the November stakeholder engagement sessions, including the public open house held November 20, 2019. Separate engagements were held for landowners, who were contacted directly by the City of St. Albert. The public open house had approximately 70 attendees who were able to view the preliminary negotiated annexation boundary, information boards and complete surveys. ISL Engineering and City staff were at the event to answer questions from residents and explain the annexation process so far. Council members from both municipalities were also on hand to listen to attendees' questions and comments.

"We are pleased with the amount of interaction at the public open house. Thank you to everyone who attended and asked insightful questions and provided feedback," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

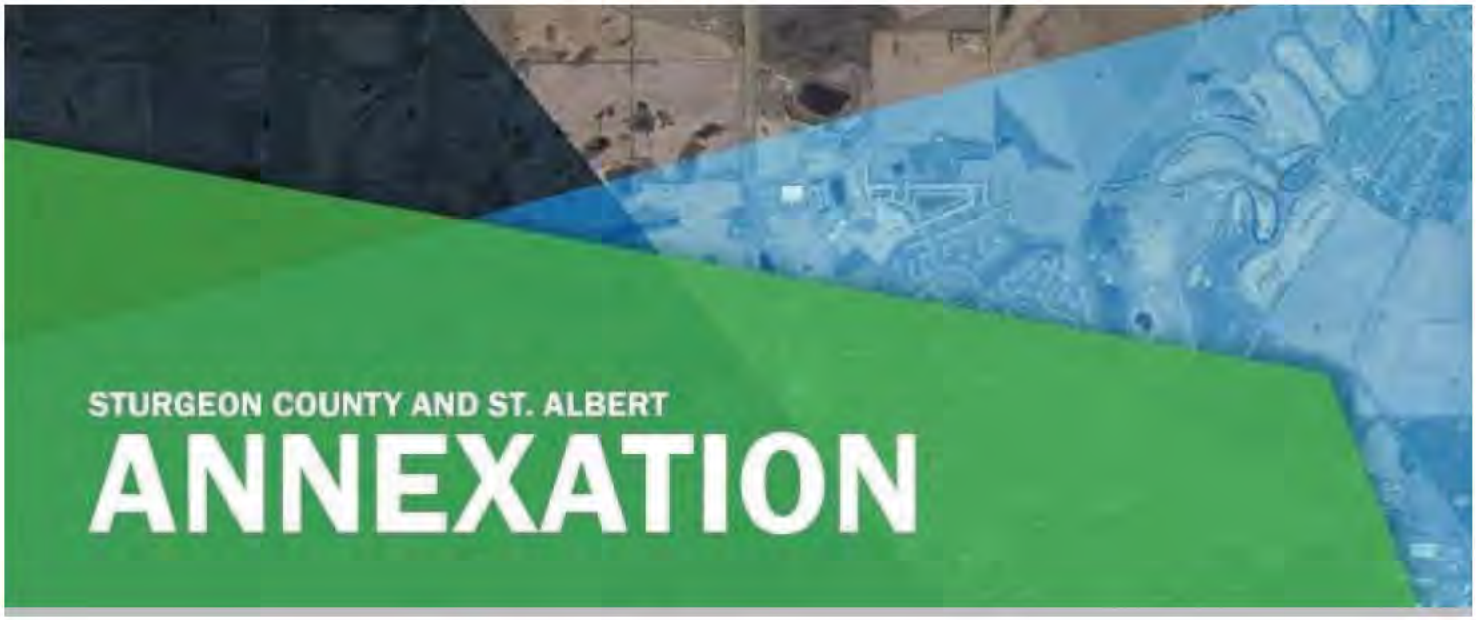
"Our municipalities continue to maintain open dialogue throughout the annexation process, and we are pleased that the landowner and public open houses were well attended," says Sturgeon County Mayor Alanna Hnatiw.

Feedback at the open house included questions about taxation, traffic, road alignments, and boundary-specific questions. Ultimately, a Public Engagement Report will be completed by ISL Engineering and submitted to the Municipal Government Board as part of the City's annexation application, once the project is further along. As part of this process, the City must identify how it will respond to the comments and questions provided by residents and affected landowners.

The Annexation Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017. The next meeting of the Annexation Negotiating Committee is scheduled to take place in January 2020. **Learn more about Annexation. (https://access.stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/)**

- 30 -

Last edited: December 17, 2019



For Immediate Release / February 6, 2020

Annexation Negotiating Sub-Committee Update - February 2020

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met for the first time in 2020 on January 27 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the Sub-Committee reviewed the feedback that was gathered at the November stakeholder engagement sessions and further discussed the preliminary negotiated annexation boundary and affected roadways.

*

"We are continuing to review feedback and respond to inquiries about the annexation process," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

*

"Our municipalities are continuing to meet on a regular basis and maintain open dialogue throughout the annexation process," says Sturgeon County Mayor Alanna Hnatiw.

The City is working to provide greater clarity on the public's role in the annexation process, including the City's engagement events and the Municipal Government Board's formal hearing process for the public. Feedback and questions are welcomed at any point throughout the process. The City also has an **annexation newsletter (https://access.stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)** that is available through sign up for those who are looking to stay informed on the annexation process.

The Annexation Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017. The next meeting of the Annexation Negotiating Committee is scheduled to take place February 14, 2020. Learn more about **Sturgeon County Land Annexation. (https://access.stalbert.ca/dev/planning/annexation/)**

- 30 -

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Annexation Newsletter ›

(/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)

Sturgeon County Land Annexation ›

(/dev/planning/annexation/sturgeon-county-land-annexation/)

Annexation ›

(/dev/planning/annexation/)

Last edited: February 6, 2020



For Immediate Release / March 2, 2020

Annexation Negotiating Sub-Committee Update-March 2020

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met for the second time in 2020 on February 14 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the Sub-Committee continued to discuss the Preliminary Negotiated Annexation boundary and the jurisdiction of boundary roads.

*

"We are continuing to work together and discuss opportunities for both the City and the County during this process," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

*

"We are making progress and working through the steps of the annexation process together," says Sturgeon County Mayor Alanna Hnatiw. "The dialogue becomes more defined each time we meet."

The Annexation Negotiating Sub-Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017. The next meeting of the Annexation Negotiating Sub-Committee is scheduled to take place March 20, 2020. Learn more about **Annexation (https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/)**.

- 30 -

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Sturgeon County Land Annexation ›

(/dev/planning/annexation/sturgeon-county-land-annexation/)

Annexation ›

(/dev/planning/annexation/)

Last edited: March 2, 2020



For Immediate Release / April 23, 2020

Annexation Negotiating Sub-Committee Agrees to Annexation Boundary

MEETING HELD APRIL 17, 2020

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on April 17, 2020 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

The two municipalities are pleased to announce that the Sub-Committee has completed negotiations for an annexation boundary line recommendation. The boundary line is similar to the annexation area presented to the public in 2019, but has been adjusted within the northwest section, based upon intermunicipal negotiation. Lands that were previously removed from annexation consideration in the southwest and northeast sections of the area remain excluded.

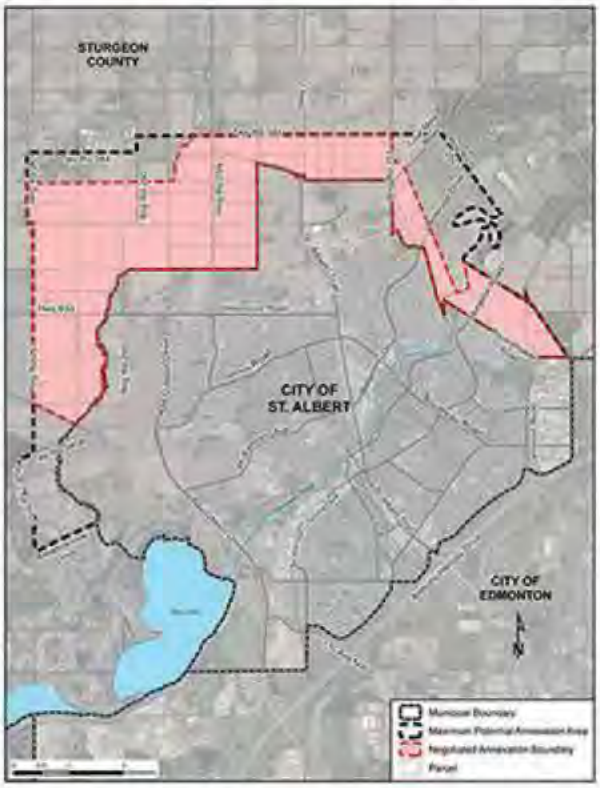
Final completion of the annexation boundary will be subject to Provincial approval, which is anticipated to occur once the Annexation Sub-Committee finalizes negotiations related to several other matters, including financial compensation to Sturgeon County and taxation. Once negotiations are complete, the City of St. Albert will submit its Annexation Application to the Government of Alberta for approval consideration.

"Today represents a milestone in our annexation negotiations and is a testament to the Negotiating Committee, and our willingness to arrive at mutually beneficial outcomes," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

"We are pleased to have arrived at a final decision regarding the annexation boundary and remain committed to completing the remainder of annexation negotiations in a timely manner," stated Sturgeon County Mayor Alanna Hnatiw.

The Annexation Negotiating Sub-Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017. The next meeting of the Annexation Negotiating Sub-Committee is scheduled to take place May 25, 2020.

Map of Approved Annexation Boundary



(https://stalbert.ca/site/assets/files/3334/cosa-sturgeon-approved-annexation-boundary-april-2020.pdf)

View Larger Map (https://stalbert.ca/site/assets/files/3334/cosa-sturgeon-approved-annexation-boundary-april-2020.pdf)

For more information, visit stalbert.ca/annexation-sturgeon (http://stalbert.ca/annexation-sturgeon)

- 30 -

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Sturgeon County Land Annexation ›

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(/cosa/leadership/council/)

Last edited: May 28, 2020



For Immediate Release / May 28, 2020

Annexation Negotiating Sub-committee Update

MEETING HELD MAY 25, 2020

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on May 25, 2020 to discuss the City's proposed annexation of a portion of land from Sturgeon County. Due to the COVID-19 pandemic, the meetings have been held virtually. During the meeting, the Sub-Committee discussed project timing and outstanding items for negotiation, including compensation.

"We continue to work towards a collaborative conclusion to the project," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

"We continue to meet regularly to discuss the transition of land, Bylaws affecting the residents in the annexation area and future agreements pertaining to infrastructure and planning," says Sturgeon County Mayor Alanna Hnatiw.

The Annexation Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017.

The next meeting of the Annexation Negotiating Committee is scheduled to take place June 26, 2020. For more information, visit **stalbert.ca/annexation**

(https://stalbert.ca/dev/planning/annexation/).

RELATED PAGES

Annexation ›

(/dev/planning/annexation/)

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Last edited: May 28, 2020



For Immediate Release / July 2, 2020

Annexation Negotiating Sub-Committee Update

MEETING HELD JUNE 26, 2020

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on June 26, 2020 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the sub-committee discussed aspects of the annexation agreement, including effective date and dispute resolution, as well as continued the discussion around compensation.

"I'm pleased the City and the County continue to support a collaborative annexation process," says City of St. Albert Councillor and sub-committee chair Ray Watkins.

"We look forward to continuing dialogue on how to best serve our respective residents where the two municipalities interface," says Sturgeon County Mayor Alanna Hnatiw.

The Annexation Negotiating Sub-Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is comprised of all members of both Councils. Annexation negotiations formally started on December 6, 2017. The next sub-committee meeting is scheduled to take place August 7, 2020. For more information, visit **stalbert.ca (https://stalbert.ca/)** and search **Annexation.**

RELATED PAGES

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Sturgeon County Land Annexation ›

(/dev/planning/annexation/sturgeon-county-land-annexation/)

Annexation ›

(/dev/planning/annexation/)

Last edited: July 6, 2020



For Immediate Release / August 14, 2020

Annexation Negotiating Sub-Committee Update

MEETING HELD AUGUST 7, 2020

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on August 7, 2020 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

At the meeting, the sub-committee discussed aspects of the draft annexation agreement, including compensation and roads.

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"The City and the County continue to work extremely hard to find a workable agreement on all facets of the proposed annexation," says City of St. Albert Councillor and sub-committee chair Ray Watkins.

"Sturgeon County is pleased that negotiations continue and looks forward to future discussions as we work to finalize important decisions, including on transportation matters that are so important to our residents," says Sturgeon County Mayor Alanna Hnatiw.

The Annexation Negotiating Sub-Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is comprised of all members of both Councils. Annexation negotiations formally started on December 6, 2017. Future sub-committee meetings will be scheduled as needed. For more information, visit Sturgeon County Land Annexation (https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/).

- 30 -

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Last edited: August 14, 2020



For Immediate Release / September 22, 2020

Final Annexation Agreement Reached

CITY OF ST. ALBERT AND STURGEON COUNTY COMPLETE ANNEXATION AGREEMENT

After nearly three years since the formation of the Annexation Negotiating Sub-Committee, the City of St. Albert and Sturgeon County are pleased to announce that a final annexation agreement has been reached between the two municipalities.

St. Albert City Council and Sturgeon County Council approved the negotiated annexation agreement on September 21 and September 22, respectively. St. Albert City Council also gave direction to its administration to make an application to the Municipal Government Board (MGB).

*

"The City and the County have worked extremely hard to reach this agreement," says City of St. Albert Mayor Cathy Heron. "We feel it addresses the majority of the issues brought to the negotiation table and sets the stage for continued intermunicipal relationship building and sub-regional growth."

"We feel the extensive work and commitment in this collaborative process was worth the effort," adds Sturgeon County Mayor Alanna Hnatiw. "The County worked persistently to ensure as much continuity as possible for residents who will now become part of St. Albert, as well as to successfully negotiate amicable terms for the County. We look forward to continuing to work with the City on items such as intermunicipal transportation, environmental stewardship and other infrastructure of mutual benefit outside of the annexation process."

An application to the MGB will take place after the final round of public and stakeholder participation occurs in October – details forthcoming. Led by the City of St. Albert, sessions will focus on sharing information about the negotiated agreement. Once this process is complete, the City can file its annexation application with the MGB. At that point onward, interested parties can make submissions to the MGB.

In order to facilitate the creation of an annexation agreement, the two municipalities established an Annexation Negotiating Sub-Committee, a subset of the Intermunicipal Affairs Committee (IAC), which has worked towards a final agreement since December 2017. Councils for both municipalities would like to thank sub-committee members for their dedication:

- Sturgeon County: Mayor Hnatiw, Councillor Bokenfohr (Vice-Chair), Deputy Mayor Toms, Susan Evans (former Councillor), CAO Reegan McCullough
- City of St. Albert: Mayor Heron, Councillor Watkins (Chair), Councillor Hughes, CAO Kevin Scoble

For more information, visit:

City of St. Albert website:
stalbert.ca/annexation-sturgeon (http://stalbert.ca/annexation-sturgeon)

Sturgeon County website:
sturgeoncounty.ca/annexation (http://www.sturgeoncounty.ca/annexation) .

- 30 -

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Last edited: October 5, 2020

APPENDIX P.2
Frequently Asked Questions

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CITY OF ST. ALBERT AND STURGEON COUNTY ANNEXATION

Frequently Asked Questions | June 12, 2017

What is annexation?

Annexation is the process in which there is a change in municipal jurisdiction, transferring land from one municipality to another. In this annexation process, it is about land currently governed by Sturgeon County being transferred to the jurisdiction of the City of St. Albert. This process will not change the ownership of the land.

Who makes the decision about the annexation?

Annexation is a provincially regulated process, with the Municipal Government Board (MGB) recommending the final decision to the Government of Alberta. Sturgeon County and St. Albert are working together to ensure the annexation addresses the concerns of each municipality and their residents. This collaborative process is being used to help ensure a positive outcome for all who are impacted.

What is the Municipal Government Board?

The Municipal Government Board is an impartial and independent board established by provincial legislation to make decisions about matters such as annexation. They prepare a report and a recommendation is forwarded to the minister of Municipal Affairs, and then to the lieutenant-governor, who will make the final decision.

Why is this annexation occurring?

Both the City of St. Albert and Sturgeon County are facing growth pressures. Within the last couple of years, Councils agreed that the City is in a better situation to address future urban style development (higher density), and the County rural style development (lower density), within the sub-region.

Embarking on an annexation process now enables sustainable long-term community planning as well as planning certainty for residents, municipalities, developers and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan. The annexation provides enough land for the City's long-term residential and commercial growth aspirations.

How much land is being considered for annexation?

The City of St. Albert and Sturgeon County jointly determined a potential maximum area of approximately 2,180 ha (5,387 ac) in size that the City could consider proposing an annexation for. This area will be studied and reviewed further as part of the annexation process, prior to making a final submission to the MGB. Map – Proposed Areas to be Annexed.

What is the process?

Annexation is a process legislated by the provincial government through the Municipal Government Act; the process includes:

1. The municipality proposing the annexation must provide notice to the Municipal Government Board 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.
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7. After the hearing, the MGB will prepare a recommendation for consideration by the minister of Municipal Affairs.
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Please see flow chart for further details:
http://www.municipalaffairs.alberta.ca/documents/mgb/MGB_Annexation_Overview.pdf

Where are we in the process?

In June 2017, the City of St. Albert submitted an 'Intent to Annex' to the Municipal Government Board and Sturgeon County. The next steps involve conducting background research, finalizing public participation strategies, and having elected representatives from the City of St. Albert and Sturgeon County meet and negotiate the annexation proposal in good faith.

Who is negotiating on behalf of each municipality?

The Memorandum of Agreement (MOA) sets out a framework by which each Council will appoint members to a Negotiating Committee that will meet to discuss the annexation proposal in good faith.

How long will annexation take?

Several factors will influence the timeline, as all annexations must follow a process as set out by the Municipal Government Act. At the very least, it is anticipated to take approximately three years to complete the work required for the final submission to the Municipal Government Board and for the Board to render its decision. It is estimated that an annexation process generally takes between two and five years.

Is annexation the same as expropriation?

No — annexation involves the transfer of lands from one municipal jurisdiction to another. It does not involve a municipality acquiring private lands, as is the case with expropriation.

I am a resident of St. Albert. What does this mean to me?

St. Albert is a growing community. The proposed annexation will provide additional land for the City for future residential, commercial and industrial development, which will also contribute to St. Albert's tax base.

I am a resident of Sturgeon County and I live in or own land in the annexation area. What does this mean for me?

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Who do I contact for further information?

Kevin Scoble
City Manager
City of St. Albert
780-459-1607

CITY OF ST. ALBERT AND STURGEON COUNTY ANNEXATION

Frequently Asked Questions | February 14, 2018

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Who do I contact for further information?

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Senior Planner Annexation
City of St. Albert
tbroughm@stalbert.ca
780-418-6631

CITY OF ST. ALBERT AND STURGEON COUNTY ANNEXATION

Frequently Asked Questions | August 1, 2018

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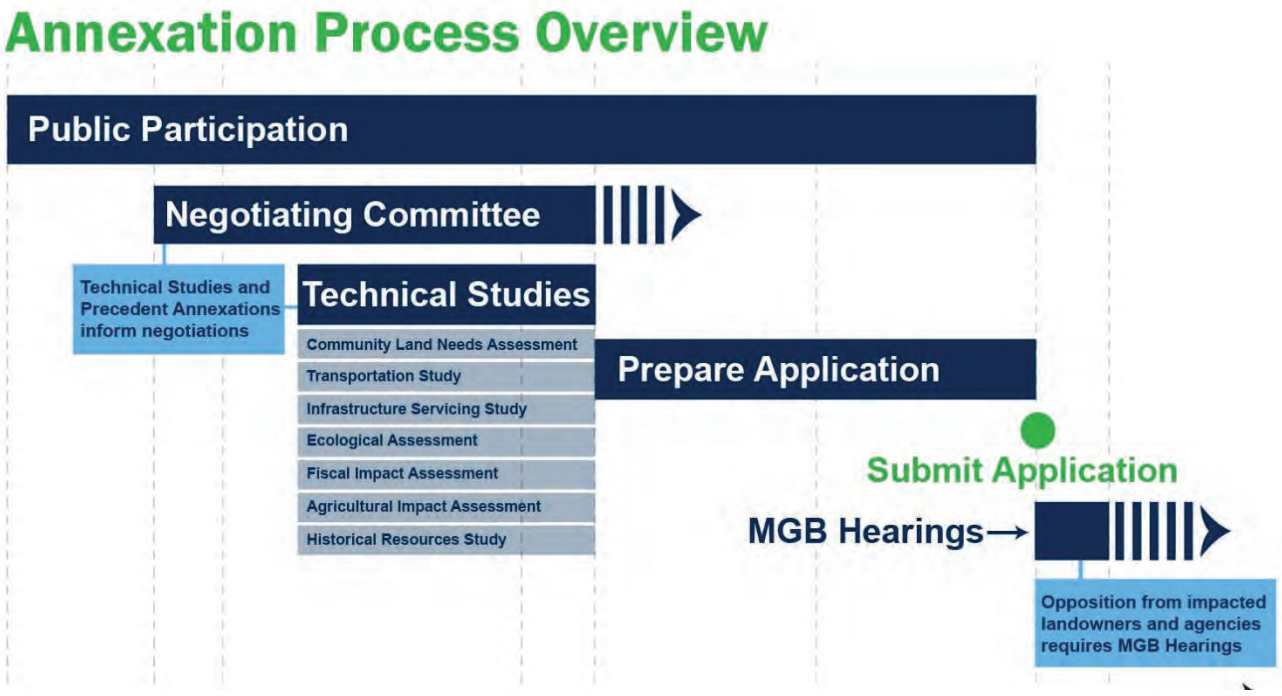
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CITY OF ST. ALBERT AND STURGEON COUNTY ANNEXATION

Frequently Asked Questions | November 2, 2018

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What is a Growth Management Study (GMS)?

In an annexation context, a Growth Management Study (GMS), or more simply a growth study, projects an urban municipality's future growth over a specified time horizon, estimates how much land will be required to accommodate that growth (both inside and outside of the municipality's current boundaries), and recommends the best directions in which to grow based on a comprehensive opportunities and constraints analysis.

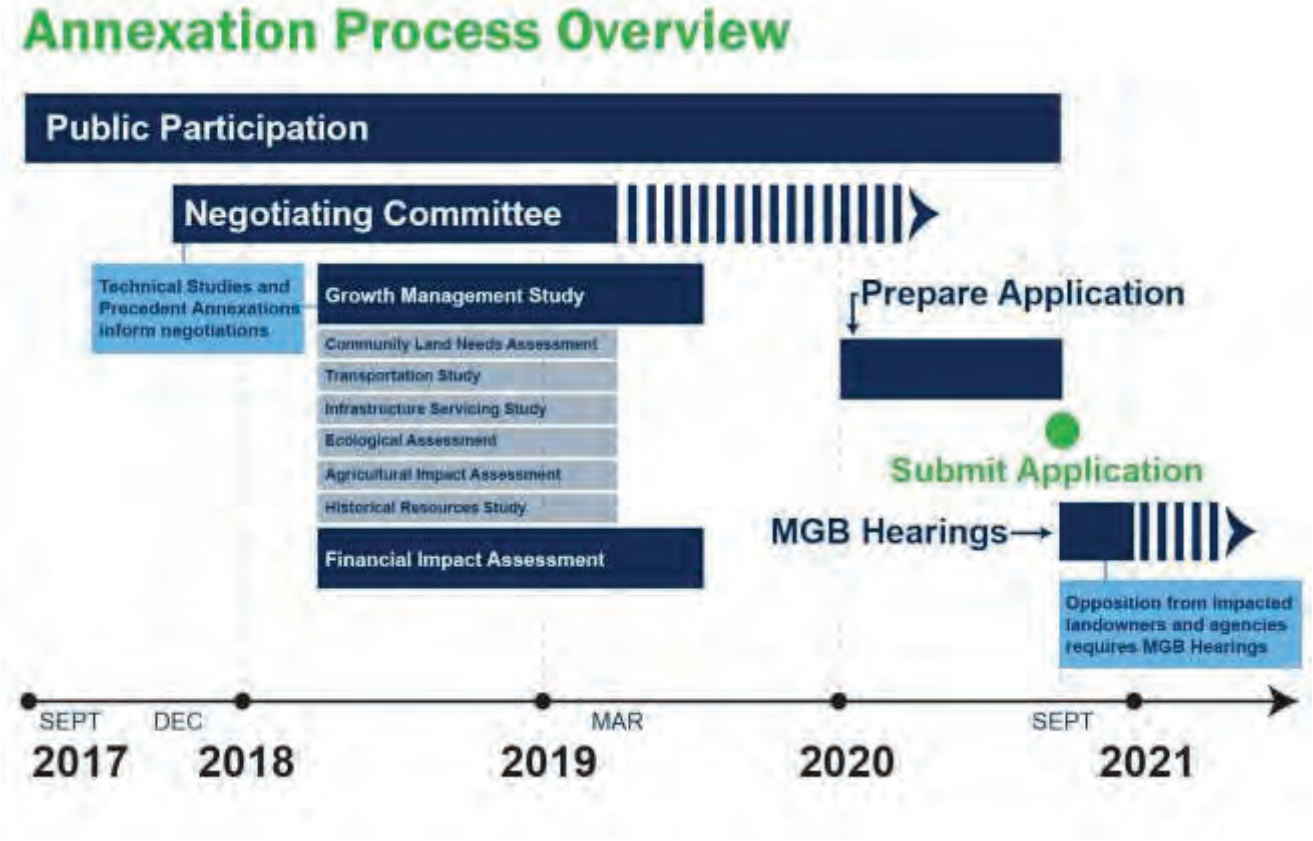
St. Albert's GMS will project three different future growth scenarios over a 50-year horizon to 2070. It will contemplate different types of growth (i.e. residential, commercial, industrial, and institutional) at a more sustainable tax revenue split. It will also provide an assessment of the City's future land needs beyond its current boundaries. The GMS will incorporate regional land use policy and density targets and recommend growth directions informed by supporting technical studies including: (1) Community Land Needs Assessment; (2) Transportation Study; (3) Infrastructure Servicing Study; (4) High-level Financial Examination; (5) Ecological Assessment; (6) Agricultural Impact Assessment; and (7) a Historical Resources Study.

What is a Financial Impact Assessment (FIA)?

A Financial Impact Assessment (FIA) for the purpose of an annexation application determines the financial impacts associated with growth within an urban municipality's current boundary and recommended expansion areas over a 25-year period. Informed by a GMS or growth study, the assessment includes forecasted costs, recoveries, assessment, and tax impacts associated with the combined area of the current municipality and the expansion areas. For St. Albert, the FIA will

consider the impacts of annexation on: (1) the City of St. Albert; (2) Sturgeon County; and (3) landowners within the expansion areas recommended in the City's GMS.

How do the GMS, FIA, and other supporting studies fit into the annexation process?



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No — annexation involves the transfer of lands from one municipal jurisdiction to another. It does not involve a municipality acquiring private lands, as is the case with expropriation.

Who makes the decision about the annexation?

Annexation is a provincially regulated process, with the Municipal Government Board recommending the final decision to the Government of Alberta. Sturgeon County and St. Albert are working together to ensure the annexation addresses the concerns of each municipality and their residents. This collaborative process is being used to help ensure a positive outcome for all who are impacted.

What is the Municipal Government Board (MGB)?

The MGB is an impartial and independent board established by provincial legislation to consider matters such as annexations. For annexations, the MGB prepares a report with a recommendation that is forwarded to the minister of Municipal Affairs, and then to the lieutenant-governor, who will make the final decision.

Why is this annexation occurring?

Both the City of St. Albert and Sturgeon County are facing growth pressures. Within the last couple of years, Councils agreed that the City is in a better situation to address future urban style (higher density) development, while the County is best suited to address rural style (lower density) development, within the sub-region.

Embarking on an annexation process now enables sustainable long-term community planning as well as planning certainty for residents, municipalities, developers and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan. The annexation provides enough land for the City's long-term residential growth needs and non-residential growth aspirations.

What is the process?

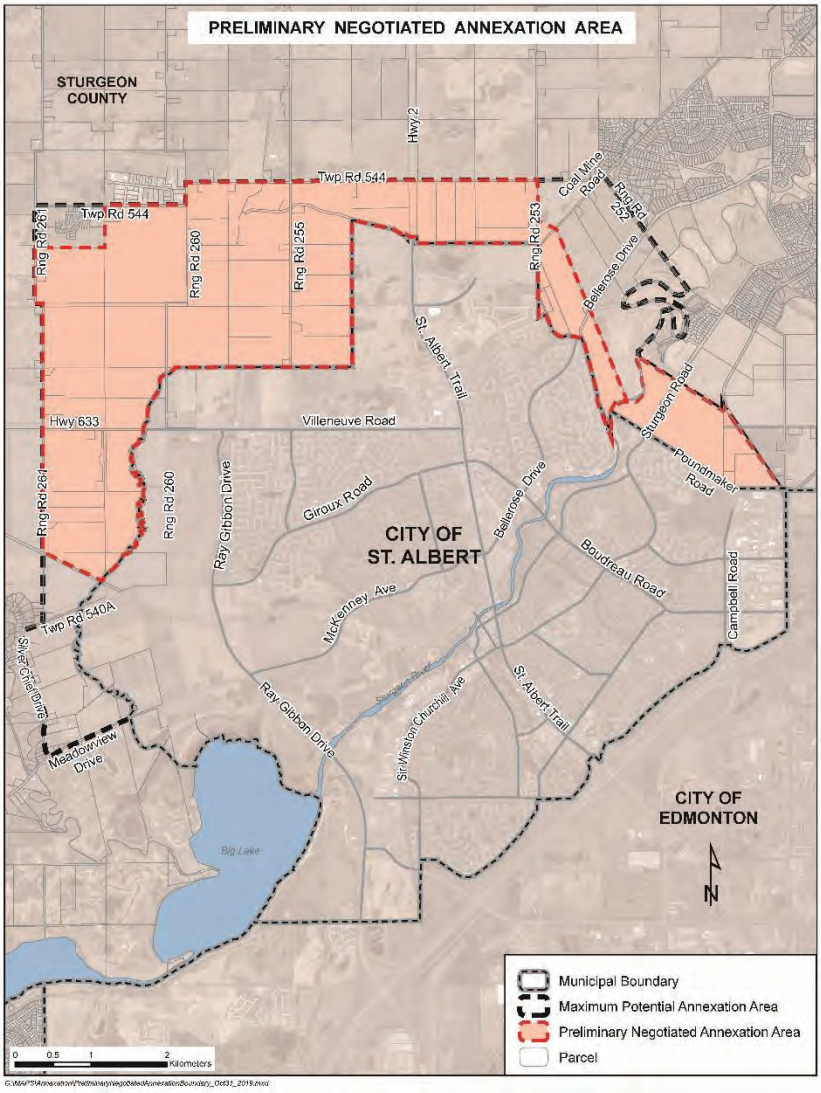
Annexation is a process legislated by the provincial government through the Municipal Government Act. A summary of the process for this annexation is presented in the graphic below. A detailed flow chart of the legislated process from Alberta Municipal Affairs is available at:

http://www.municipalaffairs.alberta.ca/documents/mgb/MGB_Annexation_Overview.pdf



Where are we in the process?

In June 2017, the City of St. Albert submitted a 'Notice of Intent to Annex' to the Municipal Government Board and Sturgeon County. The City has since conducted background research, held its first round of engagement with the public and landowners, and undertaken technical analysis to arrive at a recommended annexation area. Meanwhile, the City of St. Albert and Sturgeon County are meeting regularly to negotiate the annexation proposal in good faith. Additional rounds of public and landowner engagement will be scheduled at key points throughout the balance of the project.



Who is negotiating on behalf of each municipality?

The Memorandum of Agreement (MOA) set out a framework by which each Council appointed members to a Negotiating Committee that meets to discuss the annexation proposal in good faith.

How long will annexation take?

Several factors will influence the timeline, as all annexations must follow a process as set out by the Municipal Government Act. At the very least, it is anticipated to take approximately three years to complete the work required for the final submission to the Municipal Government Board and for the Board to render its decision. It is estimated that an annexation process generally takes between three and five years.

How much land is being considered for annexation?

The City of St. Albert and Sturgeon County jointly determined a Maximum Potential Annexation Area. Recently the two municipalities negotiated a reduced area for the preliminary annexation boundary. The total size of the Preliminary Negotiated Annexation Area is approximately 1,683 ha (4,159 ac).

I am a resident of St. Albert. What does this mean to me?

St. Albert is a growing community. The proposed annexation will provide additional land for the City for future residential, commercial and industrial development, which will also contribute to St. Albert's tax base.

I am a resident of Sturgeon County and I live in or own land in the annexation area. What does this mean for me?

If you live in or own property within the Preliminary Negotiated Annexation Area, it is possible that your land may change jurisdiction from Sturgeon County to the City of St. Albert. This means your lands will be governed by the City, future servicing will be provided by the City, and your taxes will be payable to the City. Further details regarding municipal services will be discussed through the annexation process; however, it is anticipated that residents will continue to receive the same level of service currently provided to them by Sturgeon County, should their lands become part of St. Albert.

How can I participate in the process?

The City of St. Albert is committed to providing numerous opportunities for residents and stakeholders to be fully informed. Future open houses will be scheduled as the process advances. The City's webpage has been set up to share information, provide updates on opportunities to provide feedback, and ask questions: stalbert.ca/annexation.

How can I stay informed?

Updates will be posted on the City's website. Notices for upcoming open houses will be advertised in the local papers. All affected landowners will be notified by mail of upcoming open houses. You can subscribe to the electronic newsletter to receive updates by visiting the City's website at stalbert.ca/annexation.

Where can I find more information on annexations?

To learn more about annexation, you can also visit Alberta Municipal Affairs' website at http://www.municipalaffairs.alberta.ca/abc_MGB_annexations

Who do I contact for additional information?

Vicki K. Dodge
Senior Planner (Annexation)
City of St. Albert
vdodge@stalbert.ca
780-459-1769

UPDATED STURGEON ANNEXATION PROJECT FAQS

February 2020

What is the role of the City in this annexation project?

The City is the applicant of the annexation application. It is not the decision-maker. It will make its application for an annexation decision to the Municipal Government Board (MGB).

What is the role of the Municipal Government Board (MGB) in this annexation project?

The MGB is the quasi-judicial body that reviews annexation applications for the Province of Alberta and makes recommendations to Minister of Municipal Affairs regarding decisions on annexation requests.

What is the negotiation process?

The period between when an applicant (i.e.: City of St. Albert) gives written notice of its intent to annex and when an annexation application is filed with the MGB is considered the 'negotiation process.' The City and the County may reach an annexation agreement during the 'negotiation process.'

What happens during the negotiation process?

The 'negotiation process' includes gathering all necessary information and documentation to support negotiations between the City and the County, and everything necessary to prepare the application to the MGB.

Can I have access to the negotiation process information and reports?

Applicants are not required to release confidential information during the negotiation process, nor prior to making an application to the MGB. Some of the information gathered during the negotiation process that influences the negotiations must remain confidential to retain the integrity of the negotiation process and to expedite an effective negotiated annexation agreement. The City will release all related information to the public through its annexation project website once the negotiation process is concluded.

What are the City's requirements for engagement with the public during the negotiation process?

As the applicant, the City has a responsibility to engage affected persons prior to submitting its formal application to the MGB. There is no minimum standard for engagement in the legislation or in the annexation application process.

To date the City has completed two rounds of open house sessions and has held one-on-one conversations with affected owners that requested interviews.

The City also informed affected agencies, such as Alberta Transportation, RCMP, Canada Post and local school boards.

The applicant must report to the MGB on its engagement activities undertaken and any views expressed during the activities.

After the MGB application is made, the City may continue to engage with affected persons and agencies, although it is not required to do so.

What is the Municipal Government Board (MGB) application process?

If the City and the County reach agreement, the applicant (i.e.: City of St. Albert) submits an application to the MGB. The applicant may file an application to the MGB once it has determined that negotiations are complete, even if the City and the County have not been able to reach agreement on all issues. The applicant can file an application with some or all of the issues contested between the parties.

How does the Municipal Government Board (MGB) involve the public and affected owners?

Upon receipt of the application, the MGB advertises the application and provides information on how affected persons may make representations to the MGB.

Affected persons may make written and/or in-person presentations to the MGB during the public hearing process. All information provided during the public hearing process is recorded and made part of the application and will inform the recommendations the MGB makes to the Minister of Municipal Affairs regarding a decision.

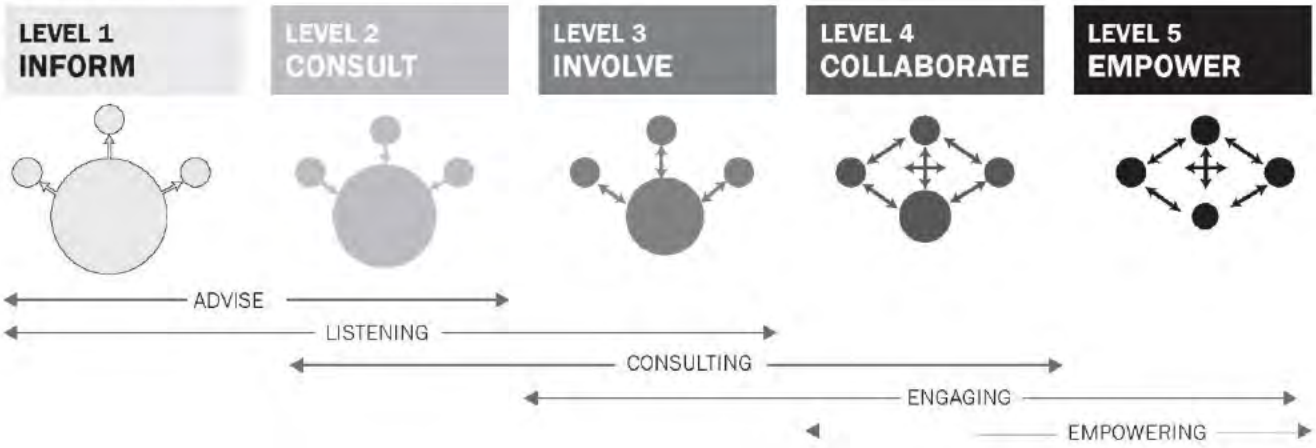
Can I be directly involved in decisions made by the Annexation Negotiating Committee?

The intent of the City's engagement efforts is to keep the public, affected owners and local authorities informed about the annexation progress, answer questions that may arise, and to gather feedback on certain topic areas as needed to support the annexation application and agreement, if one can be reached.

The public and affected owners are not directly involved in the annexation negotiation process. However, public and landowner feedback gathered at open house events, through questionnaires and through one-on-one conversations is brought to the Annexation Negotiating Committee as information, which could inform decision-making by the City and County.

Public engagement exists on a spectrum from 'inform' at one end to 'empower' on the other end. The City's communication and engagement plan for the annexation project aligns best with the activities of Level 1 and Level 2, and falls at the left-hand end of the spectrum, as depicted here:

PUBLIC PARTICIPATION SPECTRUM



	INFORM	CONSULT	INVOLVE	COLLABORATE Requires Council approval	EMPOWER Rquires Council approval
PURPOSE	To provide the public/ stakeholders with objective information and advise them of issues/ initiatives.	To educate and collect public/stakeholder opinion to improve decisions.	To stimulate public/ stakeholder debate, clarify values & broaden the information base to improve decisions.	To deliberate and work with public/ stakeholders to improve the outcomes.	To delegate the authority for decision-making and implementation with the public/ stakeholders to improve community capacity.
PROMISE	We will make you aware of issues/ initiatives.	We will listen, acknowledge and report concerns and aspirations about presented alternatives, and explain to the decision-maker how public input influenced the recommendation.	We will work with public / stakeholders to ensure concerns are directly reflected in the alternatives developed, report the comments received and explain how the input contributed to recommendation(s).	We will actively involve you in developing alternatives and the recommendation.	We will implement what you decide.
REPORTING	Administration record of notification and recording of comments	Administration report to decision-maker with comments received from consultation	Administration feedback mechanism to public/ stakeholders and Administration report to decision-maker	Public/stakeholder participation in report/presentation to decision-maker	Delegate report directly to Council
DECISION MAKER	Administration/ Council	Administration/ Council	Council	Council	Council/Delegate

Source: International Association for Public Participation

CITY OF ST. ALBERT AND STURGEON COUNTY ANNEXATION

Frequently Asked Questions | November 2020

What was the purpose of the virtual public participation opportunities?

The intent of the Virtual Information Session and Annexation Town Hall Meetings was to share information with the public about the annexation agreement and decisions that have been made between the City of St. Albert and Sturgeon County. They also to informed people of the provincial annexation application and approval process.

When will the annexation take place?

In consideration of a Municipal Government Board (MGB) recommendation, the Province of Alberta makes decisions on annexation requests. While the City of St. Albert and Sturgeon County have agreed to the details of the annexation, the Province has the final say on whether the annexation is approved as proposed.

The City of St. Albert is planning to make its application to the Province through the MGB near the end of November or beginning of December 2020. The City expects a decision to be made in 2021, approximately a year after its application is accepted by the MGB.

The City and the County have asked the Province for an annexation effective date of January 1, 2022. This means that if the annexation is approved by the Province, all land within the approved annexation boundary would transfer to the City of St. Albert on January 1, 2022.

Following the Province's decision in late 2021, you can access the MGB's recommendation report here: https://www.alberta.ca/annexation-board-orders.aspx

What was the reason for this annexation?

The City of St. Albert sought to annex land from Sturgeon County in order to plan for projected long-term future growth in a manner that is consistent with the Edmonton Metropolitan Regional Growth Plan and to achieve economical servicing requirements.

How was the boundary decided?

The negotiated annexation boundary was decided upon by the City of St. Albert and Sturgeon County in consideration of many different things, including technical recommendations, input from the public and the County's future growth and development needs. The negotiated boundary provides approximately 45 years' worth of land supply for the City of St. Albert.

What if I don't support the annexation?

As the decision-maker on all annexation proposals, the Province of Alberta, through the Municipal Government Board (MGB), has a process to review annexation applications that includes opportunities for affected individuals to present their reasons for opposition or support to the MGB. Once an

annexation application is submitted, the MGB notifies all affected landowners and advertises the dates of public hearings.

What will my zoning be after annexation?

The City of St. Albert intends to develop a new land use district, or zone, to apply to the annexed lands once the annexation is approved by the Province. The new land use district will need to be approved by City Council before it can be applied to land, and the approval process includes a public hearing where people can make representations to Council before it makes its decision.

Although not created yet, the intent is to create a new land use district that is a blend of the County's existing Agricultural District and the City's Urban Reserve District. This hybrid district would allow for County landowners to continue to use their land as previously permitted by the County, while allowing the City to apply some reasonable restrictions on new development and subdivision in order to allow orderly and efficient development to urban standards in the future.

Will I be forced to develop my land?

No, you can continue to use your land in the same way you currently do as permitted by Sturgeon County's Agricultural District.

Will my taxes go up?

If you continue to use your property as you currently do, and do not 'activate' a switch to City taxes through owner-initiated subdivision, redistricting or connection to the City's water or sewer or both, then your taxes will continue to be at either County or City rates (whichever is lower) for about 45 years.

Note that the forthcoming City-initiated redistricting of the annexation lands to a blend of the County's existing Agricultural District and the City's Urban Reserve District will not 'activate' a switch to City taxes. Only a redistricting that is owner-initiated will 'activate' a switch to City taxes.

What 'activates' City taxes?

There are three situations that will 'activate' a property to be taxed at City rates:

1. The property is subdivided (except to a maximum of four parcels on previously intact quarter section) at the owner's initiation;
2. The property's land use district, or zoning, is changed at the owner's initiation; or
3. The property is connected to City water or sewer (or both) at the owner's initiation.

Owner's initiation is defined as something that is done at the request of the landowner or by another party on behalf of the landowner.

Will my taxes go up if I run a business from my property?

Running a home occupation or business from your property does not 'activate' a shift to City taxes. Existing home occupations or businesses permitted by the County can continue after annexation. New home occupations or businesses will require prior City approval and a business license.

Will my taxes go up if I build a house or other structure on my property?

Tax assessments are based on land value plus the value of any 'improvements' or buildings placed on the land. If you add a building to your property, it may increase the overall value of your property and your tax assessment may increase accordingly, but this is not a consequence of annexation, rather the

result of adding an improvement to the property. In other words, building a house or structure will not 'activate' a shift to paying City taxes, even if your tax assessment increases incrementally because of the improvement.

Can I still subdivide?

If you own an intact quarter section, 160 acres more or less, you can still subdivide it into two 80-acre parcels and another two 2.47-acre rural residential parcels, one on each 80-acre parcel. However, you cannot subdivide more than this without more detailed planning approvals from the City.

Subdivision of more than two 80-acre parcels and two 2.47-acre rural residential parcels on a quarter section will 'activate' a shift to City taxes. Further, it would require a redistricting application supported by the preparation of a new area structure plan.

Can I still build a house on my property?

Yes, if you would have been permitted to build a house on your property when it was in Sturgeon County, you will be able to build a house on your property once it is within the City of St. Albert. Development and building approvals would be obtained through the City of St. Albert.

Will my road continue to be plowed and maintained?

Yes, the City of St. Albert has committed to maintaining all roads it acquired through the annexation process in the same or better condition as when they received them from Sturgeon County. At a minimum, the City will apply the same plowing, dust control, grading and mowing standards as the County.

Will the City of St. Albert be improving the roads in the annexation area?

The City of St. Albert identifies roadway improvements using a combination of factors, including engineering rationale and budget priorities. While the City cannot currently confirm specific roadway improvements for roads in the annexation area, it can confirm that the level of maintenance of those roads will remain consistent with that of the County.

Will my mail delivery be the same?

Yes, your mail will be delivered in the same manner as it is currently, though your mailing address may be subject to change. The City of St. Albert has informed Canada Post of the annexation and will work with Canada Post to change mailing addresses as necessary post-annexation to support a smooth transition.

What about garbage collection?

The Roseridge Waste Management Services Commission (RWMSC) manages the Roseridge Landfill on behalf of member municipalities. Sturgeon County is a member of the RWMSC; however, the City of St. Albert is not. Therefore, the County and City are working collaboratively on discussions with the RWMSC to negotiate continued access for former County residents post-annexation until curbside pick-up becomes available.

Curbside garbage collection will not be available to properties in the annexation area until urban development takes place.

ℂan I still use my firearm to protect my crops/livestock?

Firearm use on public lands within the City of St. Albert is prohibited. Firearm use on private land is regulated by the Province of Alberta, and the annexation will not change that.

Can I still use my off-highway vehicle?

The City of St. Albert will employ the existing Sturgeon County rules on private lands and public roadways (rural roadways) until urban development has occurred.

What about emergency services?

Residents in the annexation area will continue to receive fire and emergency services at the same level to what was provided in Sturgeon County. The City and the County have mutual aid agreements for emergency fire services to better serve the rural areas of the City.

How will Sturgeon County be compensated?

The City of St. Albert and Sturgeon County negotiated a one-time lump sum compensation payment in the amount of $600,000. Once the Province approves the City's annexation request and the Order in Council has been issued, the City will transfer funds to the County.

Will River Lot 56 remain protected after annexation?

Riverlot 56 is included in the annexation area, located southeast of the Sturgeon River and north of Poundmaker Road. This land is owned by the Province of Alberta as a designated Natural Area, under lease to the Riverlot 56 Society. The annexation does not change the use of Riverlot 56, nor is the City of St. Albert aware of any plans to develop the lands.

When will the annexation area develop?

The timing of development depends on future City policy and the desire of private landowners, either individuals or developers. Generally speaking, future City policy for the annexation area will enable land to develop outwards from existing developed areas in the City, so lands closer to the existing developed areas in St. Albert will most likely develop sooner than those areas further away.

Development will require prior planning and engineering approvals and will need to be consistent with the City's growth policies found in the Municipal Development Plan and other master planning documents.

When will City services be available?

City services, such as water, sanitary sewer and stormwater collection, will become available at the same time as urban subdivision is approved and development takes place. Subdivision and development proposals that are approved in the annexation area will be required to provide adequate servicing capacity for the proposed development. Tying into adjacent services installed to support new urban development would require negotiations with the private developer and the City. Connection to City services would activate the application of City tax rates.

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APPENDIX
Annexation Newsletters

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Welcome to the City of St. Albert's Annexation Newsletter! You have received this newsletter because you subscribed to get updates on the City of St. Albert and Sturgeon County Annexation. To unsubscribe, click on the link at the end of this newsletter.

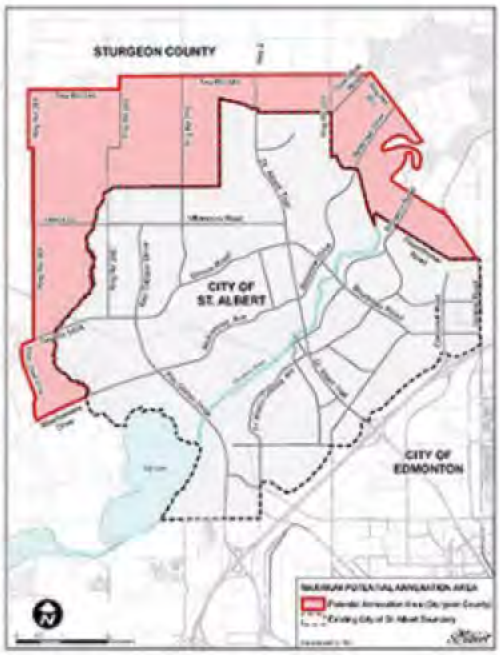
ISSUE 1 | OCTOBER 3, 2018

Sturgeon County and the City of St. Albert are exploring annexation, as both municipalities are facing growth pressures.

Annexation is a process that adjusts the boundary between two municipalities. In this instance, it's about land currently governed by Sturgeon County being transferred to the jurisdiction of the City of St. Albert. Annexation does not change the private ownership of the land.

This annexation process enables sustainable, long-term community planning as well as planning certainty for residents, municipalities, developers and landowners that is consistent with the Edmonton Metropolitan Region Growth Plan.

The Province reviews all municipal annexation applications and determines whether they are approved.



The map above shows the maximum potential annexation area. As this project progresses, the overall area considered for annexation may decrease.

Project Update

Public Participation

The City wants to hear from you! Public participation is an important part of the annexation process and will be occurring throughout the project (see diagram below). This fall, the City invites you to its first public open houses.

OPEN HOUSES

Dates & Times:

- Tuesday, November 6, 2018 - Time to be determined
- Wednesday, November 7, 2018 - Time to be determined

Location:

- Christ Community Church, 25230 TWP Rd 542 Sturgeon County (The corner of Coal Mine Road, north of Bellerose Drive)

The open houses are an opportunity to learn about the potential annexation, provide input, and ask questions.

Note: The open houses, as well as their confirmed times, will be advertised on the City's website, local newspapers, and on road signs. Affected landowners will receive letters in advance of the open houses.

Annexation Process Review



Technical Studies

The City of St. Albert is working on a Growth Management Study that will be informed by several key technical studies (see diagram below) to better understand how the city is growing, future land needs of both the City and the County, and how annexation financially impacts both municipalities. This approach will ensure that the City is able to service the proposed lands in an orderly and efficient way. The Growth Management Study, which is required to support an annexation application, is expected to be complete by spring 2019.

The Growth Management Study and its technical reports:



Intermunicipal Negotiations

The Councils of the City of St. Albert and Sturgeon County are working together to ensure the annexation addresses the concerns of each municipality and their residents. This collaborative process is being used to help ensure a positive outcome for all who are impacted. Negotiations are scheduled to occur throughout the process, leading up to the City submitting its final annexation application to the Municipal Government Board.

More Information

Frequently asked questions about annexation and additional information is available on the City of St. Albert website: stalbert.ca/annexation-sturgeon

For more information contact:

Robin Beukens
Senior Planner Annexation
P: 780-418-6629
E: rbeukens@stalbert.ca

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ISSUE 2 | NOVEMBER 14, 2018

On November 6 and 7, the City of St. Albert hosted open houses providing landowners and members of the public the opportunity to learn more and share their thoughts about the proposed City of St. Albert annexation of Sturgeon County lands. At the open houses, landowners and members of the public were invited to complete a questionnaire on the annexation. The questionnaire will be used to gain an understanding of landowner and public thoughts and concerns regarding the annexation, and to acquire local knowledge on the ecological features and agricultural practices in the maximum potential annexation area.

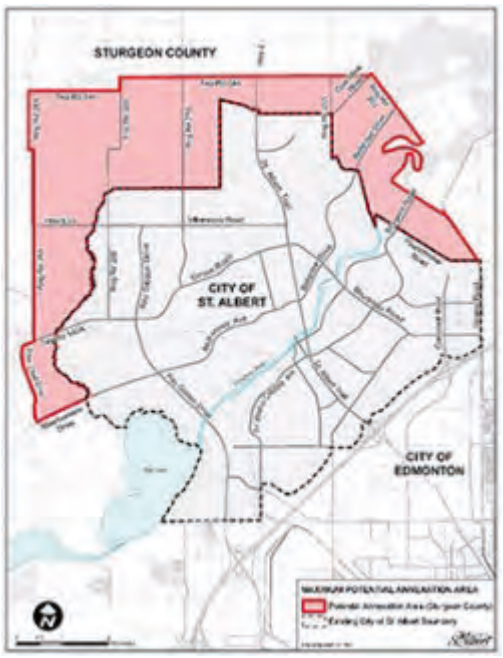
Public Participation

Fill out the Annexation Feedback Questionnaire to share your thoughts on the potential annexation.

The questionnaire can also be found online at stalbert.ca/annexation-sturgeon. It will be posted on the City's website until Friday, November 30, 2018.

The included map shows the maximum potential annexation area. As this project progresses, the overall area considered for annexation may decrease.

Note: Click on the map to view a full size copy.



More Information

Frequently asked questions about annexation and additional information is available on the City of St. Albert website: stalbert.ca/annexation-sturgeon

For more information contact:

Robin Beukens
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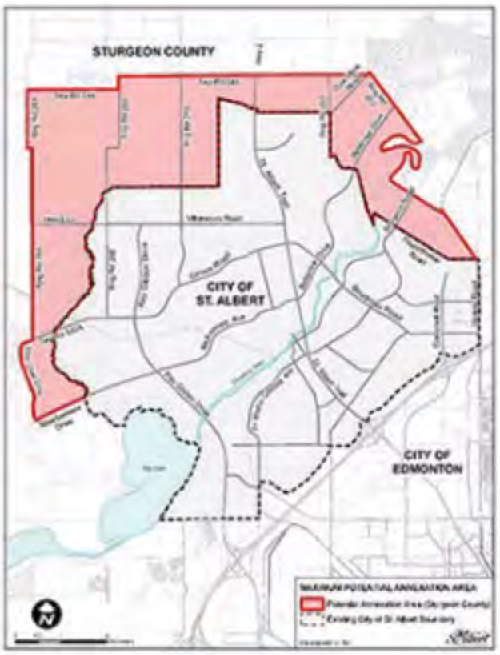
Welcome to the City of St. Albert's Annexation Newsletter! You have received this newsletter because you subscribed to get updates on the City of St. Albert's Annexation of Sturgeon County lands. To unsubscribe, click on the link at the end of this newsletter.

ISSUE 3 | NOVEMBER 2019

The maximum potential annexation area was presented in 2018 (see map - bottom left). Since that time, technical analyses of the area were undertaken and a reduced annexation boundary was recommended. In consideration of the technical recommendation and other factors, the Annexation Negotiation Committee recently agreed to the preliminary negotiated annexation area (see map - bottom right).

2018 Maximum Potential Annexation Area Map

2019 Preliminary Negotiated Annexation Area Map



View Larger Map »



View Larger Map »

Public Participation

Landowner and public open houses are scheduled in November to encourage affected landowners and interested citizens to provide feedback to the City on the revised preliminary annexation boundary. Landowner open houses are by invitation.

PUBLIC OPEN HOUSE

The City wants to hear from you! Public participation is an important part of the annexation process and will be occurring throughout the project.
This open house is an opportunity to learn about the potential annexation, provide input, and ask questions.

Date & Time:

- Wednesday, November 20, 2019

Time:

- 5 p.m. - 7 p.m.

Location:

- Christ Community Church, 25230 TWP Rd 542 Sturgeon County (The corner of Coal Mine Road, north of Bellerose Drive)

Note: The open house will be advertised on the City's website, local newspapers, and on road signs. Affected landowners will receive letters in advance of the open house.

Annexation Process Overview



More Information

Frequently asked questions about annexation and additional information is available on the City of St. Albert website: stalbert.ca/annexation-sturgeon

For more information contact:

Vicki K. Dodge
Senior Planner (Annexation)
P: 780-459-1769
E: vdodge@stalbert.ca

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ISSUE 4 | FEBRUARY 2020

Annexation – A Year in Review

The City of St. Albert has been engaged in annexation negotiations and intermunicipal discussions with Sturgeon County since December 2017, to address the need for the City of St. Albert to grow. Sturgeon County and the City of St. Albert are working together to ensure the annexation addresses the concerns of each municipality and their residents in a collegial and collaborative way.

The Process

The annexation process is managed by the Municipal Government Board (MGB). In this process, the City of St. Albert is the applicant, but not the decision maker. Once the City submits an application, the MGB will make recommendations to the Minister of Municipal Affairs. It is anticipated the City

will submit its application to the MGB by the end of 2020, with a decision coming from the Province some time in 2021.

In the attempt to reach an annexation agreement, the City and the County need to undergo confidential discussions that are guided by studies and other information. The information used during negotiations remains confidential until the negotiation process is concluded.

Community Engagement

Gathering input from affected owners, residents, agencies, and the public is an important part of the annexation process. The intent of engagement is to keep the public and local authorities informed about the progress, answer questions, and gather feedback on certain topic areas that are important to the affected residents. This feedback is then presented to the Annexation Negotiating Sub-Committee to help inform its discussions.

The City has scheduled public open houses, one-on-one interviews with affected owners and informed affected agencies, such as Alberta Transportation, RCMP, Canada Post and the school boards.

The City welcomes questions and feedback at any time throughout the process. Please feel free to email Vicki Dodge, Senior Planner (Annexation) at vdodge@stalbert.ca.

To help clarify the annexation process and the public's role in it, please visit our Frequently Asked Questions document.

Key Dates

The City held conversations with the affected owners and residents that requested one-on-one interviews in early June 2019.

In October 2019, the Annexation Negotiating Sub-Committee agreed on a preliminary negotiated revised proposed annexation area for public engagement. The new boundary was based on technical studies and conversations with the committee.

Further affected owner and public open houses took place in November 2019. The public open house had approximately 70 attendees who were able to view the preliminary negotiated annexation boundary, information boards and complete questionnaires. Staff from the City and ISL Engineering and Land Services were at the event to answer questions from attendees and explain the annexation process so far. County staff were also in attendance along with Council members from both municipalities, who were on hand to listen to attendees' questions and comments.

What We Heard

The main topics brought up by attendees impacted by the annexation at the November 2019 open houses include:

- Agricultural lands and operations
- Taxes
- Services
- Land Use Planning and Development
- Roads and Traffic

Many of these topics deal with how people will be affected on a day-to-day basis if they transition into the City of St. Albert due to annexation. The City provided information regarding some of these 'transitional' issues at the November 2019 open house. Some matters, such as land use, taxation and roadways, are still being reviewed by the Annexation Negotiating Sub-Committee.

Next Steps

In the next stage of the project, the Annexation Negotiating Sub-Committee will continue to negotiate details and try to reach an overall annexation agreement. Once the negotiations are finished, the City will prepare an application and submit it to the MGB.

City Administration will continue to address transitional land use and regulatory issues, develop strategies to address the areas of concern for residents and affected owners, and create information packages for affected owners in the annexation boundary for reference post-annexation.

More Information

Frequently asked questions about annexation and additional information is available on the City of St. Albert website: stalbert.ca/annexation-sturgeon

For more information contact:

Vicki K. Dodge
Senior Planner (Annexation)
P: 780-459-1769
E: vdodge@stalbert.ca

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Welcome to the City of St. Albert's Annexation Newsletter! You have received this newsletter because you subscribed to get updates on the City of St. Albert's Annexation of Sturgeon County lands. To unsubscribe, click on the link at the end of this newsletter.

ISSUE 5 | APRIL 2020

Annexation Negotiating Sub-Committee Agrees to Annexation Boundary

Meeting held April 17, 2020

The City of St. Albert and Sturgeon County's Annexation Negotiating Sub-Committee met on April 17, 2020 to discuss the City's proposed annexation of a portion of land from Sturgeon County.

The two municipalities are pleased to announce that the Sub-Committee has completed negotiations for an annexation boundary line recommendation. The boundary line is similar to the annexation area presented to the public in 2019, but has been adjusted within the northwest section, based upon intermunicipal negotiation. Lands that were previously removed from annexation consideration in the southwest and northeast sections of the area remain excluded.

Final completion of the annexation boundary will be subject to Provincial

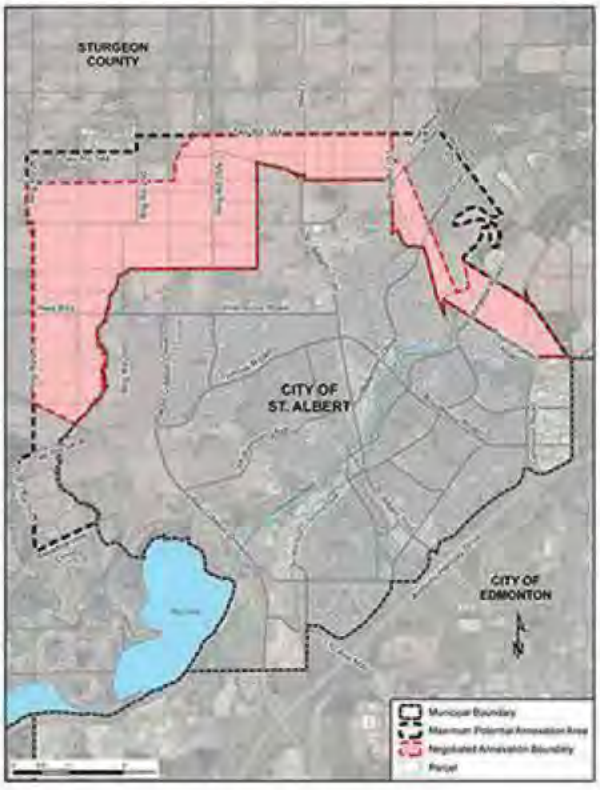
compensation to Sturgeon County and taxation. Once negotiations are complete, the City of St. Albert will submit its Annexation Application to the Government of Alberta for approval consideration.

"Today represents a milestone in our annexation negotiations and is a testament to the Negotiating Committee, and our willingness to arrive at mutually beneficial outcomes," says St. Albert Councillor Ray Watkins, Chair of the Annexation Negotiating Sub-Committee.

"We are pleased to have arrived at a final decision regarding the annexation boundary and remain committed to completing the remainder of annexation negotiations in a timely manner," stated Sturgeon County Mayor Alanna Hnatiw.

The Annexation Negotiating Sub-Committee is a subset of the Intermunicipal Affairs Committee (IAC), which is made up of all members of both Councils. The annexation negotiations formally started on December 6, 2017. The next meeting of the Annexation Negotiating Sub-Committee is scheduled to take place May 25, 2020.

Map of Approved Annexation Boundary



More Information

Frequently asked questions about annexation and additional information is available on the City of St. Albert website: stalbert.ca/annexation-sturgeon

For more information contact:

Vicki K. Dodge
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Welcome to the City of St. Albert's Annexation Newsletter! You have received this newsletter because you subscribed to get updates on the City of St. Albert's Annexation of Sturgeon County lands. To unsubscribe, click on the link at the end of this newsletter.

ISSUE 6 | SEPTEMBER 22, 2020

Final Annexation Agreement Reached

After nearly three years since the formation of the Annexation Negotiating Sub-Committee, the City of St. Albert and Sturgeon County are pleased to announce that a final annexation agreement has been reached between the two municipalities.

St. Albert City Council and Sturgeon County Council approved the negotiated annexation agreement on September 21, 2020 and September 22, 2020 respectively. St. Albert City Council also gave direction to its administration to make an application to the Municipal Government Board (MGB).

"The City and the County have worked extremely hard to reach this agreement," says City of St. Albert Mayor Cathy Heron. "We feel it addresses the majority of the issues brought to the negotiation table and sets the stage for continued intermunicipal relationship building and sub-regional growth."

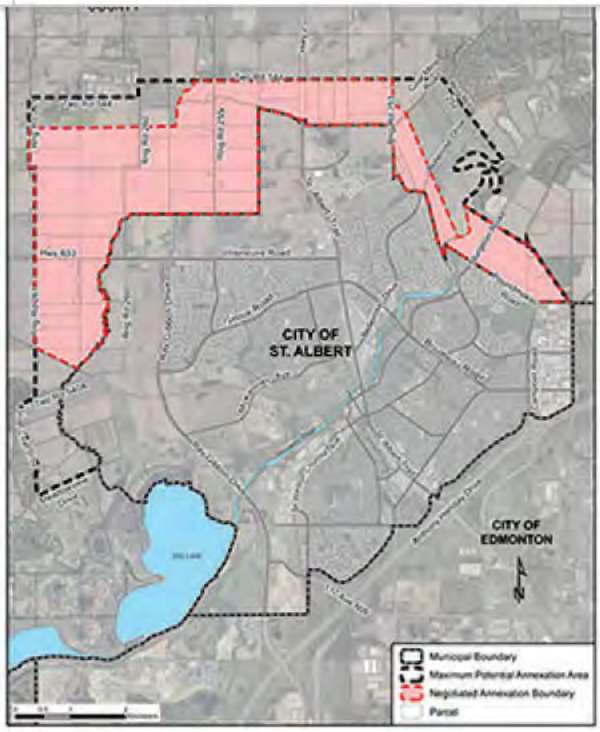
worked persistently to ensure as much continuity as possible for residents who will now become part of St. Albert, as well as to successfully negotiate amicable terms for the County. We look forward to continuing to work with the City on items such as intermunicipal transportation, environmental stewardship and other infrastructure of mutual benefit outside of the annexation process."

An application to the MGB will take place after the final round of public and stakeholder participation occurs in October, 2020 – details forthcoming. Led by the City of St. Albert, sessions will focus on sharing information about the negotiated agreement. Once this process is complete, the City can then file its annexation application with the MGB. At that point onward, interested parties with further submissions can make them directly to the MGB.

In order to facilitate the creation of an annexation agreement, the two municipalities established an Annexation Negotiating Sub-Committee, a subset of the Intermunicipal Affairs Committee (IAC), which has worked towards a final agreement since December 2017. Councils for both municipalities would like to thank sub-committee members for their dedication:

- Sturgeon County: Mayor Hnatiw, Councillor Bokenfohr (Vice-Chair), Deputy Mayor Toms, Susan Evans (former Councillor), CAO Reegan McCullough
- City of St. Albert: Mayor Heron, Councillor Watkins (Chair), Councillor Hughes, CAO Kevin Scoble

Map of Approved Annexation Boundary



View Larger Map »

More Information

Frequently asked questions about annexation and additional information is available on the City of St. Albert website: stalbert.ca/annexation-sturgeon

For more information contact:

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APPENDIX P.4
2018 Open Houses Content

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City of St. Albert
@CityofStAlbert

News: Residents Encouraged to Attend Annexation Open Houses. Info: ow.ly/mhvr30meVGs

10:50 AM · Oct 15, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

Don't miss your first opportunity to learn more about the potential Sturgeon County annexation. Nov.6 – 5 to 7 p.m. & Nov.7 – 2 to 4 p.m. at Christ Community Church, 25230 TWP Rd. 542. #stalbert Details at: ow.ly/CmYX30md1Ew

10:02 AM · Oct 16, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

The City #stalbert and Sturgeon County are exploring annexation, as both municipalities are facing growth pressures. Annexation Open Houses: Nov.6 – 5 to 7 p.m. & Nov.7 – 2 to 4 p.m. at Christ Community Church. ow.ly/pdbe30md1HK

7:10 PM · Oct 19, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

Annexation Public Open Houses. Attend the Open Houses to learn about the potential annexation of Sturgeon County. Nov.6 – 5 to 7 p.m. & Nov.7 – 2 to 4 p.m. at Christ Community Church #stalbert. Info: ow.ly/mRds30md1KX

3:40 PM · Oct 22, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

Learn about the City of #stalbert & Sturgeon County proposed annexation. Two open houses: Nov.6 – 5 to 7 p.m. & Nov.7 – 2 to 4 p.m. at Christ Community Church, 25230 TWP Rd. 542. Details:



Get Involved / City of St. Albert
The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiate...
stalbert.ca

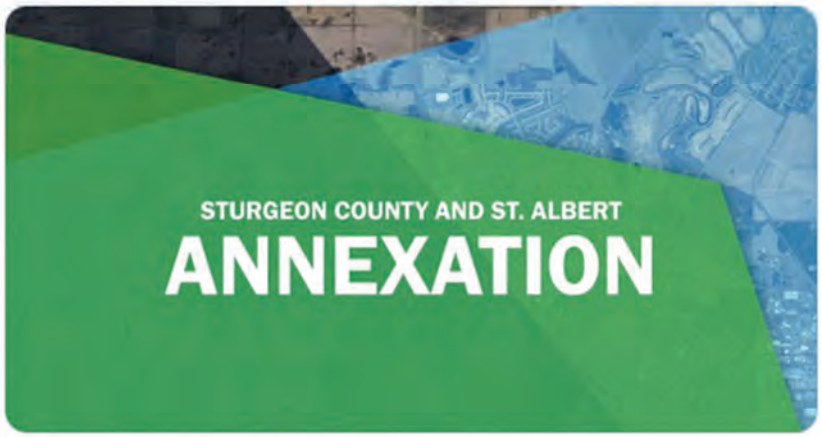
8:02 AM · Oct 25, 2018 · Hootsuite Inc.


City of St. Albert
@CityofStAlbert
Don't miss your first opportunity to learn more about the potential Sturgeon County annexation. Attend one of 2 open houses: Nov.6 – 5 to 7 p.m. & Nov.7 – 2 to 4 p.m. at Christ Community Church #stalbert. Info: ow.ly/F6JT30md1Tf
1:30 PM · Oct 27, 2018 · Hootsuite Inc.


City of St. Albert
@CityofStAlbert
The City and Sturgeon County are exploring annexation, as both municipalities are facing growth pressures. Attend 1 of 2 Annexation Open Houses: Nov.6 – 5 to 7 p.m. & Nov.7 – 2 to 4 p.m. at Christ Community Church. Details at: ow.ly/XpEZ30md1YM
12:01 PM · Oct 30, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

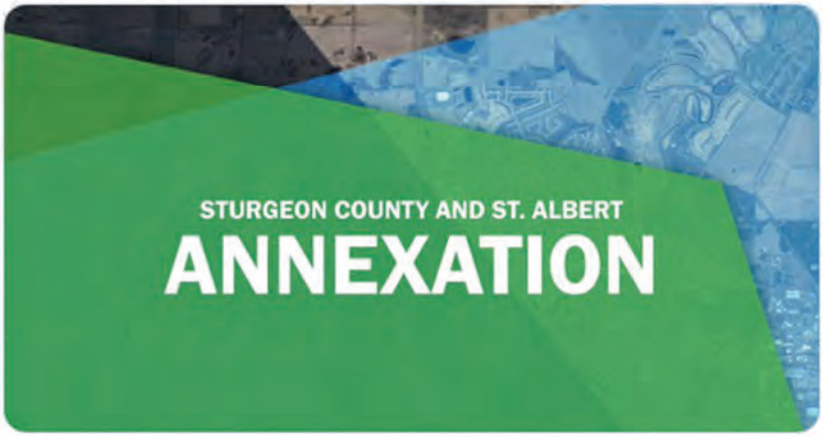
Attend the Annexation Public Open Houses to learn about the potential annexation of Sturgeon County. Nov.6 – 5 to 7 p.m. & Nov.7 – 2 to 4 p.m. at Christ Community Church #stalbert. More info at: ow.ly/t2qd30md22w



6:20 PM · Nov 2, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

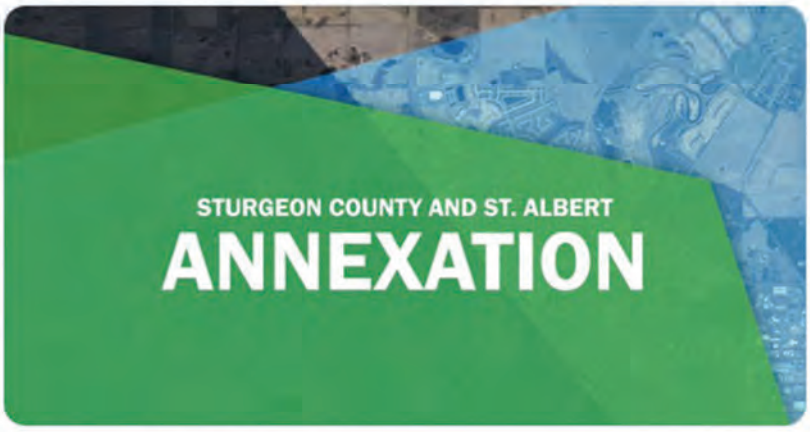
This week, it's your first opportunity to learn more about the potential Sturgeon County annexation. Stop by: Tuesday – 5 to 7 p.m. or Wednesday – 2 to 4 p.m. at Christ Community Church, 25230 TWP Rd 542. #stalbert ow.ly/8pxL30md2fl



4:15 PM · Nov 5, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

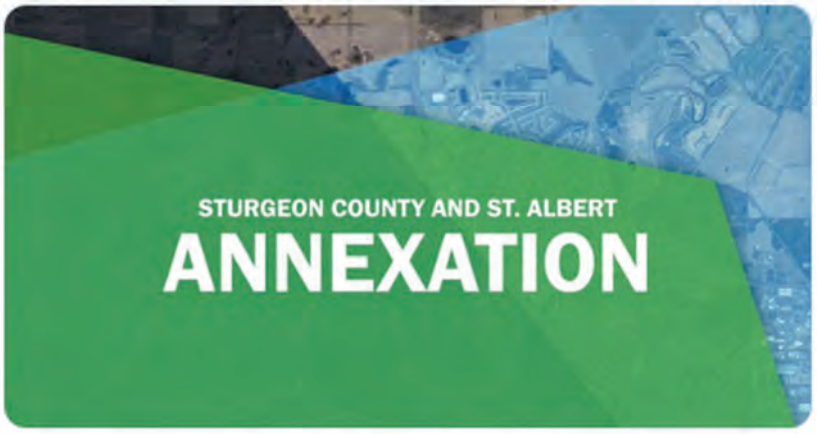
Don't miss last of 2 public open houses for the proposed annexation with Sturgeon County – today from 2 to 4 p.m. at Christ Community Church, 25230 TWP Rd 542. Learn about the process, ask questions, provide input. #stalbert ow.ly/Hch830md2s5



9:30 AM · Nov 7, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

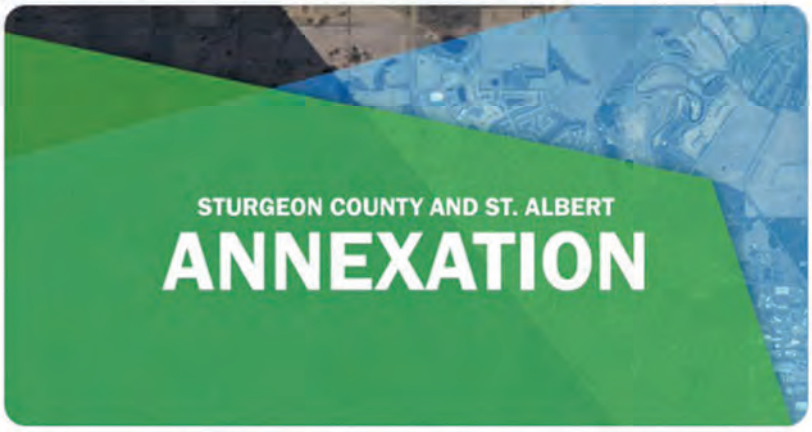
Take the Annexation Questionnaire! Share your thoughts on the potential annexation between the City of #stalbert & Sturgeon County. Deadline: Nov.30. Questionnaire: ow.ly/QHAd30mwBLY



7:15 PM · Nov 9, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

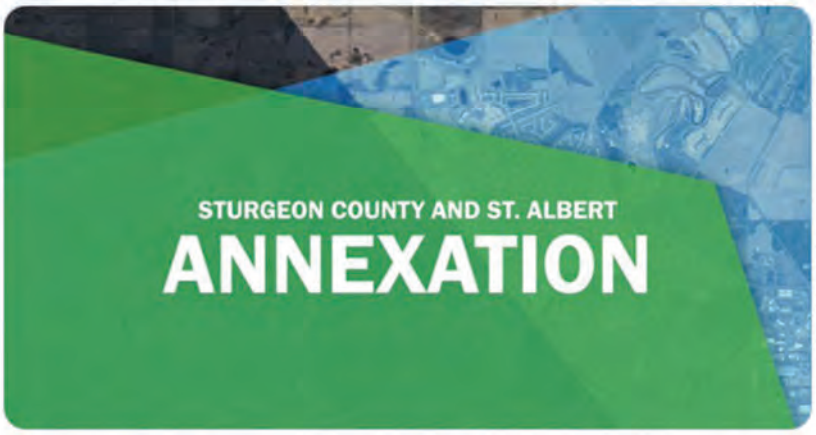
Have Your Say! The City of #stalbert & Sturgeon County are exploring annexation, as both municipalities are facing growth pressures. Share your thoughts. Questionnaire deadline: Nov.30. ow.ly/2NcU30mwBNc



7:15 AM · Nov 13, 2018 · Hootsuite Inc.

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@CityofStAlbert

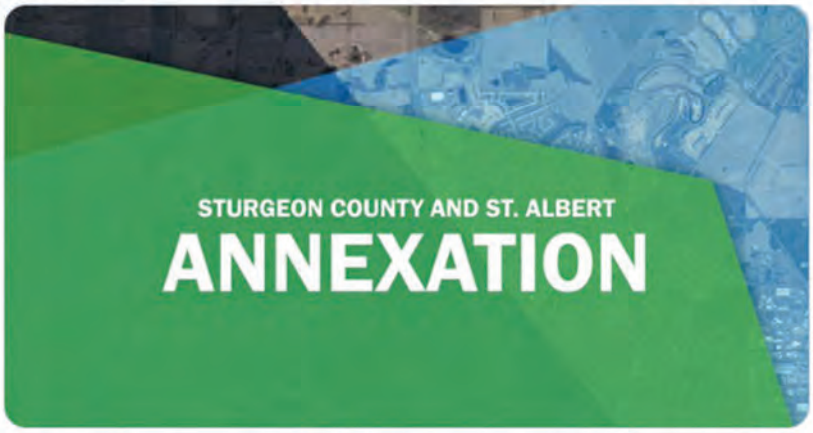
Have you provided your input on the potential Sturgeon County annexation? Have Your Say! Deadline for the Annexation Questionnaire is Nov.30. Questionnaire: ow.ly/bS4s50jGq1X



7:15 AM · Nov 16, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

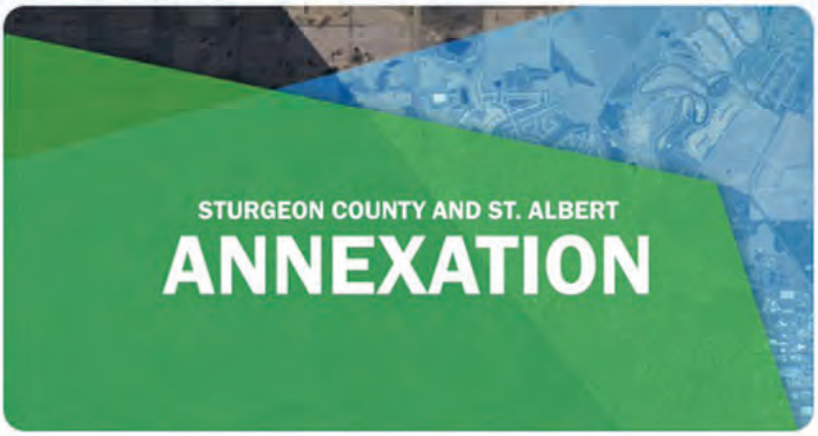
Share your thoughts on the potential Sturgeon County annexation! Fill out the Annexation Questionnaire. Deadline: Nov.30. For details and the questionnaire, visit: ow.ly/N8yu50jGqeS



7:15 PM · Nov 20, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

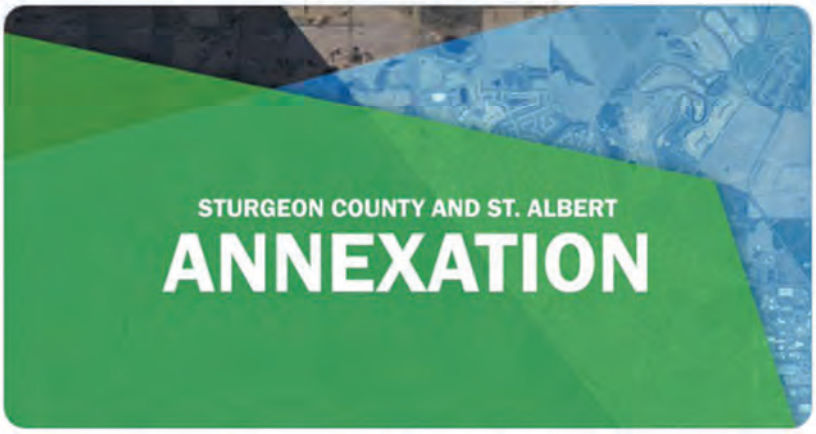
Take the Annexation Questionnaire today! Share your thoughts on the potential annexation between the City of #stalbert & Sturgeon County. Questionnaire deadline: Nov.30. Info: ow.ly/MZjF50jGqkZ



7:20 AM · Nov 23, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

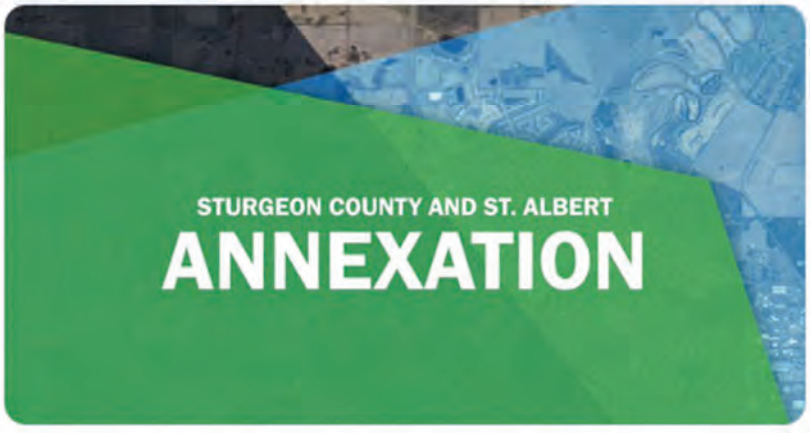
Have you provided your input on the potential Sturgeon County annexation? Have Your Say! Deadline for the Annexation Questionnaire is Friday. Questionnaire & Info: ow.ly/Obxr50jGqom



7:20 AM · Nov 26, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

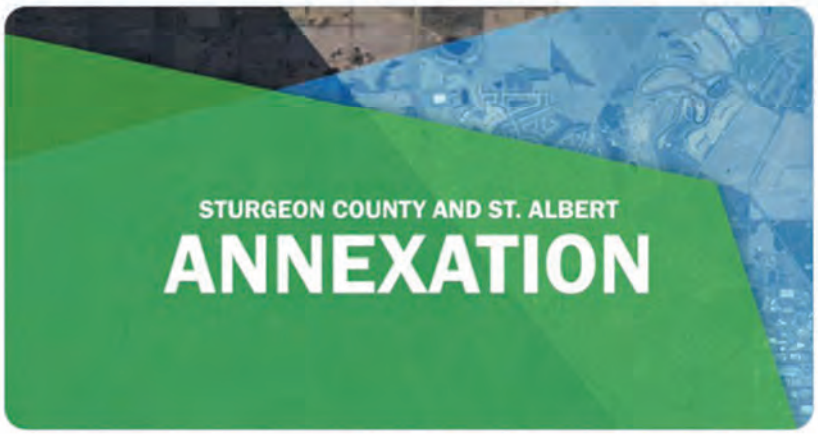
Share your thoughts on the potential Sturgeon County annexation! Fill out the Annexation Questionnaire. Deadline: Friday. To take the questionnaire, visit: ow.ly/9NDO50jGqwi



7:20 PM · Nov 29, 2018 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

Today's your final day to share your thoughts on the proposed annexation between the City of #stalbert and Sturgeon County. Have Your Say! Take the Questionnaire Now: ow.ly/KO0U50jGqCS



7:20 AM · Nov 30, 2018 · Hootsuite Inc.

STURGEON COUNTY AND CITY OF ST. ALBERT

ANNEXATION PUBLIC OPEN HOUSE

NOV. 6 • 5 - 7 P.M.
NOV. 7 • 2 - 4 P.M.

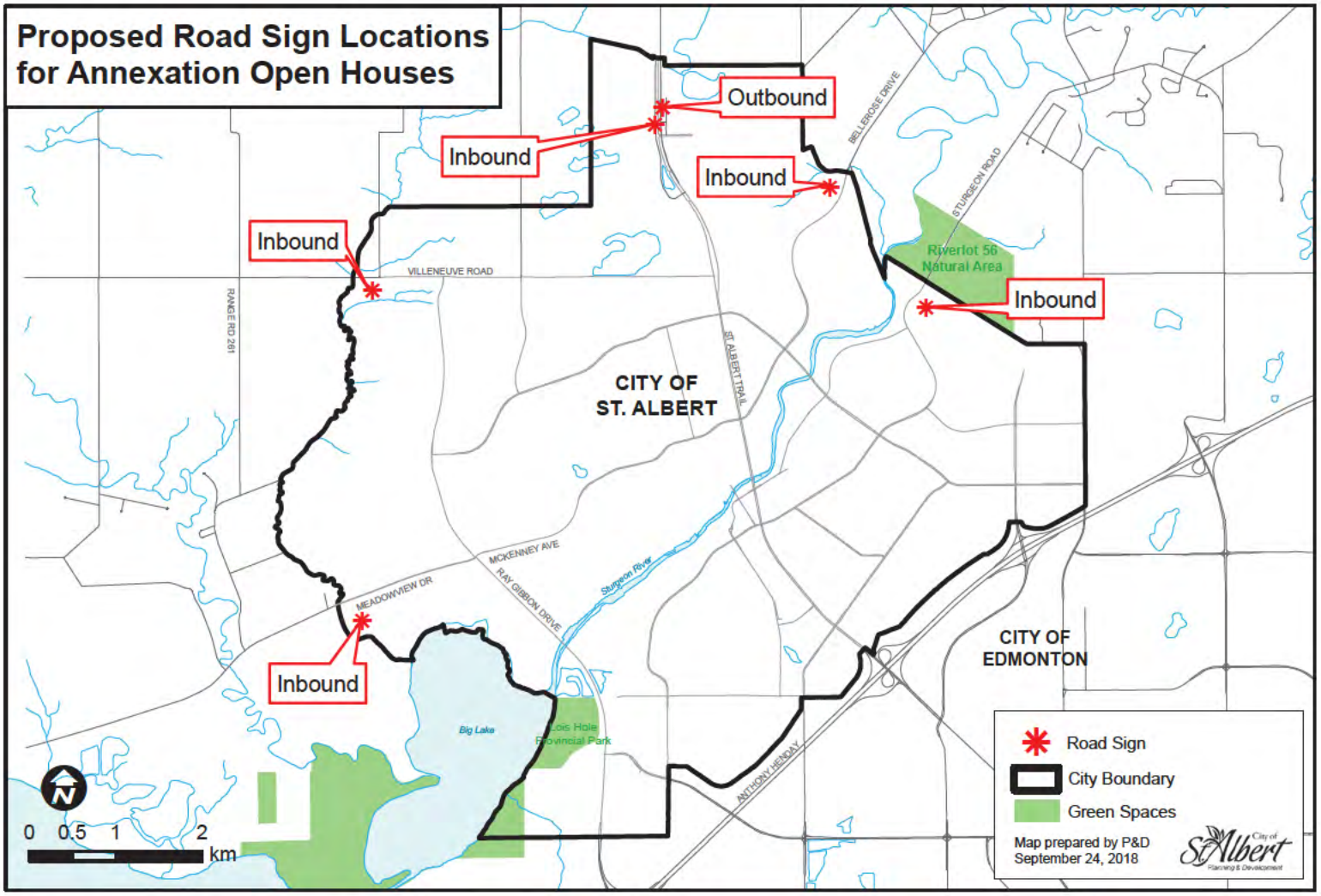
CHRIST COMMUNITY CHURCH
25230 TWP RD 542 STURGEON COUNTY

For details

stalbert.ca/annexation-sturgeon

City of St. Albert
Cultivate Life

Proposed Road Sign Locations for Annexation Open Houses

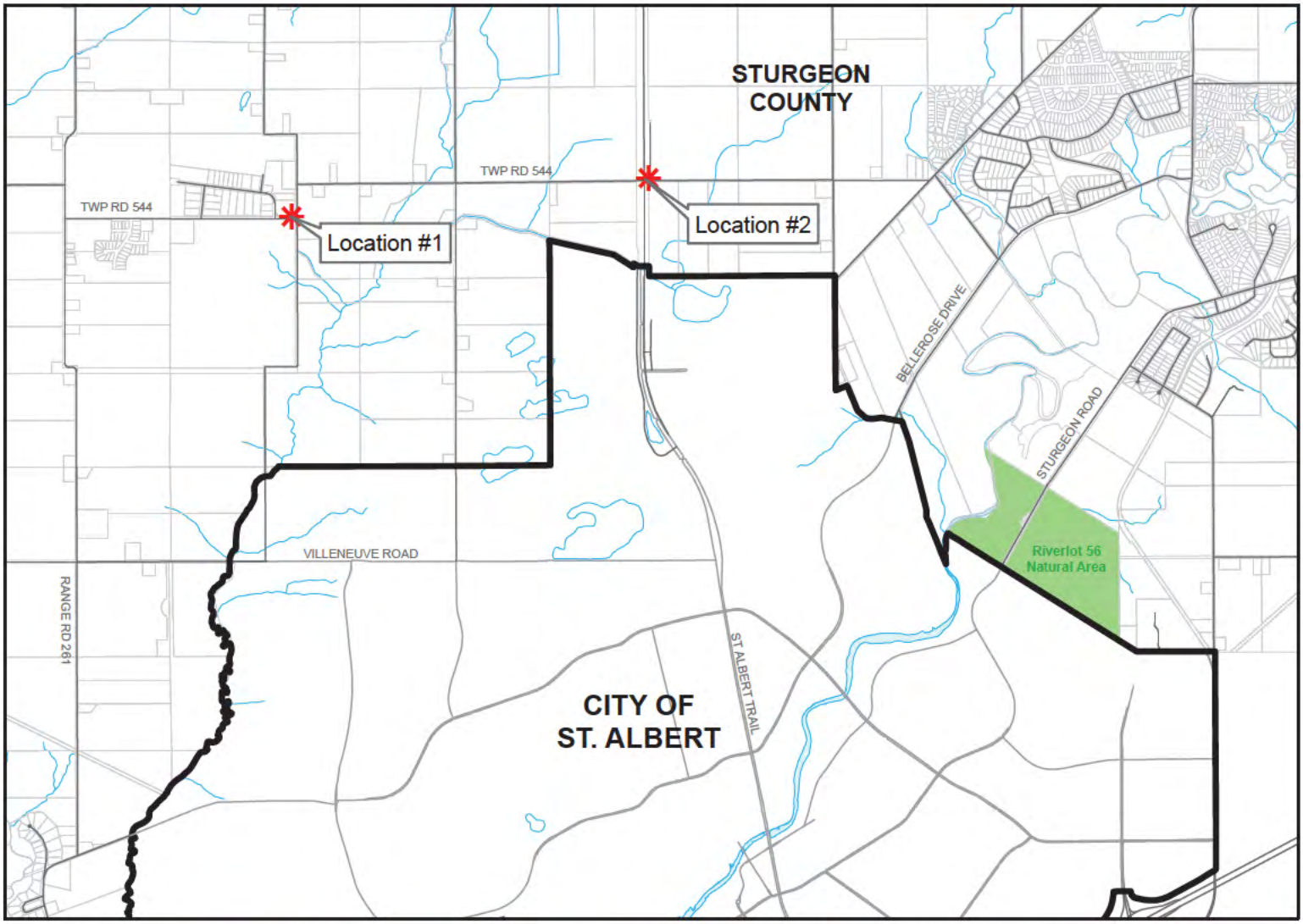


St. Albert Trail - Inbound Sign



St. Albert Trail - Outbound Sign




STURGEON COUNTY
TWP RD 544
TWP RD 544
Location #1
Location #2
BELLEROSE DRIVE
STURGEON ROAD
Riverlot 56 Natural Area
VILLENEUVE ROAD
RANGE RD 261
ST ALBERT TRAIL
CITY OF ST. ALBERT


Location #1
Pro North Industrial
Twp Rd 544
Rge Rd 260
NW corner of Rge Rd 260 and Twp Rd 544


Location #2
HWY 2
Twp Rd 544
East side of Hwy 2 on Twp Rd 544 between the Hwy 2 Right of Way and the Service Road
Proposed Road Sign Locations
Road Sign
City of St. Albert Boundary
Green Spaces
Map prepared by P&D
October 5, 2018
City of St. Albert Planning & Development


STURGEON COUNTY AND CITY OF ST. ALBERT
ANNEXATION PUBLIC OPEN HOUSE
NOV. 6 • 5 - 7 P.M.
NOV. 7 • 2 - 4 P.M.
CHRIST COMMUNITY CHURCH
25230 TWP RD 542 STURGEON COUNTY
stalbert.ca/annexation-sturgeon
St. Albert
GST ALBERTASIGNRENTALS.COM 780-466-4215

The City of St. Albert and Sturgeon County are growing. To address these growth pressures, important decisions must be made. Embarking on an annexation process will provide answers to those important decisions. The goal of the annexation process is to enable sustainable long-term community planning, as well as providing certainty for residents, municipalities, developers, and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan. The annexation would provide enough land for the City's long-term residential and non-residential growth aspirations.

We are early in the process. At this point, the City would like to collect information from you to inform preparation of an Agricultural Impact Assessment and an Ecological Assessment. We also would like to document your comments, questions, and concerns that will be used to inform annexation negotiations between the City and Sturgeon County, and overall help guide the annexation project as it moves forward. This questionnaire helps to achieve that.

Note that this is not the only time in which we will seek your feedback. Additional engagement opportunities will be planned by the City as the project progresses. Click here to visit the project website:
https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/

1. Please let us know the following information:

Name	
Address	
City/Town/County	
State/Province	
Postal Code	
Email Address	
Phone Number	

2. Did you attend one or more of the open houses on November 6 and 7, 2018?

- ◯ Yes
- ◯ No

St. Albert/Sturgeon County Annexation

Introductory Questions

The fo ow ng quest ons w he p us determ ne the type of stakeho der you are for the purpose of synthes z ng and summar z ng feedback rece ved by d fferent stakeho der groups.

3. Are you an owner of surface rights (i.e. land), subsurface rights (i.e. mines and/or minerals), or both a surface and subsurface rights owner in the Maximum Potential Annexation Area, or are you not an owner in the Maximum Potential Annexation Area (see map on the final page)?

- Surface r ghts owner (.e. andowner)
- Subsurface r ghts owner (.e. m nes and/or m nera r ghts owner)
- Both a surface and subsurface r ghts owner
- Not an owner n the Max mum Potent a Annexat on Area. I am a member of the genera pub c from Sturgeon County. [IF T IS IS YOUR RESPONSE, SKIP TO QUESTION 14]
- Not an owner n the Max mum Potent a Annexat on Area. I am a member of the genera pub c from St. A bert. [IF T IS IS YOUR RESPONSE, SKIP TO QUESTION 14]
- Other (p ease spec fy) [IF T IS IS YOUR RESPONSE, SKIP TO QUESTION 14]

4. If you answered a, b, or c to the previous question, what is the location of your land(s)? Please provide what is applicable to you:

Rura ega descr pt on (e.g.: SW-1-54-26-W4M):

Short ega descr pt on (e.g.: Lot 1, B ock 2, P an 182 3456):

Mun c pa address (e.g.: 25230 Townsh p Road 542):

5. Who farms your lands?

- Immed ate fam y does (e.g. I/we do, sons/daughters do, parents do)
- An extended fam y member does
- Not app cab e [IF T IS IS YOUR REPONSE, SKIP TO QUESTION 11]
- Non-fam y member party, such as a ne ghbour or custom operator. P ease spec fy:

Agricultural Impact Assessment Questions

The C ty s undertak ng an Agr cu tura Impact Assessment to serve as a support ng study to nform recommendat on of a f na annexat on area, that e ther m n m zes mpacts on agr cu ture, or extends the fe of agr cu ture act v t es for as ong as poss b e. The fo ow ng quest ons w he p us better understand how ands n the Max mum Potent a Annexat on Area are current y be ng used for agr cu ture, and potent a mpacts to agr cu tura act v t es f annexat on was to occur.

6. What is the general type of agricultural operation(s) on your land(s)? Select all that apply:

- Annua crop
- L vestock
- Forage
- Other (p ease spec fy)

7. What is the approximate acreage of annual cultivation, other agricultural uses, or non- agricultural uses on your lands (e.g. wetlands)? Please list the amount and specify acres or hectares for each that apply to your land:

Annua cu t vat on:	
Other agr cu tura uses:	
Non-agr cu tura uses:	

8. What is your overall estimated capital investment (rounded) in your agricultural operation not including land value (e.g. equipment, buildings, etc.)?

- Under $100,000
- $100,000 to $249,999
- $250,000 to $749,999
- $750,000 to $1,499,999
- $1,500,000 to $4,999,999
- $5,000,000 or greater

9. What is the general crop rotation on your lands (e.g. year one canola, year two wheat, year three canola, etc.)?

10. Are there any existing or potential constraints to farming your land (e.g. limited equipment access)?

Ecological Assessment Questions

The C ty s undertak ng an Eco og ca Assessment to serve as a support ng study to nform recommendat on of a f na annexat on area. The fo ow ng quest ons w he p us better understand what natura features (e.g. wood ands, wet ands, etc.) are present n the Max mum Potent a Annexat on Area, and wh ch cou d be conserved or are n need of eco og ca restorat on.

11. On your land, are there any natural features (e.g. woodlands, wetlands, etc.) that you think may merit retaining for **conservation** (see definition below) purposes?

Conservation means the protection, care, management, and maintenance of natural areas (including their ecosystems, habitats, wildlife species, and populations) to safeguard the natural conditions for their long-term permanence (Source: Spencer Environmental Management Services Ltd.).

- Yes
- No

If you answered yes, what do you va ue about those natura features? Te us anyth ng e se noteworthy about those features.

12. On your land, are there any natural features (e.g. woodlands, wetlands, etc.) that you think may be good candidates for **ecological restoration** (see definition below)?

Ecological restoration means the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed (Source: Society for Ecological Restoration).

- Yes
- No

If you answered yes, what do you th nk needs to be done for eco og ca restorat on?

13. Beyond your land, are there any natural features (e.g. woodlands, wetlands, etc.) elsewhere in the Maximum Potential Annexation Area (see map on the final page) that you value for their qualities? If yes, please specify:

Parce s w th natura features (eg. Parce s 199 and 200):

What I va ue about them:

[UPON COMPLETION OF T IS QUESTION 13, SKIP TO QUESTION 15]

14. Are there any natural features (e.g. woodlands or wetlands) in the Maximum Potential Annexation Area (see map on the final page) that you value for their qualities? If yes, please specify:

Parce s w th natura features (eg. Parce s 199 and 200):

What I va ue about them:

St. Albert/Sturgeon County Annexation

General Questions

15. After reviewing the open house display boards (here: https://stalbert.ca/uploads/PDF-infosheets/AnnexationOpenHouseBoards-2018.pdf), what specific questions or concerns do you have about the proposed Maximum Potential Annexation Area (see map on the final page)?

16. Do you have any other comments about the City's proposed Maximum Potential Annexation Area (see map on the final page)?

17. I found the November 6 and 7 open houses to be:

- Informat ve
- Fa r y nformat ve
- Un nformat ve
- D d not attend

18. I would like the City to contact me directly to discuss the proposed annexation.

- Yes
- No
- Not at th s t me, et s wa t unt more nformat on s ava ab e on the annexat on project.

Please submit your questionnaire prior to leaving the open house.

Alternately, you can submit the questionnaire to the City to the attention of Robin Beukens by November 30, 2018.

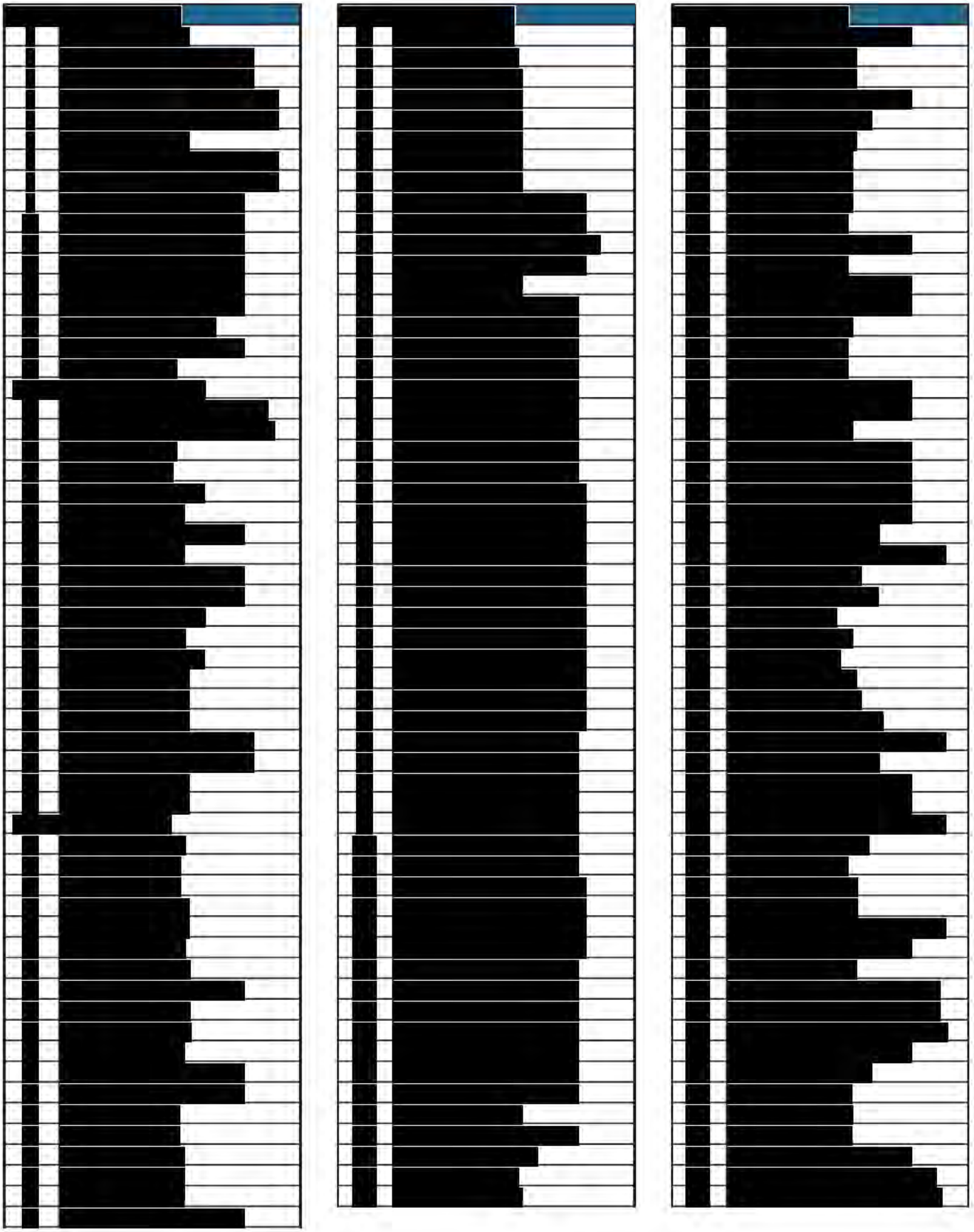
Robin Beukens, RPP, MCIP, MCP
Senior Planner (Annexation), Planning Branch
City of St. Albert
2nd Floor, 5 St. Anne Street
St. Albert AB T8N 3Z9
e: rbeukens@stalbert.ca
f: 780.458.1974

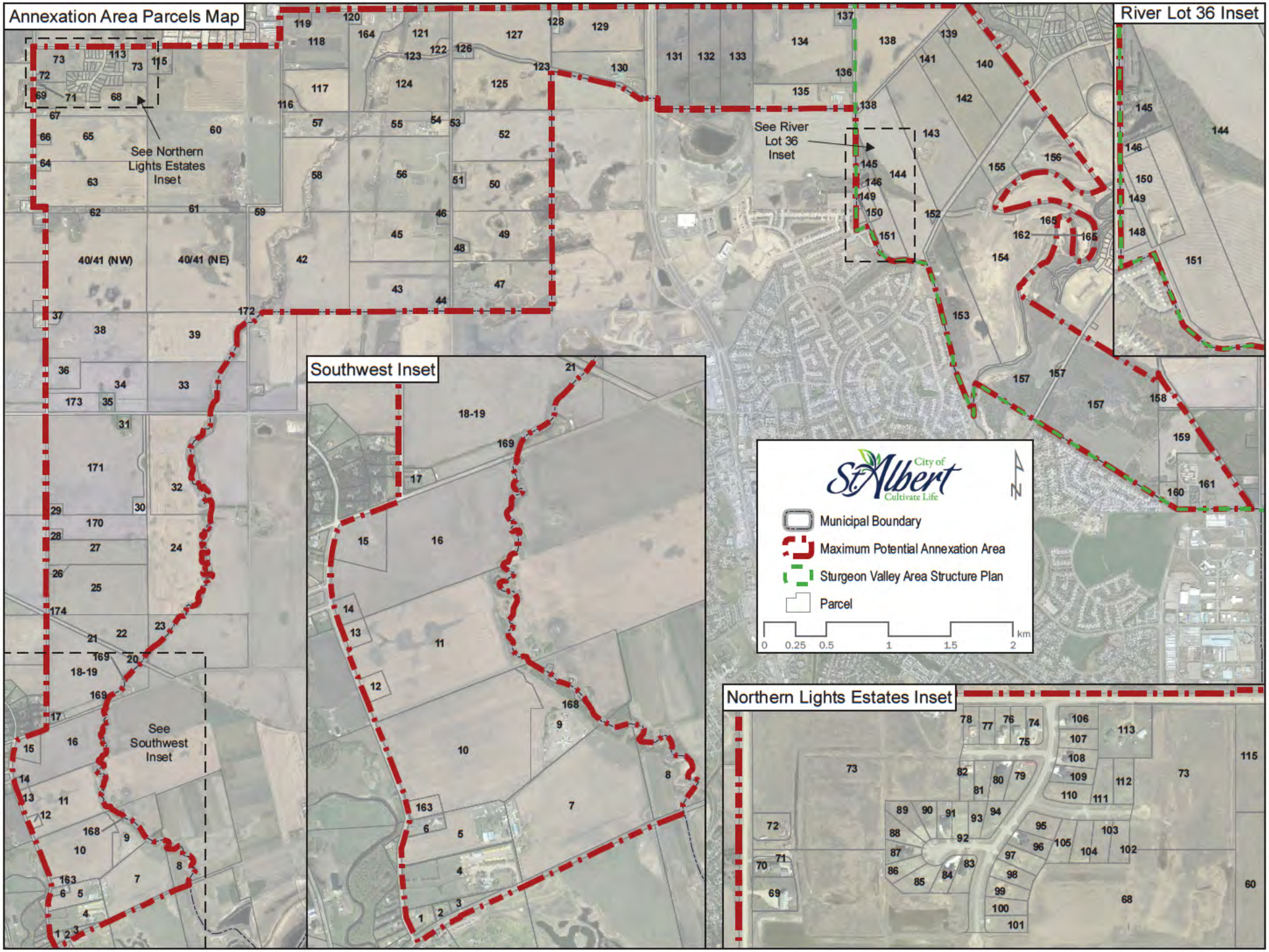
If you have any questions, please email Robin Beukens or call him at 780.418.6629.

Thank you for comp et ng th s quest onna re.

For more nformat on on the proposed annexat on, nc ud ng add t ona opportun t es to earn more and prov de nput, v s t: https://sta bert.ca/dev/p ann ng/annexat on/sturgeon-county- and-annexat on/

Personal information that you provide on this form is protected under the Freedom of Information and Protection of Privacy Act of Alberta. The personal information that is collected on the form relates directly to programs being undertaken by the City of St. Albert and may be used to reply to your questions and concerns supplied on this form. No other use will be made of this information and it will not be released without your written consent.




Annexation Area Parcels Map
River Lot 36 Inset
Southwest Inset
Northern Lights Estates Inset
See Northern Lights Estates Inset
See River Lot 36 Inset
See Southwest Inset
40/41 (NW)
40/41 (NE)
City of St. Albert
Cultivate Life
Municipal Boundary
Maximum Potential Annexation Area
Sturgeon Valley Area Structure Plan
Parcel
0 0.25 0.5 1 1.5 2 km

The City of St. Albert and Sturgeon County are growing. To address these growth pressures, important decisions must be made. Embarking on an annexation process will provide answers to those important decisions. The goal of the annexation process is to enable sustainable long-term community planning, as well as providing certainty for residents, municipalities, developers, and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan. The annexation would provide enough land for the City's long-term residential and non-residential growth aspirations.

We are early in the process. At this point, the City would like to collect information from you to inform preparation of an Agricultural Impact Assessment and an Ecological Assessment. We also would like to document your comments, questions, and concerns that will be used to inform annexation negotiations between the City and Sturgeon County, and overall help guide the annexation project as it moves forward. This questionnaire helps to achieve that.

Note that this is not the only time in which we will seek your feedback. Additional engagement opportunities will be planned by the City as the project progresses. Click here to visit the project website:
https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/

1. Please let us know the following information:

Name	
Address	
City/Town/County	
State/Province	
Postal Code	
Email Address	
Phone Number	

2. Did you attend one or more of the open houses on November 6 and 7, 2018?

- ◯ Yes
- ◯ No

St. Albert/Sturgeon County Annexation

Introductory Questions

The fo ow ng quest ons w he p us determ ne the type of stakeho der you are for the purpose of synthes z ng and summar z ng feedback rece ved by d fferent stakeho der groups.

3. Are you an owner of surface rights (i.e. land), subsurface rights (i.e. mines and/or minerals), or both a surface and subsurface rights owner in the Maximum Potential Annexation Area, or are you not an owner in the Maximum Potential Annexation Area (see map on the final page)?

- Surface r ghts owner (.e. andowner)
- Subsurface r ghts owner (.e. m nes and/or m nera r ghts owner)
- Both a surface and subsurface r ghts owner
- Not an owner n the Max mum Potent a Annexat on Area. I am a member of the genera pub c from Sturgeon County. [IF T IS IS YOUR RESPONSE, SKIP TO QUESTION 14]
- Not an owner n the Max mum Potent a Annexat on Area. I am a member of the genera pub c from St. A bert. [IF T IS IS YOUR RESPONSE, SKIP TO QUESTION 14]
- Other (p ease spec fy) [IF T IS IS YOUR RESPONSE, SKIP TO QUESTION 14]

4. If you answered a, b, or c to the previous question, what is the location of your land(s)? Please provide what is applicable to you:

Rura ega descr pt on (e.g.: SW-1-54-26-W4M):

Short ega descr pt on (e.g.: Lot 1, B ock 2, P an 182 3456):

Mun c pa address (e.g.: 25230 Townsh p Road 542):

5. Who farms your lands?

- Immed ate fam y does (e.g. I/we do, sons/daughters do, parents do)
- An extended fam y member does
- Not app cab e [IF T IS IS YOUR REPONSE, SKIP TO QUESTION 11]
- Non-fam y member party, such as a ne ghbour or custom operator. P ease spec fy:

Agricultural Impact Assessment Questions

The C ty s undertak ng an Agr cu tura Impact Assessment to serve as a support ng study to nform recommendat on of a f na annexat on area, that e ther m n m zes mpacts on agr cu ture, or extends the fe of agr cu ture act v t es for as ong as poss b e. The fo ow ng quest ons w he p us better understand how ands n the Max mum Potent a Annexat on Area are current y be ng used for agr cu ture, and potent a mpacts to agr cu tura act v t es f annexat on was to occur.

6. What is the general type of agricultural operation(s) on your land(s)? Select all that apply:

- Annua crop
- L vestock
- Forage
- Other (p ease spec fy)

7. What is the approximate acreage of annual cultivation, other agricultural uses, or non- agricultural uses on your lands (e.g. wetlands)? Please list the amount and specify acres or hectares for each that apply to your land:

Annua cu t vat on:	
Other agr cu tura uses:	
Non-agr cu tura uses:	

8. What is your overall estimated capital investment (rounded) in your agricultural operation not including land value (e.g. equipment, buildings, etc.)?

- Under $100,000
- $100,000 to $249,999
- $250,000 to $749,999
- $750,000 to $1,499,999
- $1,500,000 to $4,999,999
- $5,000,000 or greater

9. What is the general crop rotation on your lands (e.g. year one canola, year two wheat, year three canola, etc.)?

10. Are there any existing or potential constraints to farming your land (e.g. limited equipment access)?

Ecological Assessment Questions

The C ty s undertak ng an Eco og ca Assessment to serve as a support ng study to nform recommendat on of a f na annexat on area. The fo ow ng quest ons w he p us better understand what natura features (e.g. wood ands, wet ands, etc.) are present n the Max mum Potent a Annexat on Area, and wh ch cou d be conserved or are n need of eco og ca restorat on.

11. On your land, are there any natural features (e.g. woodlands, wetlands, etc.) that you think may merit retaining for **conservation** (see definition below) purposes?

Conservation means the protection, care, management, and maintenance of natural areas (including their ecosystems, habitats, wildlife species, and populations) to safeguard the natural conditions for their long-term permanence (Source: Spencer Environmental Management Services Ltd.).

- Yes
- No

If you answered yes, what do you va ue about those natura features? Te us anyth ng e se noteworthy about those features.

12. On your land, are there any natural features (e.g. woodlands, wetlands, etc.) that you think may be good candidates for **ecological restoration** (see definition below)?

Ecological restoration means the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed (Source: Society for Ecological Restoration).

- Yes
- No

If you answered yes, what do you th nk needs to be done for eco og ca restorat on?

13. Beyond your land, are there any natural features (e.g. woodlands, wetlands, etc.) elsewhere in the Maximum Potential Annexation Area (see map on the final page) that you value for their qualities? If yes, please specify:

Parce s w th natura features (eg. Parce s 199 and 200):

What I va ue about them:

[UPON COMPLETION OF T IS QUESTION 13, SKIP TO QUESTION 15]

14. Are there any natural features (e.g. woodlands or wetlands) in the Maximum Potential Annexation Area (see map on the final page) that you value for their qualities? If yes, please specify:

Parce s w th natura features (eg. Parce s 199 and 200):

What I va ue about them:

St. Albert/Sturgeon County Annexation

General Questions

15. After reviewing the open house display boards (here: https://stalbert.ca/uploads/PDF-infosheets/AnnexationOpenHouseBoards-2018.pdf), what specific questions or concerns do you have about the proposed Maximum Potential Annexation Area (see map on the final page)?

16. Do you have any other comments about the City's proposed Maximum Potential Annexation Area (see map on the final page)?

17. I found the November 6 and 7 open houses to be:

- Informat ve
- Fa r y nformat ve
- Un nformat ve
- D d not attend

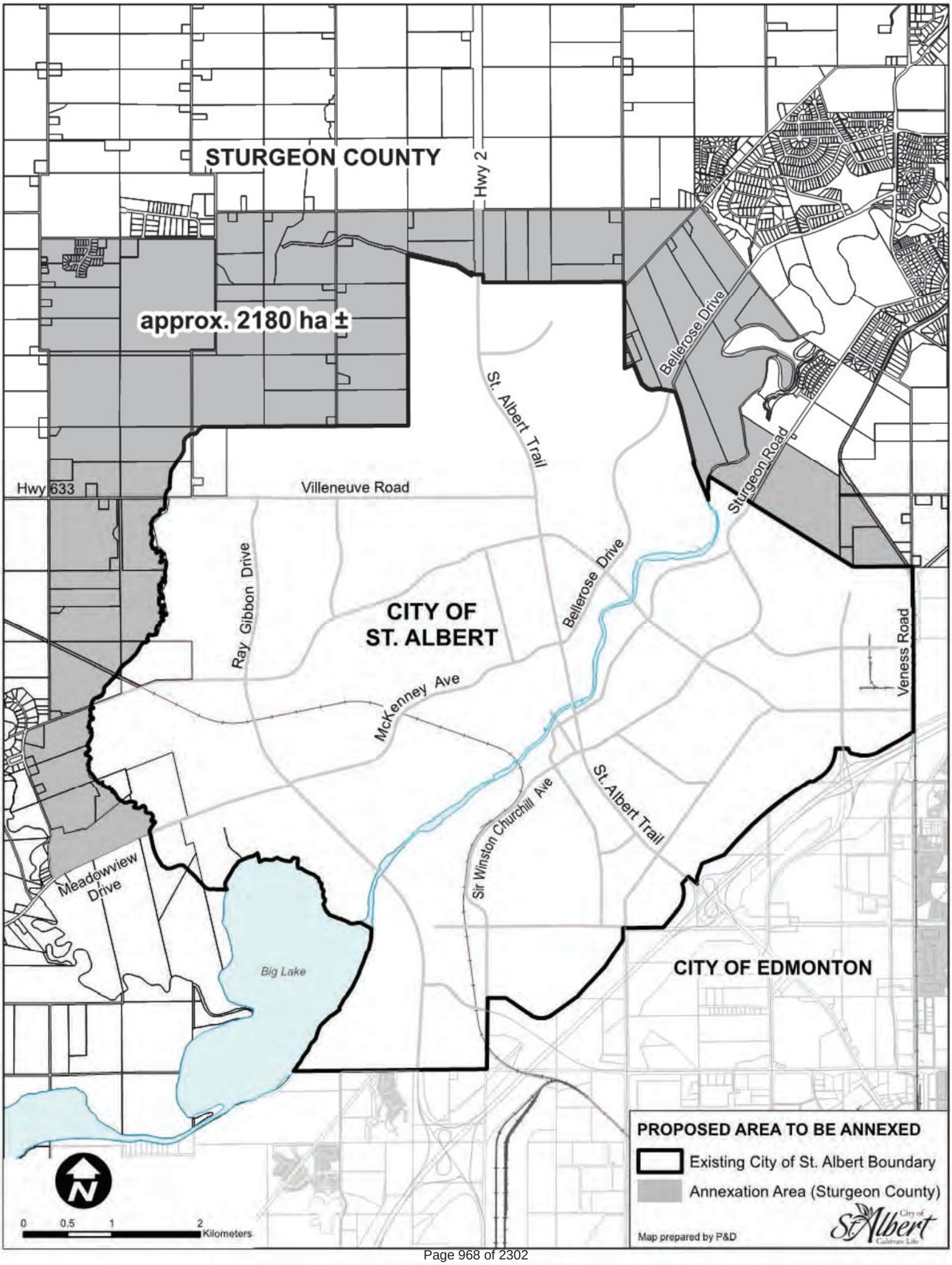
18. I would like the City to contact me directly to discuss the proposed annexation.

- Yes
- No
- Not at th s t me, et s wa t unt more nformat on s ava ab e on the annexat on project.

Thank you for comp et ng th s quest onna re.

For more nformat on on the proposed annexat on, nc ud ng add t ona opportun t es to earn more and prov de nput, v s t: https://sta bert.ca/dev/p ann ng/annexat on/sturgeon-county- and-annexat on/

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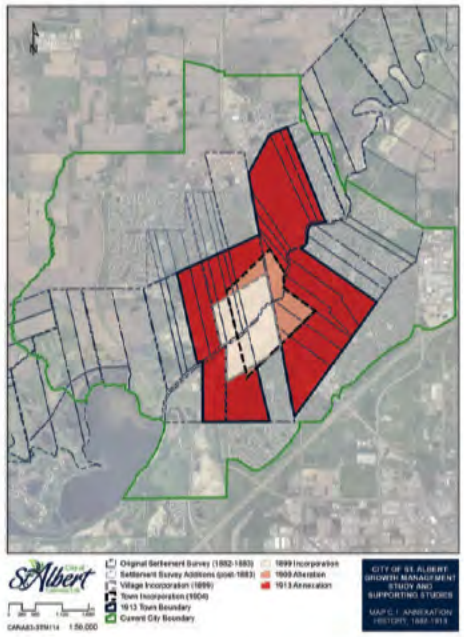

STURGEON COUNTY
Hwy 2
approx. 2180 ha ±
Bellerose Drive
St. Albert Trail
Sturgeon Road
Hwy 633
Villeneuve Road
Ray Gibbon Drive
Bellerose Drive
CITY OF ST. ALBERT
Veness Road
McKenney Ave
Sir Winston Churchill Ave
St. Albert Trail
Meadowview Drive
Big Lake
CITY OF EDMONTON
PROPOSED AREA TO BE ANNEXED
Existing City of St. Albert Boundary
Annexation Area (Sturgeon County)
Map prepared by P&D
0 0.5 1 2 Kilometers

Welcome to the St. Albert Annexation Open House

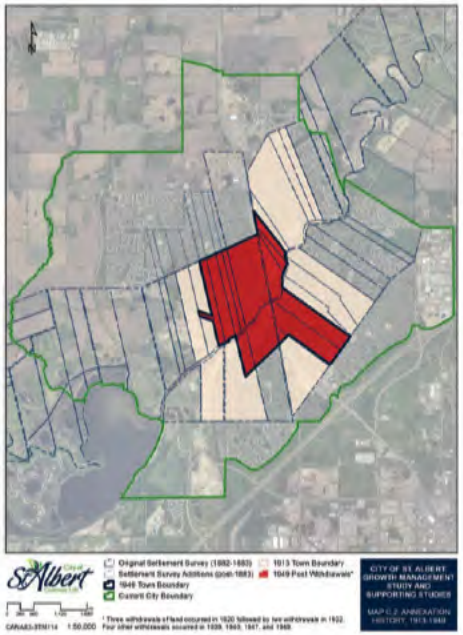
Please sign in at the registration desk

Annexation History (1899 to 2007)

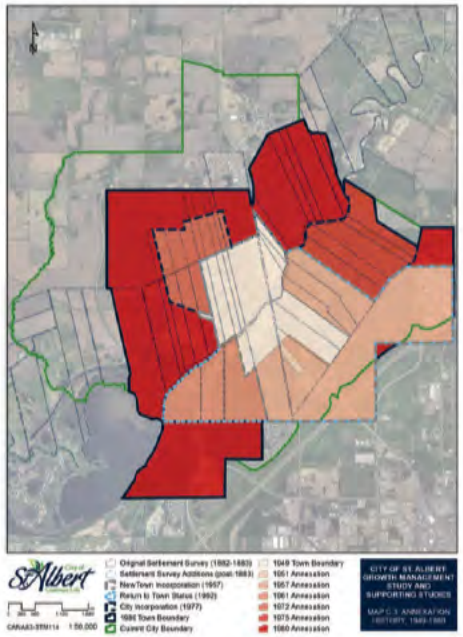
1899 to 1913



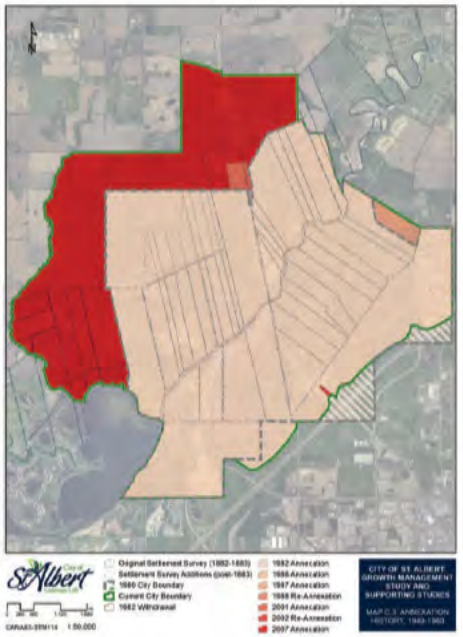
1913 to 1949



1949 to 1980



1980 to 2007



City of St. Albert Cultivate Life

ISL Engineering and Land Services

FAQs #1

What is annexation?

Annexation is the process by which there is a change in municipal jurisdiction, transferring land from one municipality to another. In this annexation process, it is about land currently governed by Sturgeon County being transferred to the jurisdiction of the City of St. Albert. This process will not change the ownership of the land.

Who makes the decision about the annexation?

Annexation is a provincially regulated process, with the Municipal Government Board recommending the final decision to the Government of Alberta. Sturgeon County and the City of St. Albert are working together to ensure the annexation addresses the concerns of each municipality and their residents. This collaborative process is being used to help ensure a positive outcome for all who are impacted.

What is the Municipal Government Board (MGB)?

The Municipal Government Board (MGB) is an impartial and independent board established by provincial legislation to make decisions about matters such as annexation. They prepare a report and a recommendation is forwarded to the Minister of Municipal Affairs, and then to the Lieutenant-Governor, who will make the final decision.

Journey Towards Next Annexation (2007 to present)



2007 — St. Albert annexes 1,373 ha (3,393 ac) of land from Sturgeon County



2009 — Capital Region Growth Plan is prepared, designating St. Albert and adjacent lands as a Priority Growth Area for future urban growth

2010 — City surpasses 60,000 people; 2010 municipal census records a population of 60,138, an annual change of ▲1.4% since 2008

2008 — City's 2008 municipal census records a population of 58,601, an annual change of ▲1.3% since 2005

2012 — City's 2012 municipal census records a population of 60,994, an annual change of ▲0.7% since 2010

2014 — City's 2014 municipal census records a population of 63,255, an annual change of ▲1.9% since 2012

2015 — Sturgeon County and St. Albert collaborate on the preparation of a Joint Infrastructure Review covering Sturgeon Valley and lands adjacent to St. Albert



2016 — City's 2016 municipal census records a population of 64,645, an annual change of ▲1.1% since 2014



2017 — Sturgeon County and St. Albert collaborate on the preparation of a Joint Growth Boundary Study to explore the long-term growth requirements of both municipalities



2017 — Edmonton Metropolitan Region Growth Plan is prepared, assigning Metropolitan Tier policy to St. Albert and adjacent lands to accommodate future urban growth

2017 — Sturgeon County and St. Albert enter into a memorandum of understanding for the City to annex a maximum potential area of approximately 2,180 ha (5,387 ac) of land



Current Stage

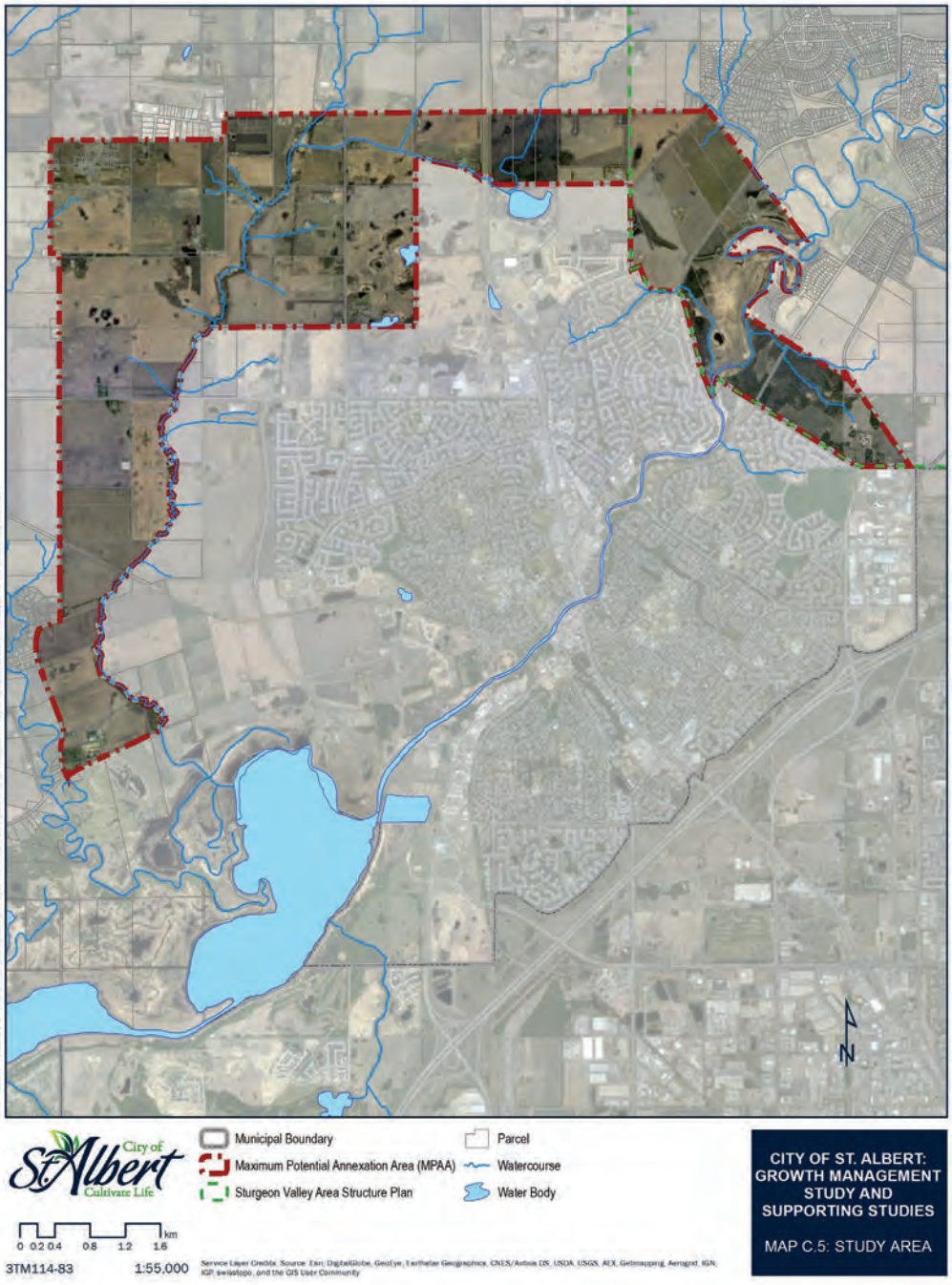
2018 — St. Albert initiates Growth Management Study and Supporting Studies project to inform future annexation application

2018 — City's 2018 municipal census records a population of 66,082, an annual change of ▲1.1% since 2016

City of St. Albert Cultivate Life

ISL Engineering and Land Services

Maximum Potential Annexation Area (MPAA or Study Area)



FAQs #2

Why is this annexation occurring?

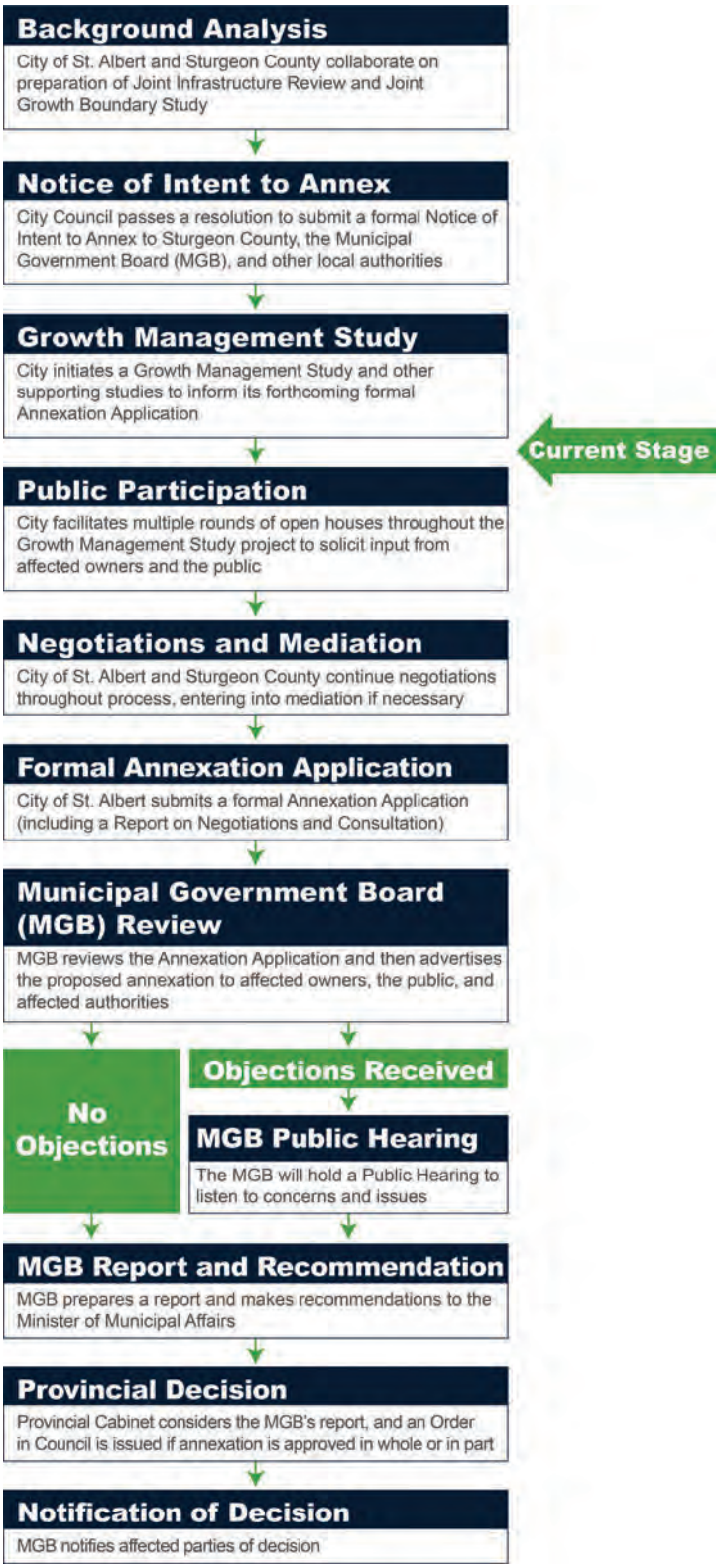
Both the City of St. Albert and Sturgeon County are facing growth pressures.

Starting an annexation process now enables sustainable, long-term community planning as well as planning certainty for residents, municipalities, developers, and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan. The annexation provides enough land for the City's long-term residential and commercial growth needs.

How much land is being considered for annexation?

The City of St. Albert and Sturgeon County jointly determined a potential maximum area of approximately 2,180 ha (5,387 ac). This is the maximum area that the annexation process is investigating. However, the MGB will make the final recommendation to the province on the amount and location of the lands annexed, which may be less than the study area.

Annexation Process



FAQs #3

What is a Growth Management Study (GMS)?

In an annexation context, a Growth Management Study (GMS), or more simply a growth study, projects an urban municipality's future growth over a specified time horizon, estimates how much land will be required to accommodate that growth (both inside and outside of the municipality's current boundaries), and recommends the best directions in which to grow based on a comprehensive opportunities and constraints analysis.

St. Albert's GMS will project three different future growth scenarios over a 50-year horizon to 2070. It will contemplate different types of growth (i.e. residential, commercial, industrial, and institutional) at a more sustainable tax revenue split. It will also provide an assessment of the City's future land needs beyond its current boundaries. The GMS will incorporate regional land use policy and density targets, and recommend growth directions informed by supporting technical studies including:

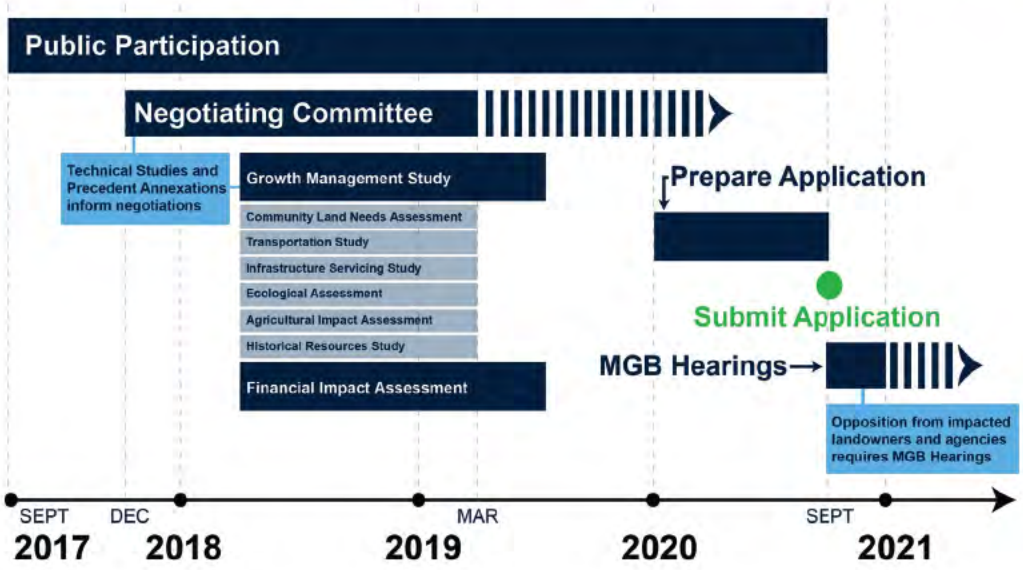
- Community Land Needs Assessment;
- Transportation Study;
- Infrastructure Servicing Study;
- High-level Financial Examination;
- Ecological Assessment;
- Agricultural Impact Assessment; and
- Historical Resources Study.

FAQs #4

What is a Financial Impact Assessment (FIA)?

A Financial Impact Assessment (FIA) for the purpose of an annexation application determines the financial impacts associated with growth within an urban municipality's current boundary and recommended expansion areas over a 25-year period. Informed by a GMS or growth study, the assessment includes forecasted costs, recoveries, assessment, and tax impacts associated with the combined area of the current municipality and the expansion areas. For St. Albert, the FIA will consider the impacts of annexation on: (1) the City of St. Albert; (2) Sturgeon County; and (3) landowners within the expansion areas recommended in the City's GMS.

How do the GMS, FIA, and other supporting studies fit into the annexation process?



City of St. Albert Cultivate Life

ISL Engineering and Land Services

FAQs #5

Who is negotiating on behalf of each municipality?

Sturgeon County and City of St. Albert Councils are negotiating terms of the annexation, which will be provided to the MGB for their consideration.

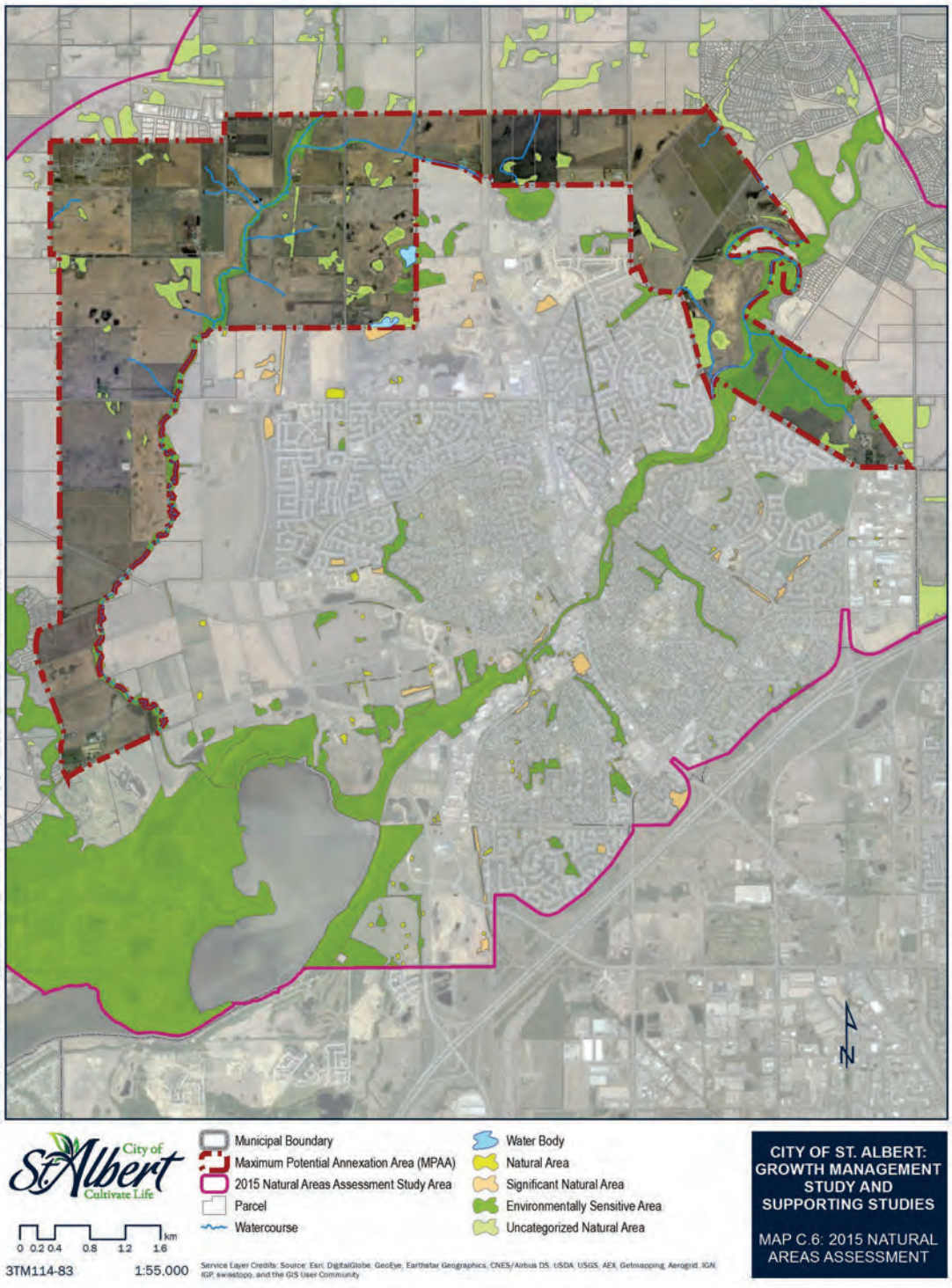
How long will annexation take?

Several factors will influence the timeline, as all annexations must follow a process as set out by the *Municipal Government Act*. It is anticipated to take a minimum of three years to complete the work required for the final submission to the MGB. The Board will then render a decision, the timeline of which depends on the complexity of the proposed annexation and support from impacted stakeholders. It is estimated that an annexation process generally takes between two and five years.

Is annexation the same as expropriation?

No — annexation involves the transfer of lands from one municipal jurisdiction to another. It does not involve a municipality acquiring private lands, as is the case with expropriation.

Ecological Features in MPAA



FAQs #6

I am a resident of St. Albert. What does this mean to me?

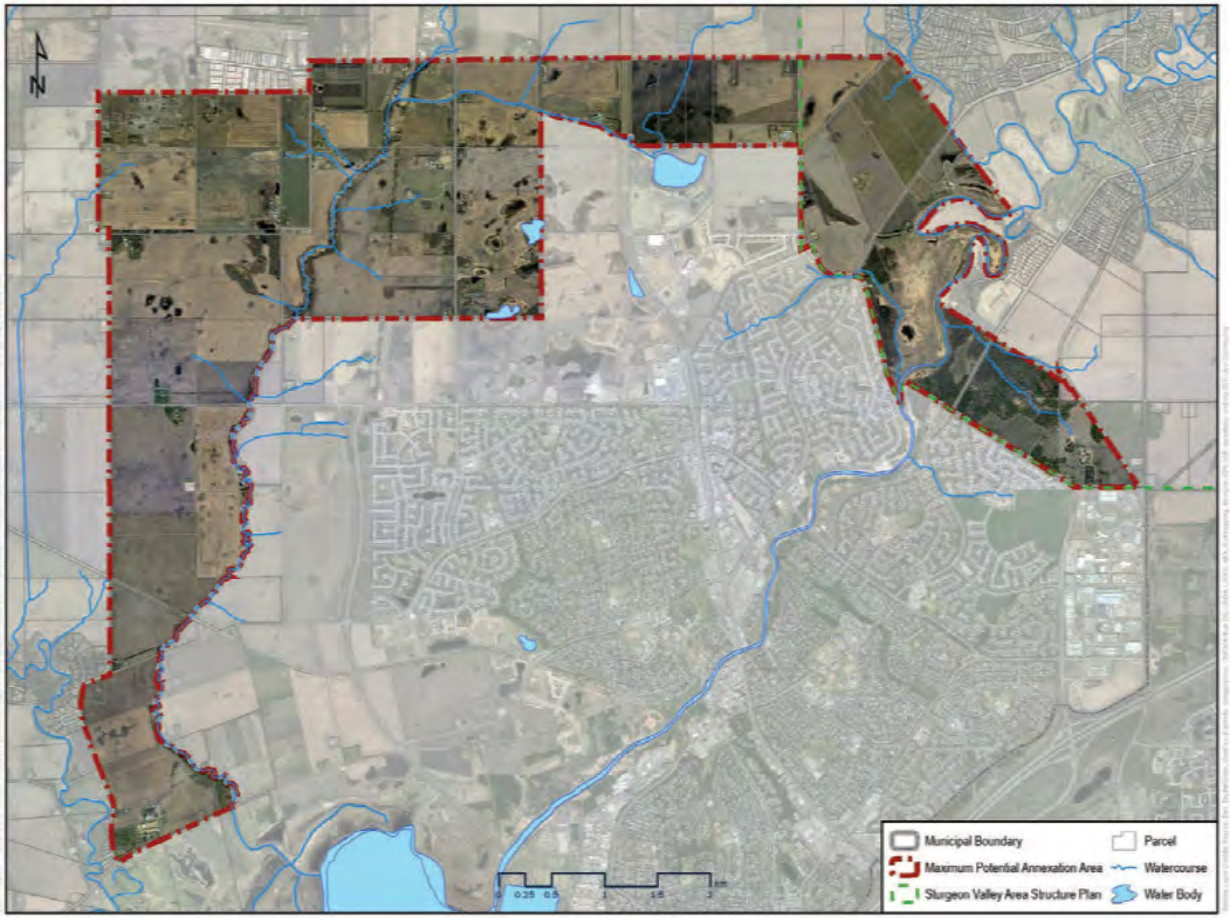
St. Albert is a growing community. The proposed annexation will provide additional land for the City to accommodate future residential, parks, public services, commercial, and industrial development.

I am a resident of Sturgeon County and I live in or own land in the annexation area. What does this mean for me?

If you live in or own property within the proposed annexation area, it is possible that your land may change jurisdiction from Sturgeon County to the City of St. Albert. This means your land will be governed by the City, future servicing will be provided by the City, and your taxes will be payable to the City. Further details regarding municipal services will be discussed through the annexation process; however, it is anticipated that residents will initially continue to receive the same level of service currently provided to them by Sturgeon County, should their lands become part of St. Albert. Details regarding taxes will be decided through the Annexation Negotiating Committee, which consists of three elected officials and the CAOs from each municipality. More information will be available at landowner open houses.

All impacted landowners will be sent an information package to the address registered on title and the address registered with the County for your tax notice.

Have your say



City of St. Albert Cultivate Life

ISL Engineering and Land Services

FAQs #7

How can I participate in the process?

The City of St. Albert is committed to providing numerous opportunities for residents and stakeholders to be fully informed. Future public open houses will be scheduled as the process advances. The City has set up a webpage to share information and opportunities to provide feedback and ask questions: **stalbert.ca/annexation-sturgeon.**

How can I stay informed?

Updates will be posted on the City's website. Notices for upcoming open houses will be advertised in the local papers. All impacted landowners will be notified by mail of upcoming opportunities to provide input and feedback. People can subscribe to the electronic newsletter to receive updates by visiting the City's website at **stalbert.ca/annexation-sturgeon.**

Where can I find more information on annexation?

To learn more about the annexation process, you can also visit Alberta Municipal Affairs' website at **http://www.municipalaffairs.alberta.ca/abc_MGB_annexations**

Who do I contact for additional information?

Robin Beukens
Senior Planner Annexation
City of St. Albert
rbeukens@stalbert.ca
780-418-6629

PAGES 983 THROUGH 1025 HAVE BEEN REMOVED TO PROTECT PRIVACY

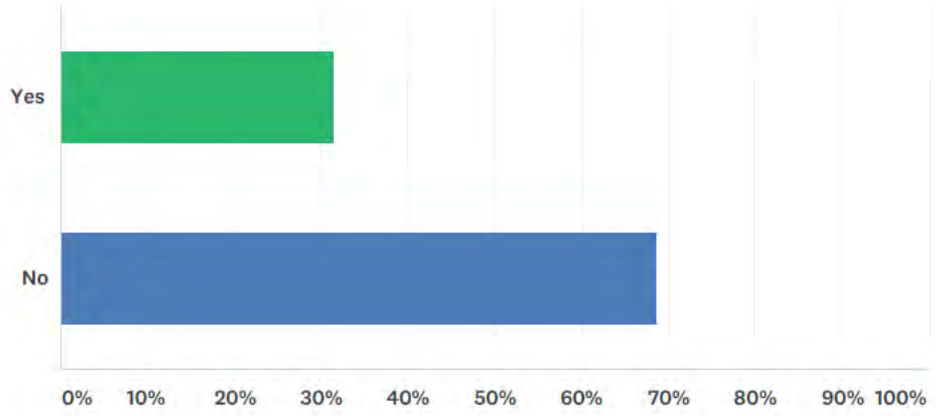
Q1 Please let us know the following information:

Answered: 142 Sk pped: 20

ANSWER CHOICES	RESPONSES	
Name	99.30%	141
Company	0.00%	0
Address	97.18%	138
Address 2	0.00%	0
C ty/Town/County	98.59%	140
State/Prov nce	98.59%	140
Posta Code	96.48%	137
Country	0.00%	0
Ema Address	90.85%	129
Phone Number	91.55%	130

Q2 Did you attend one or more of the open houses on November 6 and 7, 2018?

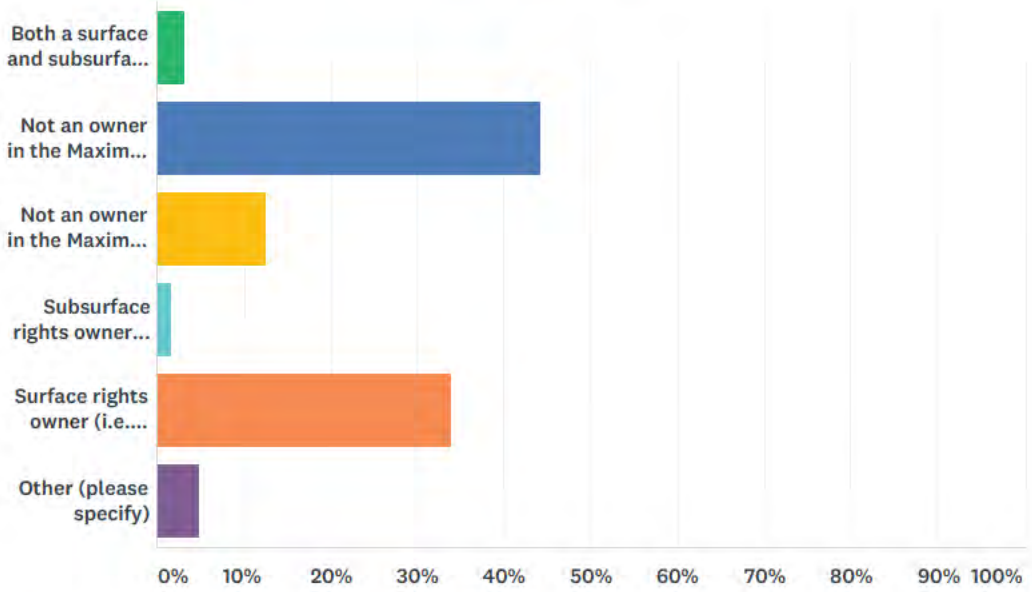
Answered: 159 Sk pped: 3



ANSWER CHOICES	RESPONSES	
Yes	31.45%	50
No	68.55%	109
TOTAL		159

Q3 Are you an owner of surface rights (i.e. land), subsurface rights (i.e. mines and/or minerals), or both a surface and subsurface rights owner in the Maximum Potential Annexation Area, or are you not an owner in the Maximum Potential Annexation Area (view map here)?

Answered: 127 Sk pped: 35



ANSWER CHOICES	RESPONSES	
Both a surface and subsurface r ghts owner	3.15%	4
Not an owner n the Max mum Potent a Annexat on Area. I am a member of the genera pub c from St. A bert.	44.09%	56
Not an owner n the Max mum Potent a Annexat on Area. I am a member of the genera pub c from Sturgeon County.	12.60%	16
Subsurface r ghts owner (.e. m nes and/or m nera r ghts owner)	1.57%	2
Surface r ghts owner (.e. andowner)	33.86%	43
Other (p ease spec fy)	4.72%	6
TOTAL		127

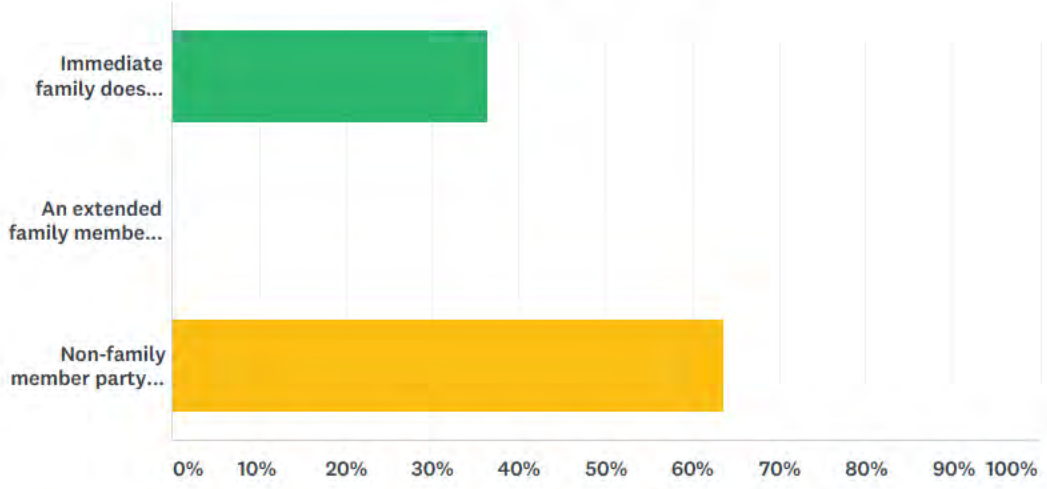
Q4 If you answered a, b, or c to the previous question, what is the location of your land(s)? Please provide what is applicable to you:

Answered: 48 Sk pped: 114

ANSWER CHOICES	RESPONSES	
Rura ega descr pt on (e.g.: SW-1-54-26-W4M):	37.50%	18
Short ega descr pt on (e.g.: Lot 1, B ock 2, P an 182 3456):	41.67%	20
Mun c pa address (e.g.: 25230 Townsh p Road 542):	47.92%	23

Q5 Who farms your lands?

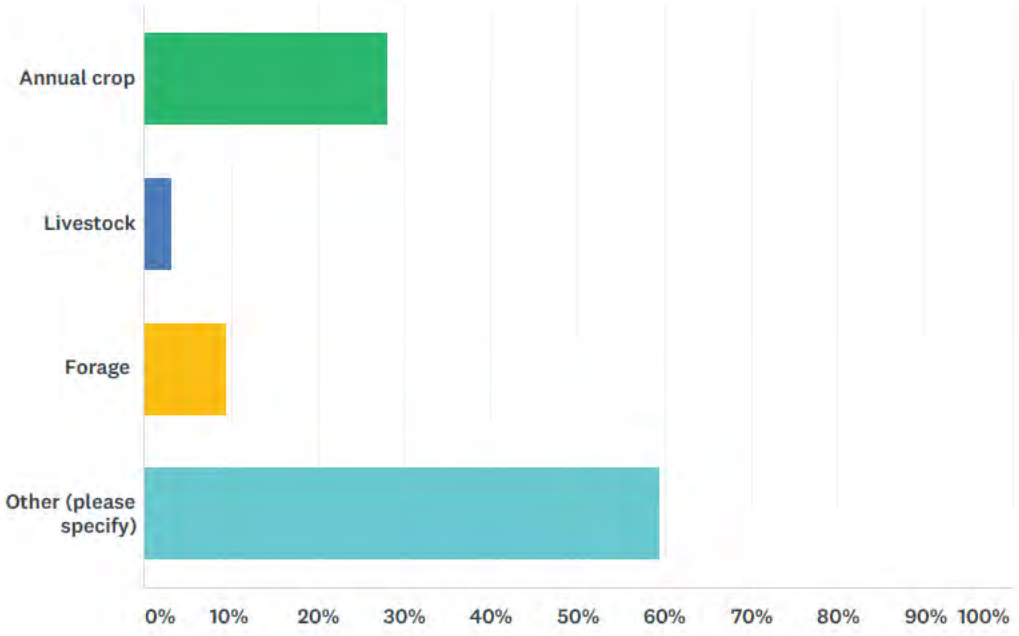
Answered: 99 Sk pped: 63



ANSWER CHOICES	RESPONSES	
Immed ate fam y does (e.g. I/we do, sons/daughters do, parents do)	36.36%	8
An extended fam y member does	0.00%	0
Non-fam y member party, such as a ne ghbour or custom operator. P ease spec fy:	63.64%	14
TOTAL		22

Q6 What is the general type of agricultural operation(s) on your land(s)? Select all that apply:

Answered: 32 Sk pped: 130



ANSWER CHOICES	RESPONSES	
Annua crop	28.13%	9
L vestock	3.13%	1
Forage	9.38%	3
Other (p ease spec fy)	59.38%	19
TOTAL		32

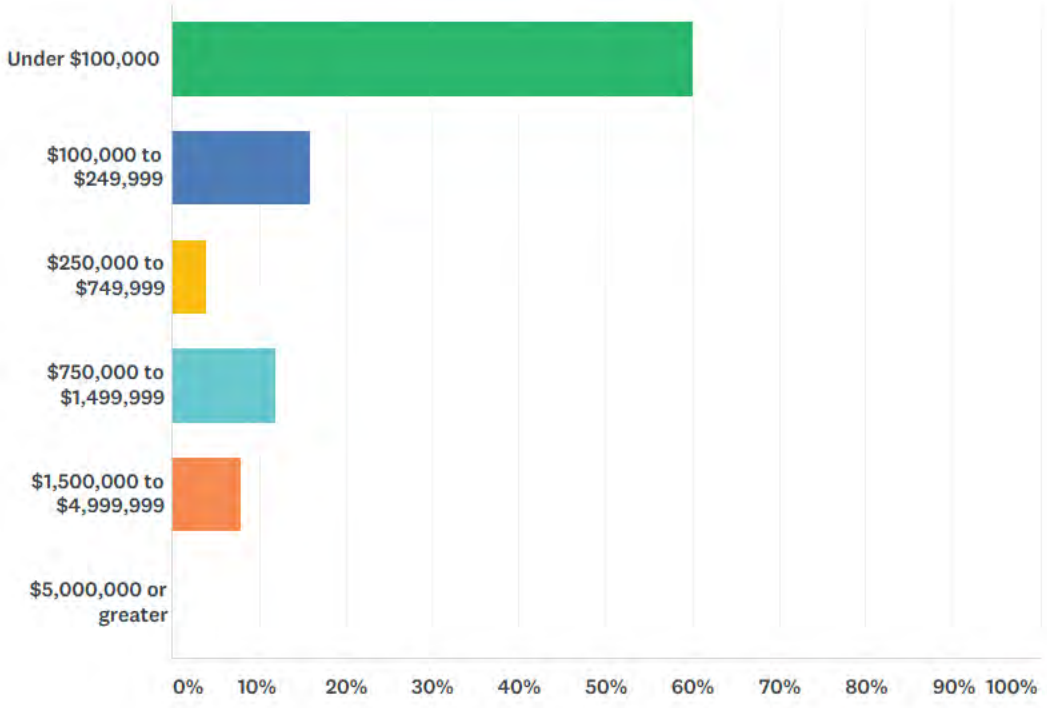
Q7 What is the approximate acreage of annual cultivation, other agricultural uses, or non- agricultural uses on your lands (e.g. wetlands)? Please list the amount and specify acres or hectares for each that apply to your land:

Answered: 27 Sk pped: 135

ANSWER CHOICES	RESPONSES	
Annua cu t vat on:	77.78%	21
Other agr cu tura uses:	33.33%	9
Non-agr cu tura uses:	55.56%	15

Q8 What is your overall estimated capital investment (rounded) in your agricultural operation not including land value (e.g. equipment, buildings, etc.)?

Answered: 25 Sk pped: 137



ANSWER CHOICES	RESPONSES	
Under $100,000	60.00%	15
$100,000 to $249,999	16.00%	4
$250,000 to $749,999	4.00%	1
$750,000 to $1,499,999	12.00%	3
$1,500,000 to $4,999,999	8.00%	2
$5,000,000 or greater	0.00%	0
TOTAL		25

Q9 What is the general crop rotation on your lands (e.g. year one canola, year two wheat, year three canola, etc.)?

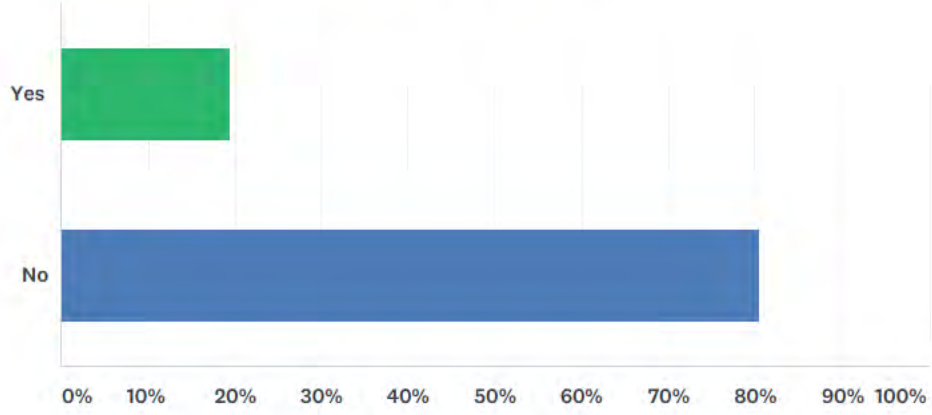
Answered: 24 Sk pped: 138

Q10 Are there any existing or potential constraints to farming your land (e.g. limited equipment access)?

Answered: 22 Sk pped: 140

Q11 On your land, are there any natural features (e.g. woodlands, wetlands, etc.) that you think may merit retaining for conservation (see definition below) purposes? Conservation means the protection, care, management, and maintenance of natural areas (including their ecosystems, habitats, wildlife species, and populations) to safeguard the natural conditions for their long-term permanence (Source: Spencer Environmental Management Services Ltd.).

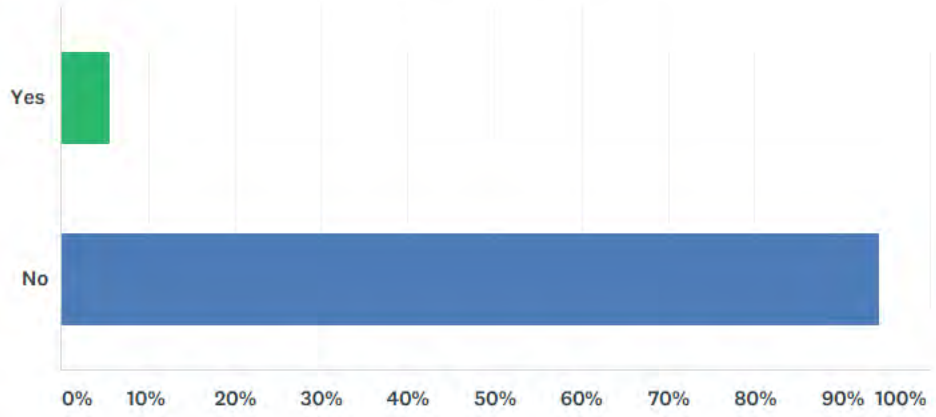
Answered: 36 Sk pped: 126



ANSWER CHOICES	RESPONSES	
Yes	19.44%	7
No	80.56%	29
TOTAL		36

Q12 On your land, are there any natural features (e.g. woodlands, wetlands, etc.) that you think may be good candidates for ecological restoration (see definition below)? Ecological restoration means the process of assisting the recovery of an ecosystem that has been degraded, damaged, or destroyed (Source: Society for Ecological Restoration).

Answered: 35 Sk pped: 127



ANSWER CHOICES	RESPONSES	
Yes	5.71%	2
No	94.29%	33
TOTAL		35

Q13 Beyond your land, are there any natural features (e.g. woodlands, wetlands, etc.) elsewhere in the Maximum Potential Annexation Area (view map here) that you value for their qualities? If yes, please specify:

Answered: 16 Sk pped: 146

ANSWER CHOICES	RESPONSES	
Parce s w th natura features (eg. Parce s 199 and 200):	87.50%	14
What I va ue about them:	81.25%	13

Q14 Are there any natural features (e.g. woodlands or wetlands) in the Maximum Potential Annexation Area (view map here) that you value for their qualities? If yes, please specify:

Answered: 31 Sk pped: 131

ANSWER CHOICES	RESPONSES	
Parce s w th natura features (eg. Parce s 199 and 200):	83.87%	26
What I va ue about them:	96.77%	30

Q15 After reviewing the open house display boards (here: https://stalbert.ca/uploads/PDF-infosheets/AnnexationOpenHouseBoards-2018.pdf), what specific questions or concerns do you have about the proposed Maximum Potential Annexation Area (view map here)?

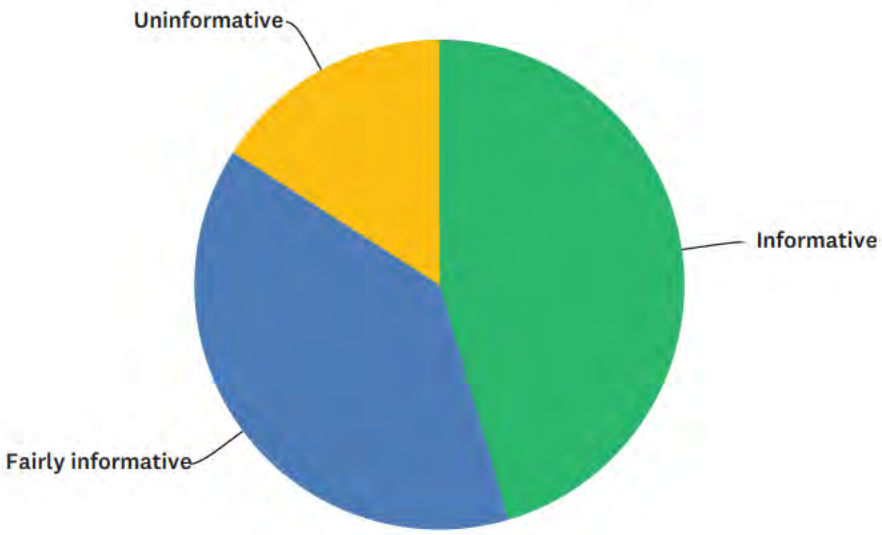
Answered: 60 Sk pped: 102

Q16 Do you have any other comments about the City's proposed Maximum Potential Annexation Area (view map here)?

Answered: 40 Sk pped: 122

Q17 I found the November 6 and 7 open houses to be:

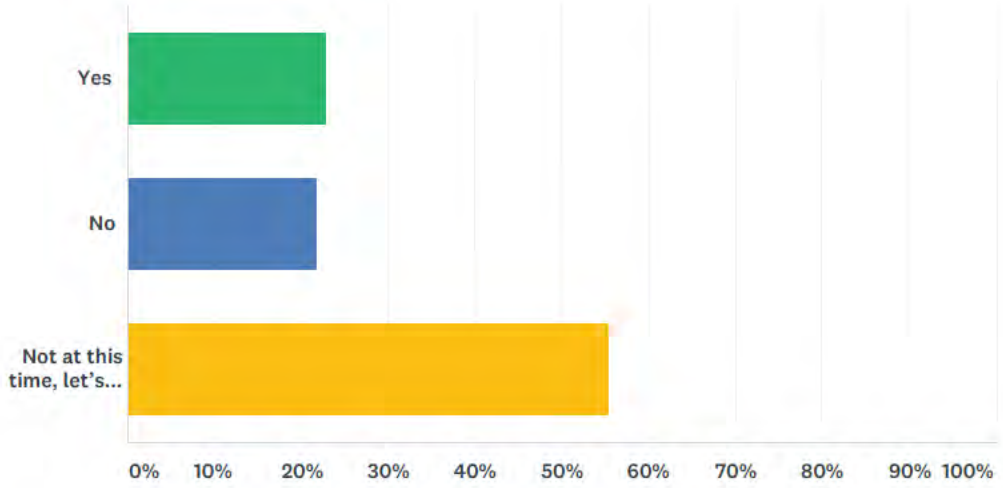
Answered: 82 Sk pped: 80



ANSWER CHOICES	RESPONSES	
Informat ve	45.45%	20
Fa r y nformat ve	38.64%	17
Un nformat ve	15.91%	7
TOTAL		44

Q18 I would like the City to contact me directly to discuss the proposed annexation.

Answered: 83 Sk pped: 79



ANSWER CHOICES	RESPONSES	
Yes	22.89%	19
No	21.69%	18
Not at th s t me, et's wa t unt more nformat on s ava ab e on the annexat on project.	55.42%	46
TOTAL		83

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APPENDIX P.5

2019 Interviews Content

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Planning Branch
Phone: 780-459-1642
Fax: 780-458-1974

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: B.1.3.4 City of St. Albert Annexation of Lands within Sturgeon County

May 22, 2019

Attention: Landowner or resident

Re: Interviews for the St. Albert – Sturgeon Annexation

You are receiving this letter as you indicated at the November 6 and 7, 2019 annexation open houses that you wished to be interviewed about the St. Albert – Sturgeon County Annexation. Interviews will be conducting by ISL Engineering and the consulting team. The purpose of the interviews is to provide an opportunity for landowners and residents to share their thoughts about the St. Albert – Sturgeon Annexation.

When:
Monday, June 3 and Tuesday, June 4, 2019, from 10am to 7pm.

Where:
Planning and Engineering Large Boardroom on the 2nd floor of St. Albert Place, located at 5 St. Anne Street, St. Albert, AB.

Please sign up for an interview slot by entering your full name and selecting a time slot at the following link:
https://doodle.com/poll/xth9ntdyin7ivntk

Participant names are kept confidential, you may only select one time slot, and time slots are available on a first come first serve basis. You will receive confirmation of your interview time by email prior to June 3, 2019.

If you have any comments or questions, please contact me at 780-418-6629, rbeukens@stalbert.ca, or fax 780-458-1974.

Sincerely,

Robin Beukens, RPP, MCIP, MCP
Senior Planner Annexation

A. OWNER QUESTIONS

INTRODUCTIONS: 5 minutes

SECTION 1: ORIENTATION AND PROCESS VALIDATION (5-7 minutes)

1. Are you an owner of land, owner of mines/minerals, or both within the annexation area?
2. Where do you live and what is special about where you live?
3. Are you familiar with the annexation proposal and timing for input?
4. Have you been involved in the process so far and, if so, how were you involved?

SECTION 2: ANNEXATION CONTENT (20 minutes)

5. As an owner, what are your concerns about annexation and how they will potentially affect you and your property?
6. Do you have any suggestions about solving your concerns?
7. What are the benefits of annexation for land owners such as yourself and how will they potentially affect you and your property?
8. Can you be specific about the benefits?

SECTION 3: CLOSURE AND NEXT STEPS (5-7 minutes)

9. Do you have questions about the process and next steps?

B. GENERAL PUBLIC QUESTIONS

INTRODUCTIONS: 5 minutes

SECTION 1: ORIENTATION AND PROCESS VALIDATION (5-7 minutes)

1. Where do you live outside the annexation area?
2. Are you familiar with the annexation proposal and timing for input?
3. Have you been involved in the process so far and, if so, how were you involved?

SECTION 2: ANNEXATION CONTENT (20 minutes)

4. What are your concerns about annexation and how they will potentially affect you?
5. Do you have any suggestions about solving your concerns?
6. What are the benefits of annexation?
7. Can you be specific about the benefits?

SECTION 3: CLOSURE AND NEXT STEPS (5-7 minutes)

8. Do you have questions about the process and next steps?

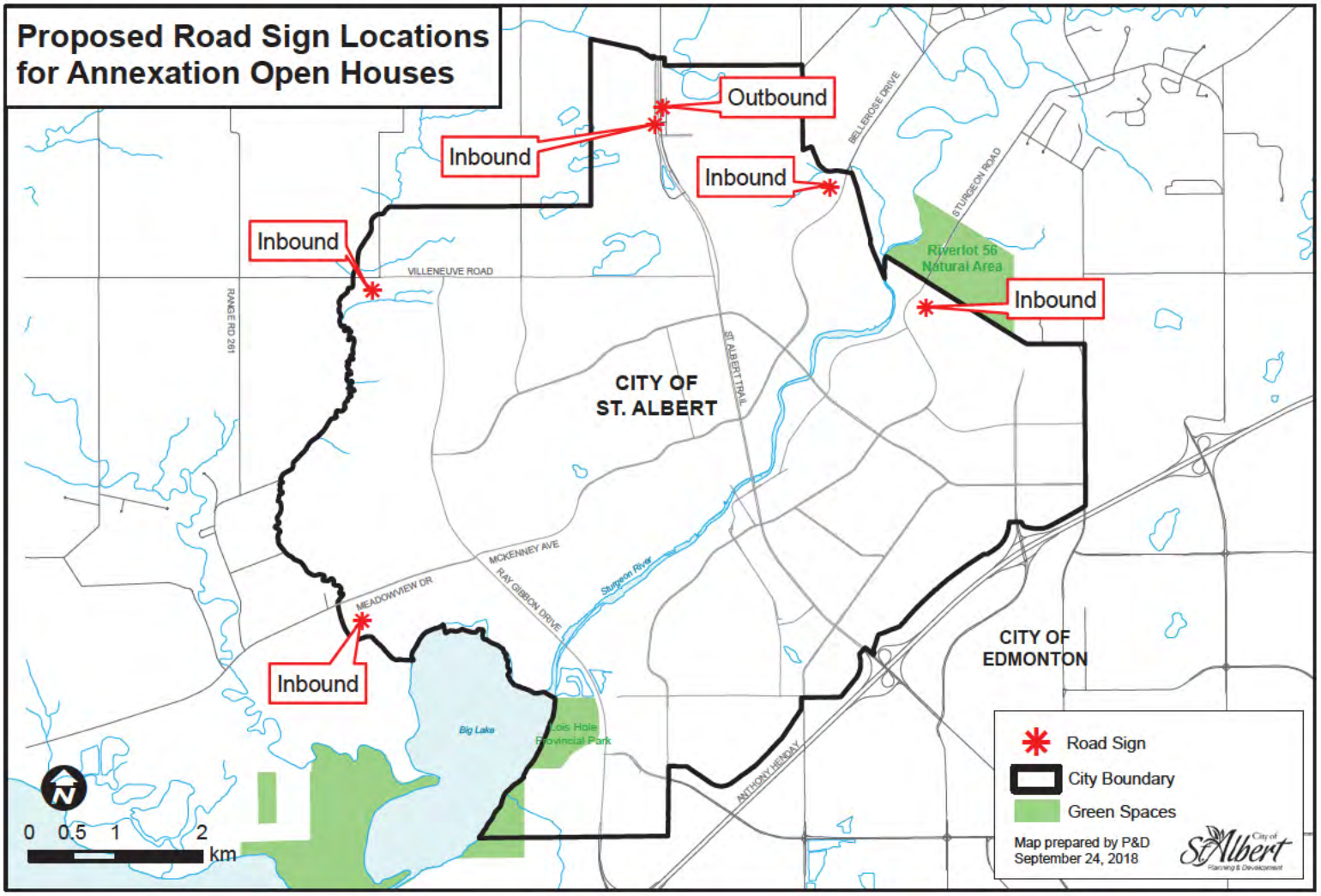
PAGES 1051 THROUGH 1070 HAVE BEEN REMOVED TO PROTECT PRIVACY

APPENDIX
2019 Open Houses Content

P.6

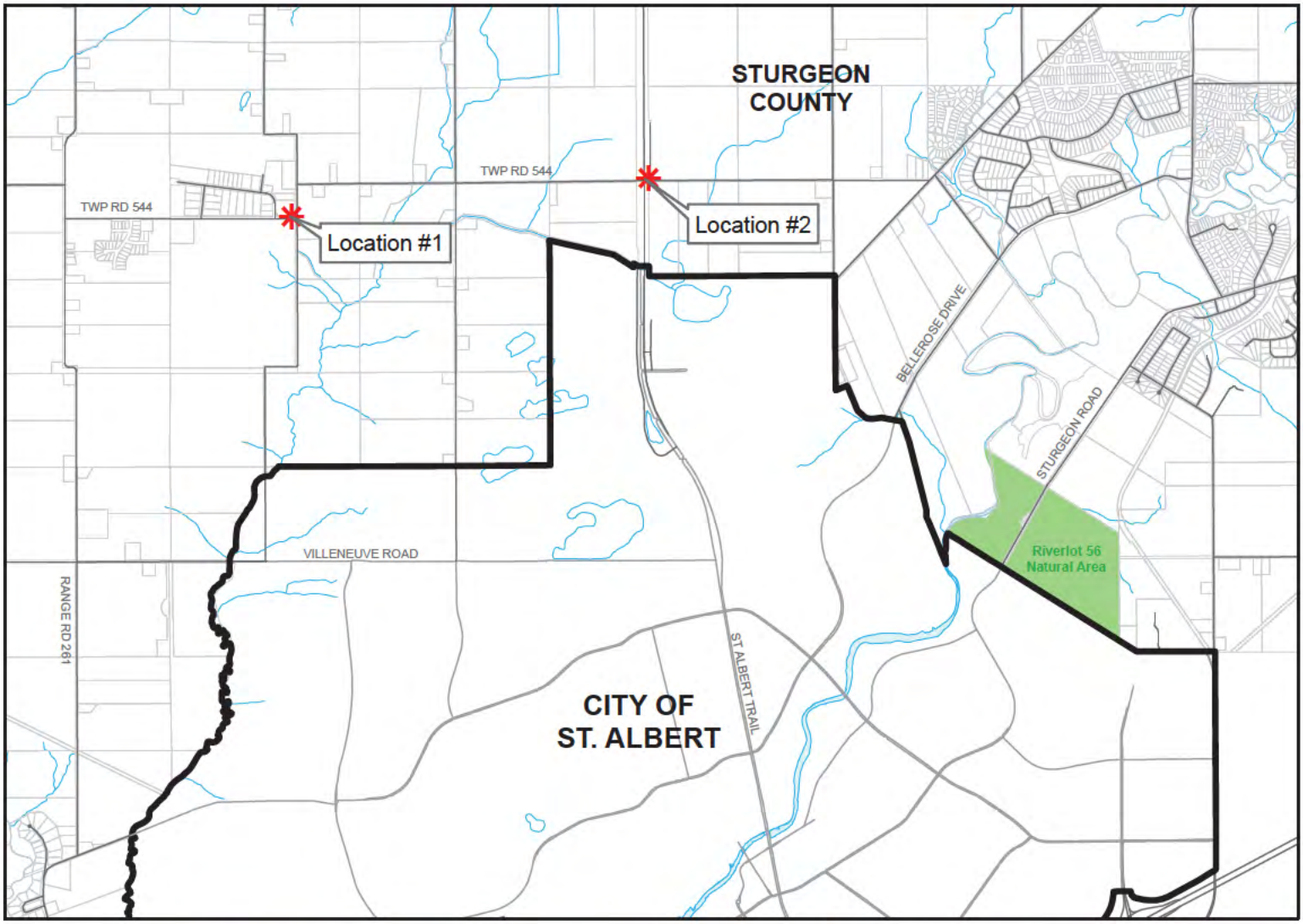
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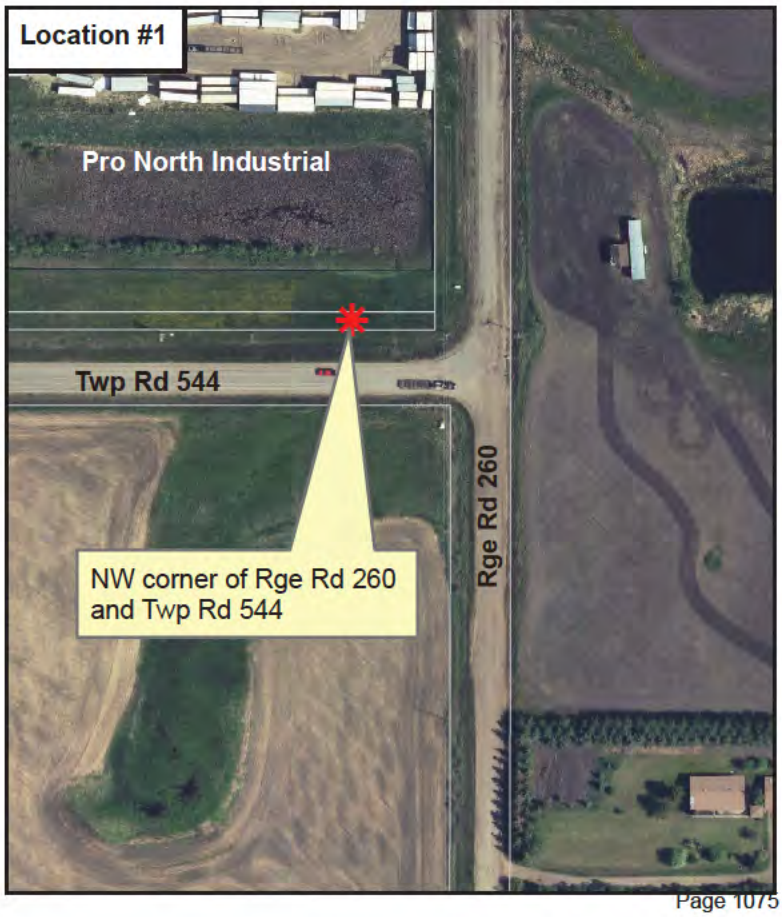

City of St. Albert
Page · 8.1K like this · Government organisation
14 Nov 2019 · · Annexation Public Open House will be held on November 20 at the Christ Community Church from 5 to 7 p.m. Learn more here:...
access.stalbert.ca
Get Involved / City of St. Albert


Proposed Road Sign Locations for Annexation Open Houses
Outbound
Inbound
Inbound
Inbound
Inbound
Inbound
VILLENEUVE ROAD
RANGE RD 261
BELLEROSE DRIVE
STURGEON ROAD
Riverlot 56 Natural Area
ST ALBERT TRAIL
CITY OF ST. ALBERT
MCKENNEY AVE
RAY GIBBON DRIVE
MEADOWVIEW DR
Sturgeon River
CITY OF EDMONTON
Big Lake
Lois Hole Provincial Park
ANTHONY HENDAY
0 0.5 1 2 km
Road Sign
City Boundary
Green Spaces
Map prepared by P&D
September 24, 2018


St. Albert Trail - Inbound Sign
130
1135
1115
54302
WY 2
Neil Ross Road
Costco
St. Albert Trail
1075
8 HWY 2


St. Albert Trail - Outbound Sign
St. Albert Trail
1155
1145
1135


STURGEON COUNTY
TWP RD 544
TWP RD 544
Location #1
Location #2
BELLEROSE DRIVE
STURGEON ROAD
Riverlot 56 Natural Area
VILLENEUVE ROAD
RANGE RD 261
ST ALBERT TRAIL
CITY OF ST. ALBERT


Location #1
Pro North Industrial
Twp Rd 544
Rge Rd 260
NW corner of Rge Rd 260 and Twp Rd 544


Location #2
HWY 2
Twp Rd 544
East side of Hwy 2 on Twp Rd 544 between the Hwy 2 Right of Way and the Service Road
Proposed Road Sign Locations
Road Sign
City of St. Albert Boundary
Green Spaces
Map prepared by P&D
October 5, 2018
City of St. Albert Planning & Development

Road sign locations for November 2019 open houses

Township Road 544 in Sturgeon County on east side of Highway 2:



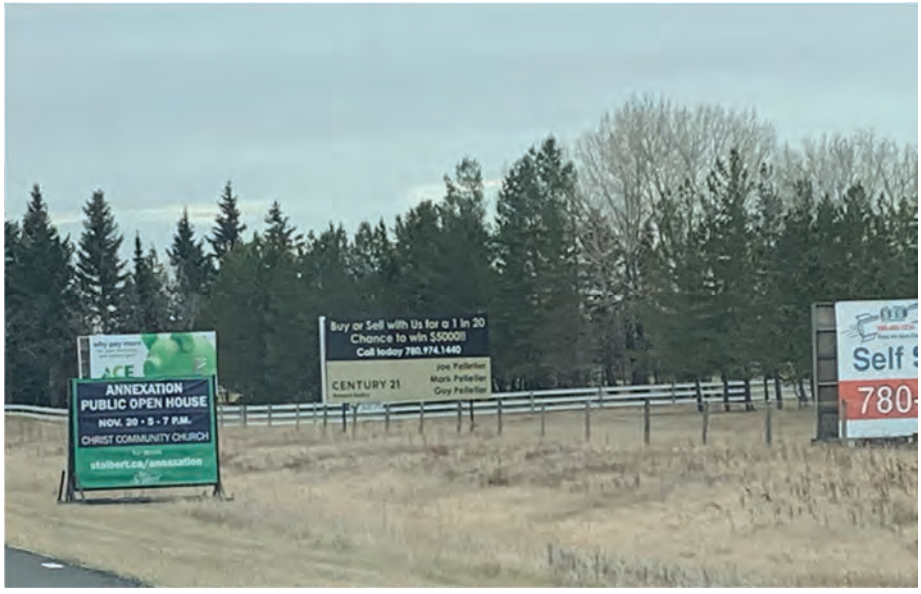
Township Road 544 in Sturgeon County near Northern Lights subdivision:



St. Albert Trail northbound:



St. Albert Trail southbound:



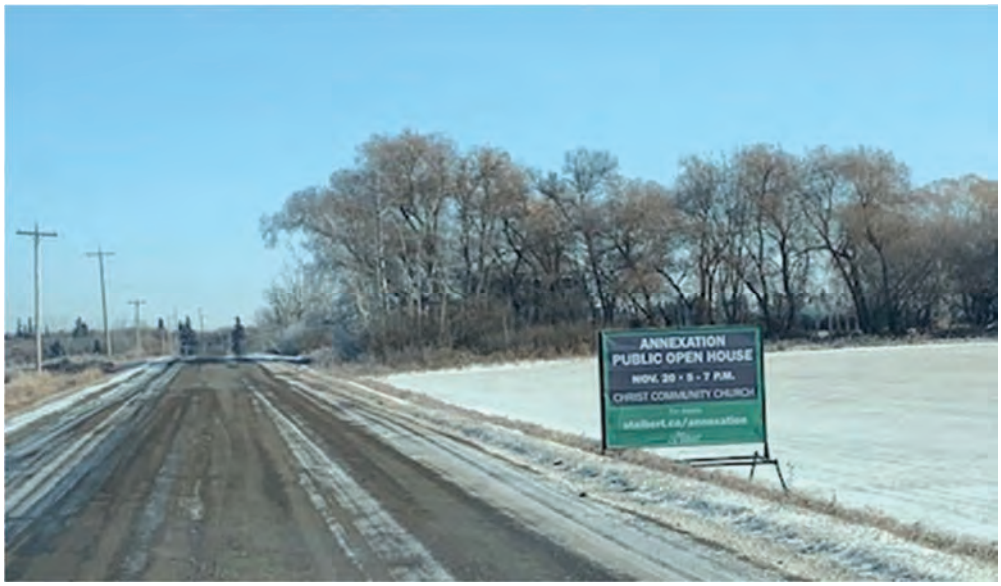
Bellerose Drive westbound:



Sturgeon Road westbound:



Meadowview Drive eastbound:



Villeneuve Drive eastbound:



Planning Branch
Phone: 780-459-1642
Fax: 780-458-1974

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: City of St. Albert Annexation of Lands within Sturgeon County

Number: B.1.3.4
#D01

October 21, 2019

Attention: Registered Owner or Resident

Re: Invitation to attend an Open House on the City of St. Albert's Proposal to Annex lands from Sturgeon County

Sturgeon County and the City of St. Albert have agreed to negotiate terms for the City of St. Albert to annex lands from Sturgeon County. **You are receiving this letter because you are a registered owner or resident of land(s) being considered for annexation.**

Annexation changes the municipal jurisdiction of the annexed land by adjusting the municipal boundary between the City and the County. In other words, landowners currently part of Sturgeon County may become part of the City of St. Albert as a result of this annexation process. *It is important to note that annexation does **not** change the private ownership of the land being annexed.*

The goal of the annexation is to support sustainable long-term community planning, as well as provide certainty for residents, developers, and landowners in Sturgeon County and the City of St. Albert.

The City of St. Albert would like to invite you, as a registered landowner or resident of lands being considered for annexation, to the Annexation Open Houses. Landowners may also attend the Public Open House.

Landowner only open houses:
Time: Novovember 14: 5PM - 7PM
Novovember 16: 10AM - 12PM
November 20: 1PM - 3PM
Location: Christ Community Church located at 25230 Twp Rd 542, Sturgeon County

Public open house:
Time: November 20: 5PM - 7PM
Location: Christ Community Church located at 25230 Twp Rd 542, Sturgeon County

You are invited to learn about and provide input on the Preliminary Negotiated Annexation Boundary. Annexation project team members will be available to answer questions and there will be a survey through which you can submit your feedback.

Please contact the following City of St. Albert staff if you would like to:

- Add your contact information to the subscription list for the *City of St. Albert Annexation e-Newsletter,* if you wish to receive future updates on the project by email.
- Submit any questions you might have regarding the annexation project.

Vicki Dodge, Senior Planner, Annexation at 780-459-1769 or email vdodge@stalbert.ca;
or
Sajid Sifat, Planner at 780-459-1765 or email ssifat@stalbert.ca

Please be advised that questions or comments you submit, either orally or in writing, may be recorded and made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act.*

Additional information about the City of St. Albert and Sturgeon County Annexation can be found on the City's website: stalbert.ca/annexation-sturgeon.

Yours Sincerely,



Vicki K. Dodge, RPP
Senior Planner (Annexation)

Enclosure: Preliminary Negotiated Annexation Boundary Map

We're listening...

The purpose of today's open house is to provide you information about the City's proposed annexation, respond to your questions, and gather your written comments.

A summary of all comments received will be included in a report prepared by the City to the Municipal Government Board (MGB). Note that no personal information will be included within the summary. The MGB is the quasi-judicial board that will review the annexation application and provide a recommendation to the Province.

Name: _____

Mailing Address: _____

Legal description of land (if known): _____

Using the map with the list of legal descriptions on its reverse, please indicate which numbered parcel(s) of land you own: _____

Telephone: _____ Email: _____

☐ Yes, I would like to receive email updates about the proposed annexation.

1. **After reviewing today's displays and speaking with our staff, do you have specific questions about the proposed annexation?**

_____

_____

_____

_____

_____

_____

2. **Do you have any specific needs or concerns that we should keep in mind if and when the land transitions between jurisdictions?**

_____

_____

_____

_____

_____

_____

3. **Do you have any other comments about the City of St. Albert's proposed annexation?**

4. **I found today's meeting to be:**
   ☐ Informative ☐ Fairly informative ☐ Not informative

5. **I would like the City to contact me directly to discuss the proposed annexation.**
   ☐ Yes ☐ No

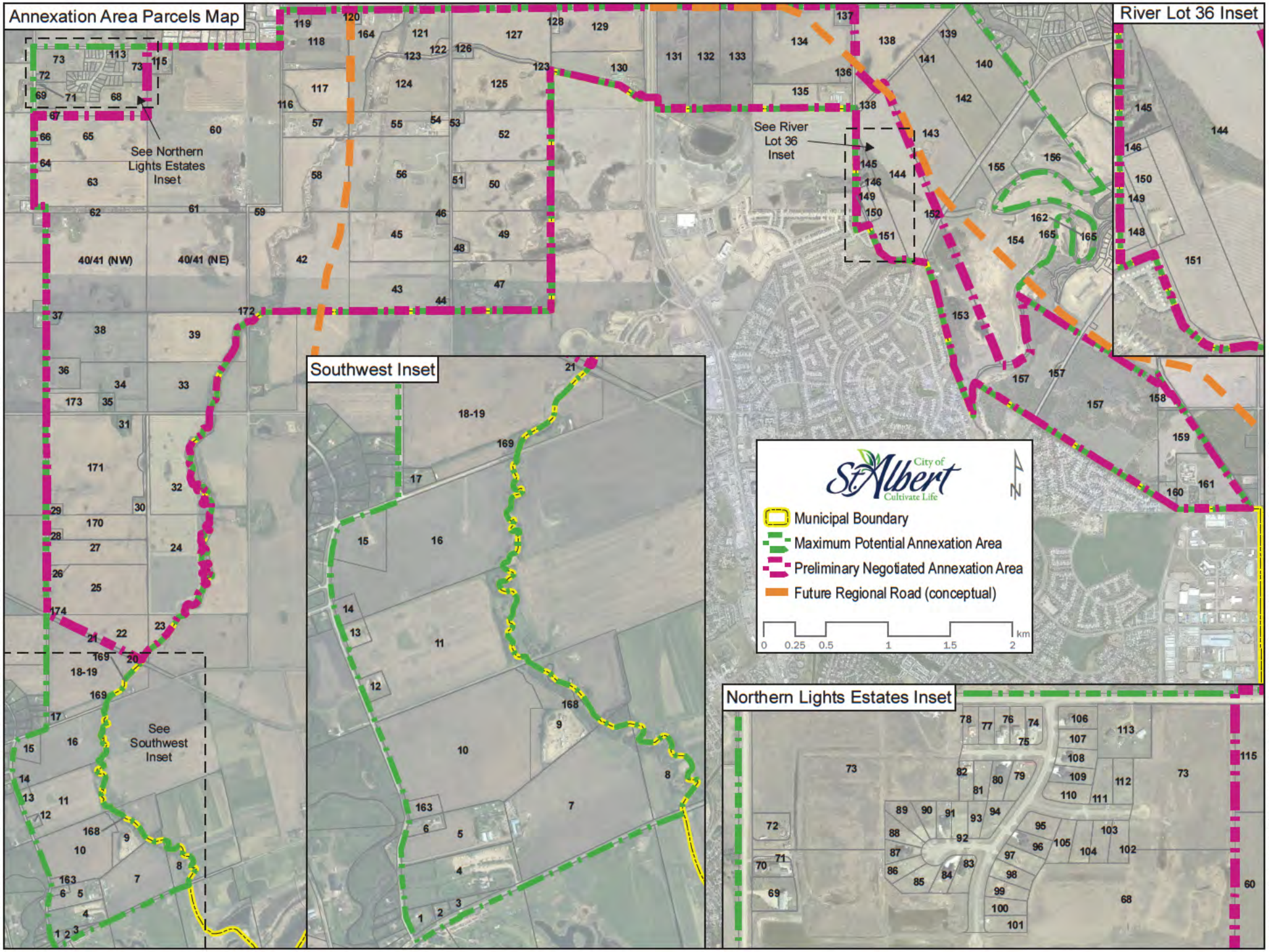
6. **Are you in favour of your parcel(s) being annexed to the City of St. Albert? (Please check one and explain your reasons in the space below.)**
   ☐ Yes ☐ No ☐ Uncertain

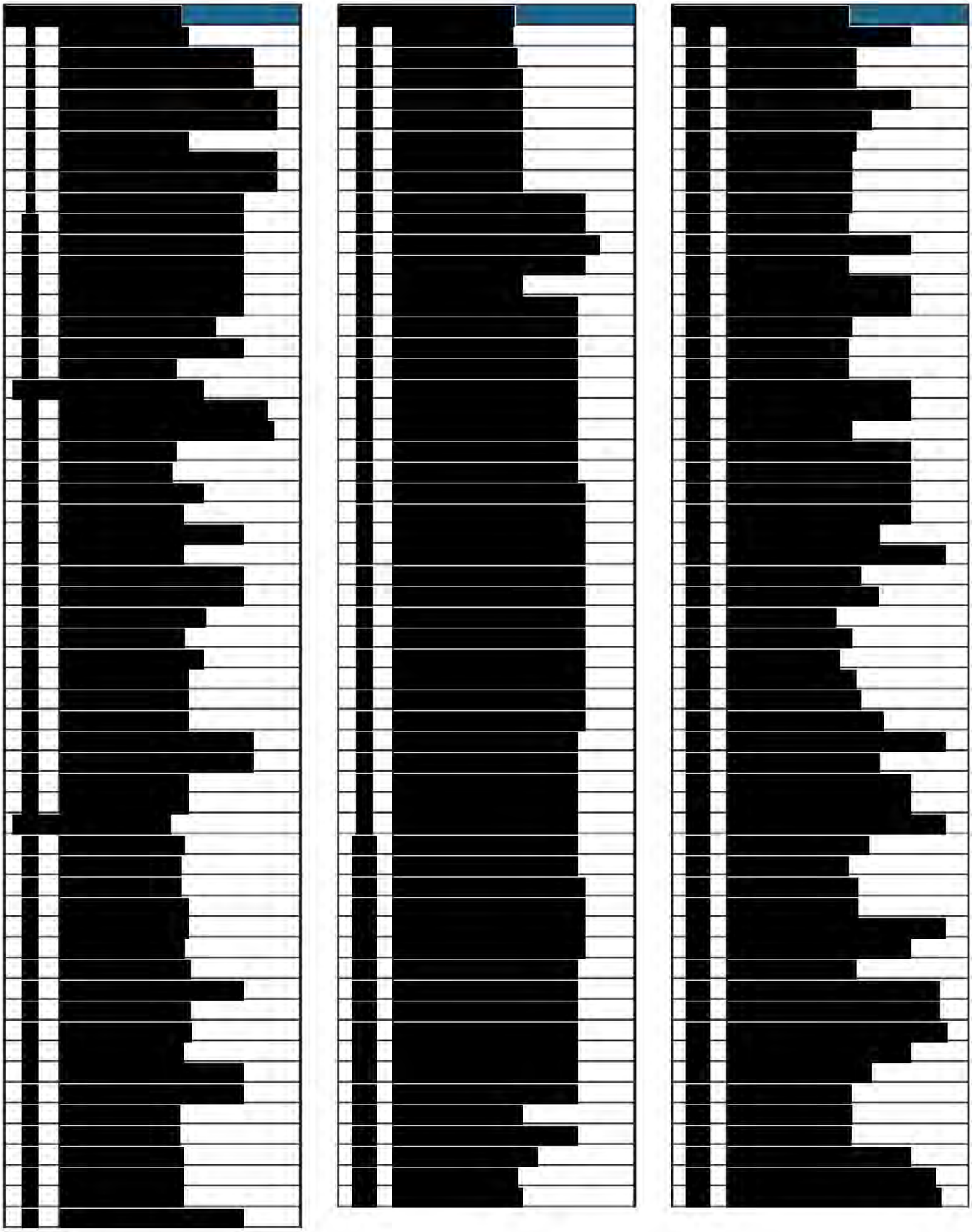
Please leave the completed questionnaire in the drop box at the registration desk today, or send it to the following by December 4, 2019.

City of St. Albert
Attn: Vicki K. Dodge
Senior Planner (Annexation), Planning Branch
2nd Floor, 5 St. Anne Street
St. Albert, AB T8N 3Z9
Email: vdodge@stalbert.ca
Fax: 780.458.1974

Thank you for your attendance and participation.

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The information collected will be used as required for public consultation purposes regarding the City's annexation application.


Annexation Area Parcels Map
River Lot 36 Inset
Southwest Inset
Northern Lights Estates Inset
See Northern Lights Estates Inset
See River Lot 36 Inset
See Southwest Inset
40/41 (NW)
40/41 (NE)
City of St. Albert
Cultivate Life
Municipal Boundary
Maximum Potential Annexation Area
Preliminary Negotiated Annexation Area
Future Regional Road (conceptual)
0 0.25 0.5 1 1.5 2 km



We're listening...

The purpose of today's open house is to provide you information about the City's proposed annexation, respond to your questions, and gather your written comments.

A summary of all comments received will be included in a report prepared by the City to the Municipal Government Board (MGB). Note that no personal information will be included within the summary. The MGB is the quasi-judicial board that will review the annexation application and provide a recommendation to the Province.

Name: _____

Mailing Address: _____

Legal description of mines and/or minerals (if known): _____

Telephone: _____ Email: _____

☐ Yes, I would like to receive email updates about the proposed annexation.

1. **After reviewing today's displays and speaking with our staff, do you have specific questions about the proposed annexation?**

2. **Do you have any specific needs or concerns that we should keep in mind if and when the land transitions between jurisdictions?**

3. **Do you have any other comments about the City of St. Albert's proposed annexation?**

4. **I found today's meeting to be:**
   ☐ Informative ☐ Fairly informative ☐ Not informative

5. **I would like the City to contact me directly to discuss the proposed annexation.**
   ☐ Yes ☐ No

6. **Are you in favour of your land being annexed to the City of St. Albert?**
   (Please check one and explain your reasons in the space below.)
   ☐ Yes ☐ No ☐ Uncertain

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Name: _____

Mailing Address: _____

If a County landowner outside the annexation area, legal description of land (if known): _____

Telephone: _____ Email: _____

☐ Yes, I would like to receive email updates about the proposed annexation.

1. **After reviewing today's displays and speaking with our staff, do you have specific questions about the proposed annexation?**

2. **Are you in favour of the City of St. Albert's proposed annexation? (Please check one and explain your reasons in the space below.)**

   ☐ Yes ☐ No ☐ Uncertain

3. **Do you have any other comments about the City of St. Albert's proposed annexation?**

4. **I found today's meeting to be:**

☐ Informative ☐ Fairly informative ☐ Not informative

5. **I would like the City to contact me directly to discuss the proposed annexation.**

☐ Yes ☐ No

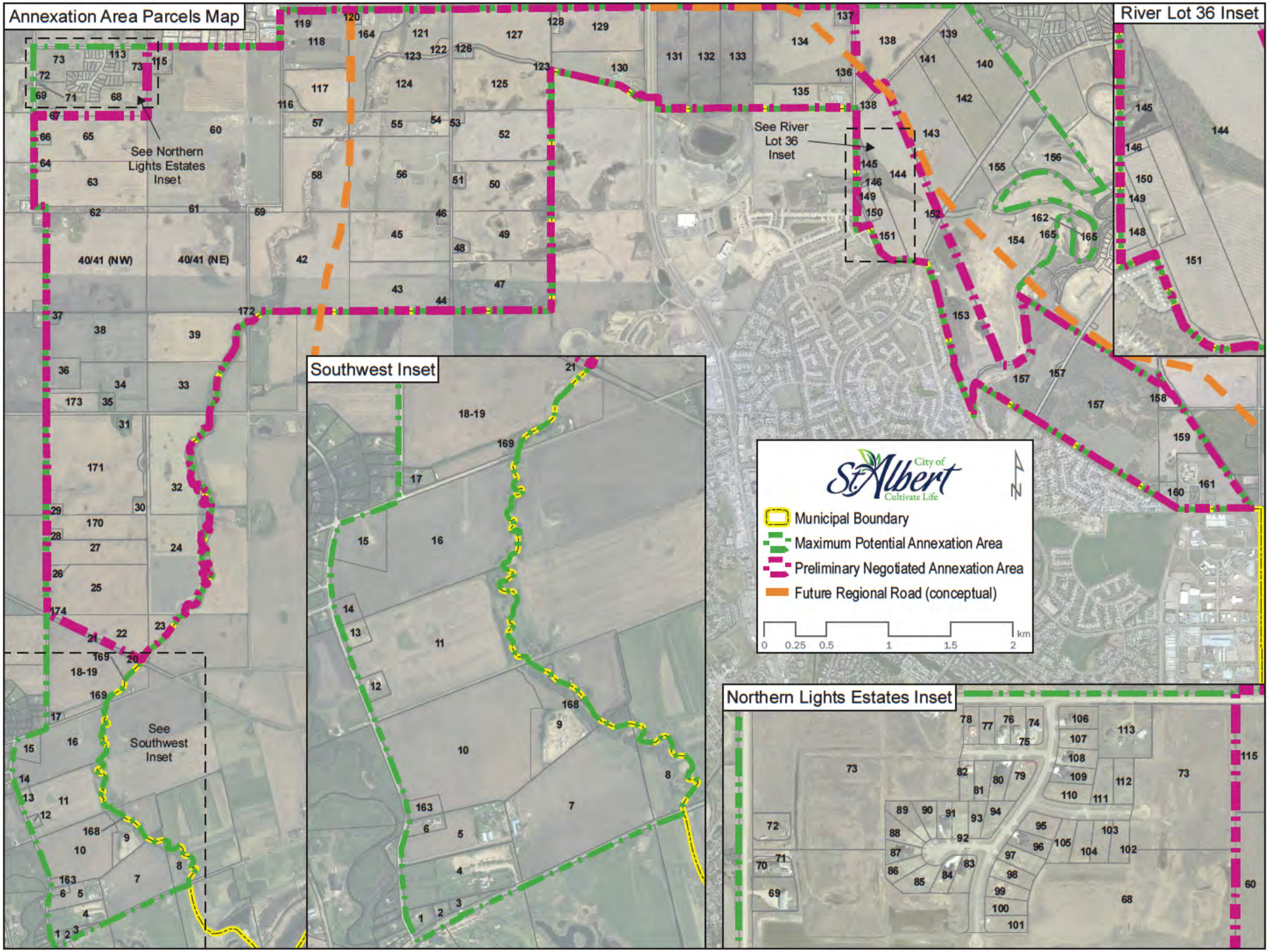
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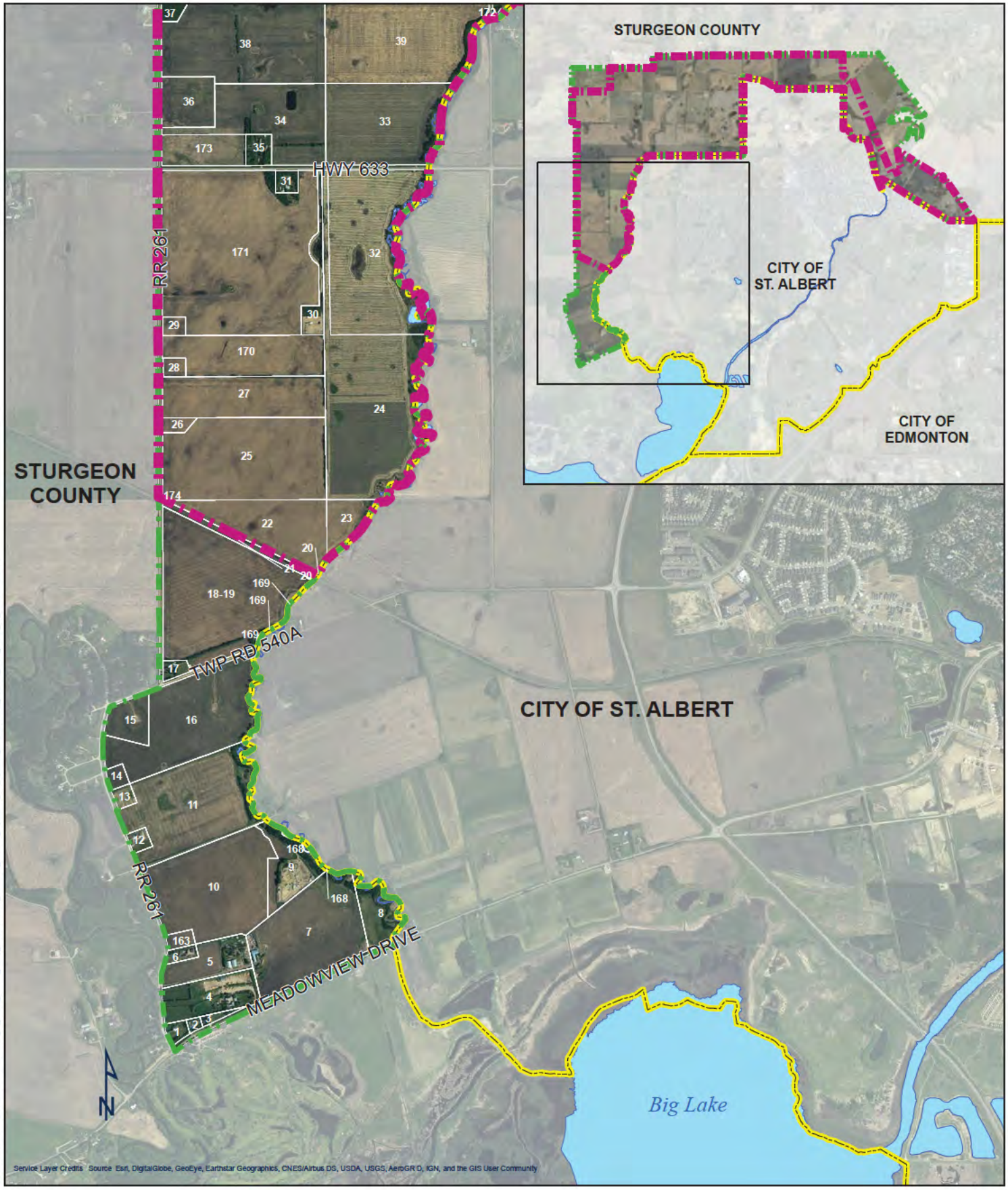
City of St. Albert
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Senior Planner (Annexation), Planning Branch
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St. Albert, AB T8N 3Z9

Email: vdodge@stalbert.ca
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Thank you for your attendance and participation.

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Annexation Area Parcels Map
River Lot 36 Inset
Southwest Inset
Northern Lights Estates Inset
See Northern Lights Estates Inset
See River Lot 36 Inset
See Southwest Inset
40/41 (NW)
40/41 (NE)
City of St. Albert
Cultivate Life
Municipal Boundary
Maximum Potential Annexation Area
Preliminary Negotiated Annexation Area
Future Regional Road (conceptual)
0 0.25 0.5 1 1.5 2 km



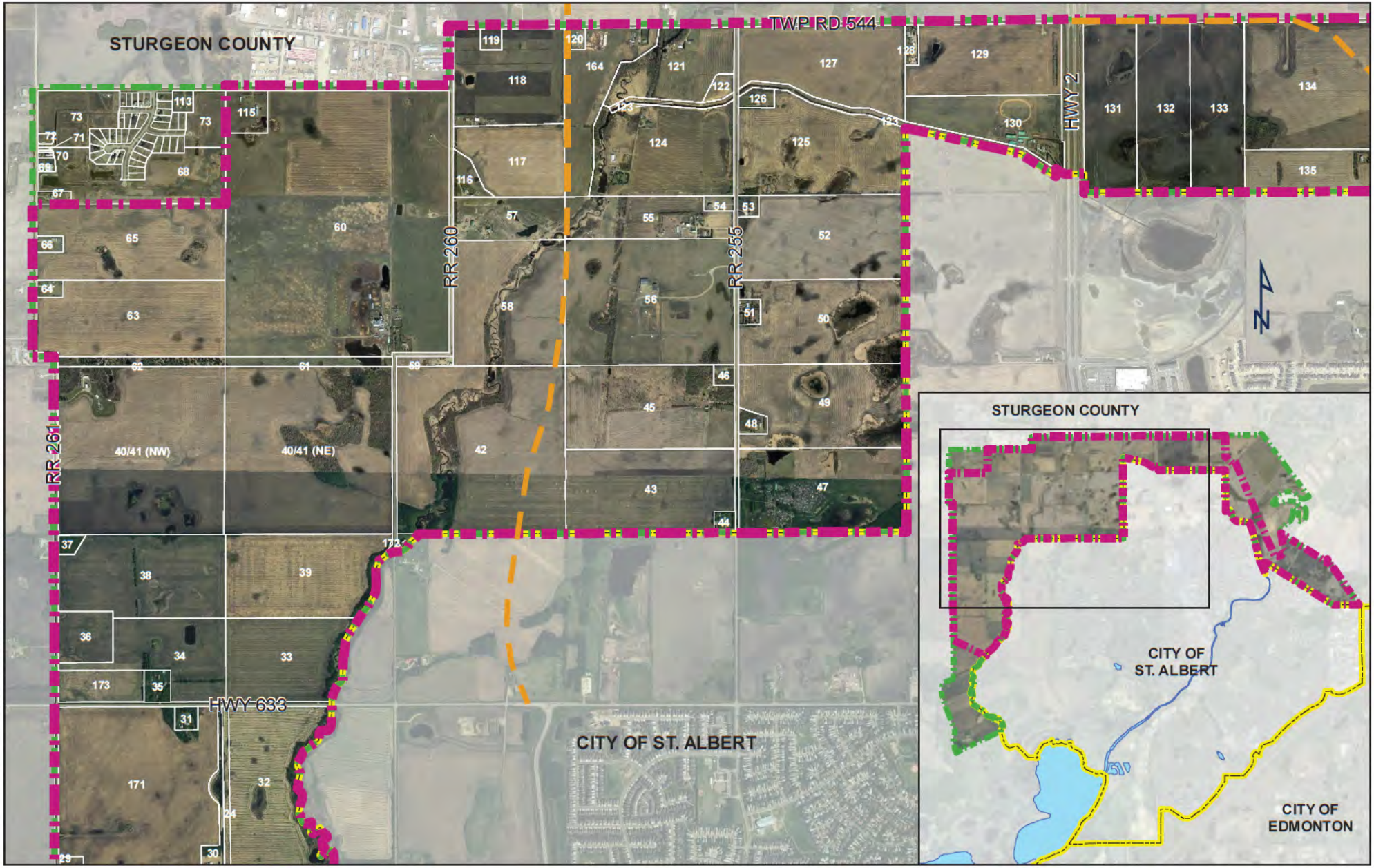
Municipal Boundary

Preliminary Negotiated Annexation Area

Maximum Potential Annexation Area

0 0.1 0.2 0.4 0.6 0.8 km

3TM114-83 1:25,000



Maximum Potential Annexation Area

Preliminary Negotiated Annexation Area

Future Regional Road (conceptual)

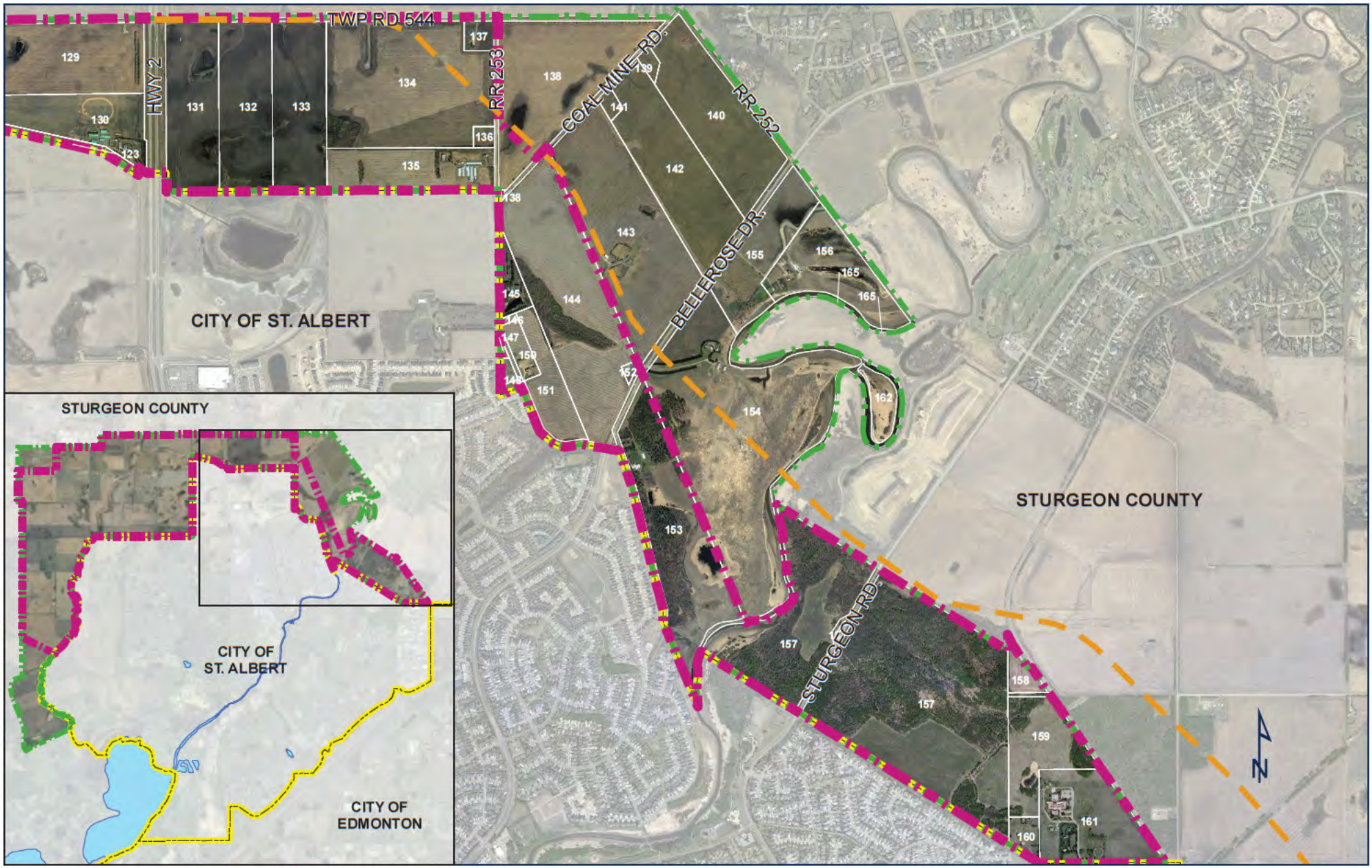
City of St. Albert Cultivate Life

0 0.1 0.2 0.4 0.6 0.8 km

3TM114-83 1:25,000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 2019-11-12 Document: J:\151\00\151167_St_Albert_Growth_Study_Annexation\02_CADD\25_GIS\251_Figures\11_Engagement_Events\Round_2\151167_GMS_PNAA_03_Northwest.mxd



Preliminary Negotiated Annexation Area

Maximum Potential Annexation Area

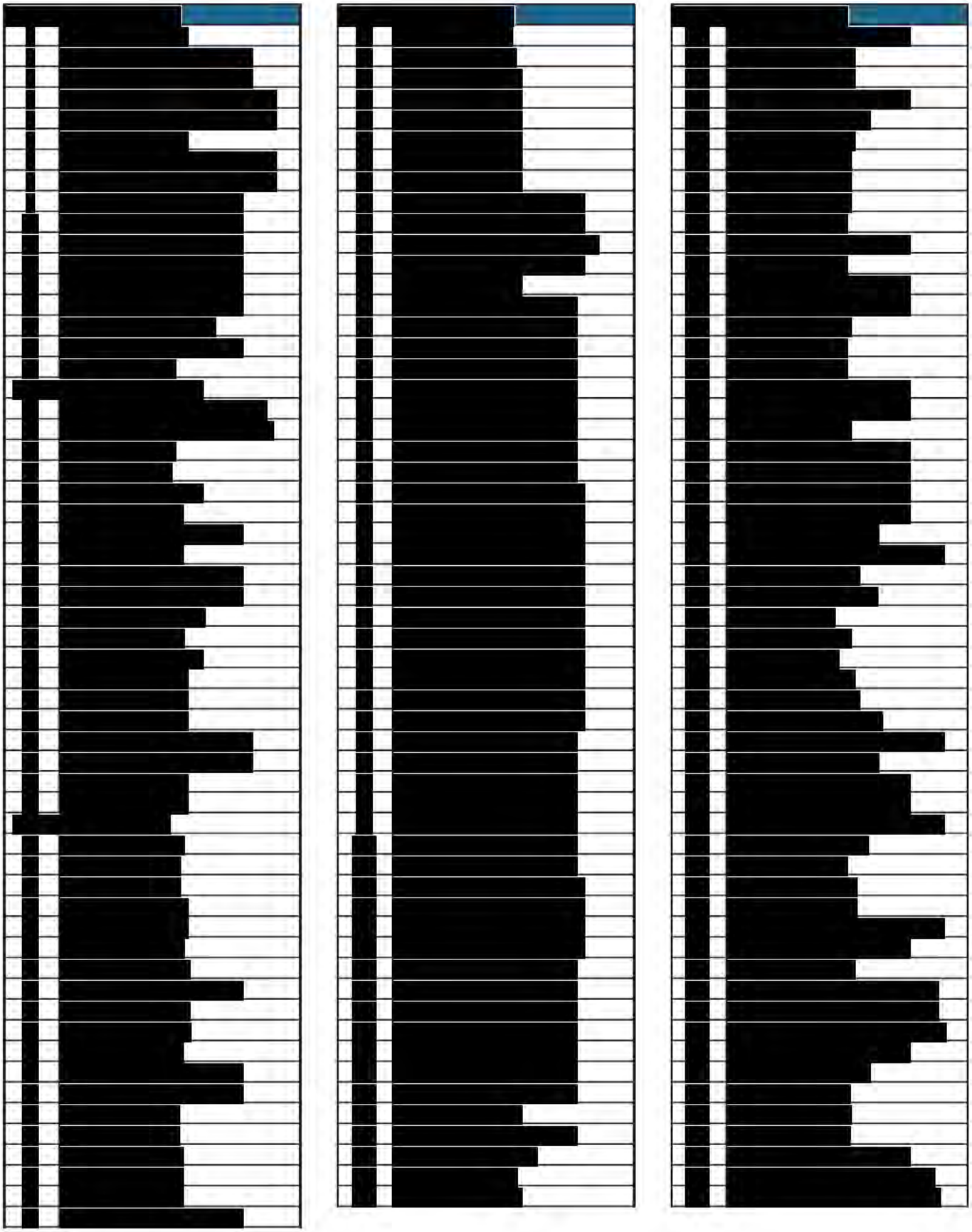
Future Regional Road (conceptual)

0 0.1 0.2 0.4 0.6 0.8 km

3TM114-83 1:25,000

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Date: 2019-11-12 Document: J:\151\00151167_St_Albert_Growth_Study_Annexation\02_CADD\25_GIS\251_Figures\11_Engagement_Events\Round_2\45167_GMS_PNAA_04_Northeast.mxd



CITY OF ST. ALBERT AND STURGEON COUNTY ANNEXATION

Frequently Asked Questions | November 2019

What is annexation?

Annexation is the process in which there is a change in municipal jurisdiction, transferring land from one municipality to another. In this annexation process, it is about land currently governed by Sturgeon County being transferred to the jurisdiction of the City of St. Albert. This process will not change the ownership of the land.

Is annexation the same as expropriation?

No — annexation involves the transfer of lands from one municipal jurisdiction to another. It does not involve a municipality acquiring private lands, as is the case with expropriation.

Who makes the decision about the annexation?

Annexation is a provincially regulated process, with the Municipal Government Board recommending the final decision to the Government of Alberta. Sturgeon County and St. Albert are working together to ensure the annexation addresses the concerns of each municipality and their residents. This collaborative process is being used to help ensure a positive outcome for all who are impacted.

What is the Municipal Government Board (MGB)?

The MGB is an impartial and independent board established by provincial legislation to consider matters such as annexations. For annexations, the MGB prepares a report with a recommendation that is forwarded to the minister of Municipal Affairs, and then to the lieutenant-governor, who will make the final decision.

Why is this annexation occurring?

Both the City of St. Albert and Sturgeon County are facing growth pressures. Within the last couple of years, Councils agreed that the City is in a better situation to address future urban style (higher density) development, while the County is best suited to address rural style (lower density) development, within the sub-region.

Embarking on an annexation process now enables sustainable long-term community planning as well as planning certainty for residents, municipalities, developers and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan. The annexation provides enough land for the City's long-term residential growth needs and non-residential growth aspirations.

What is the process?

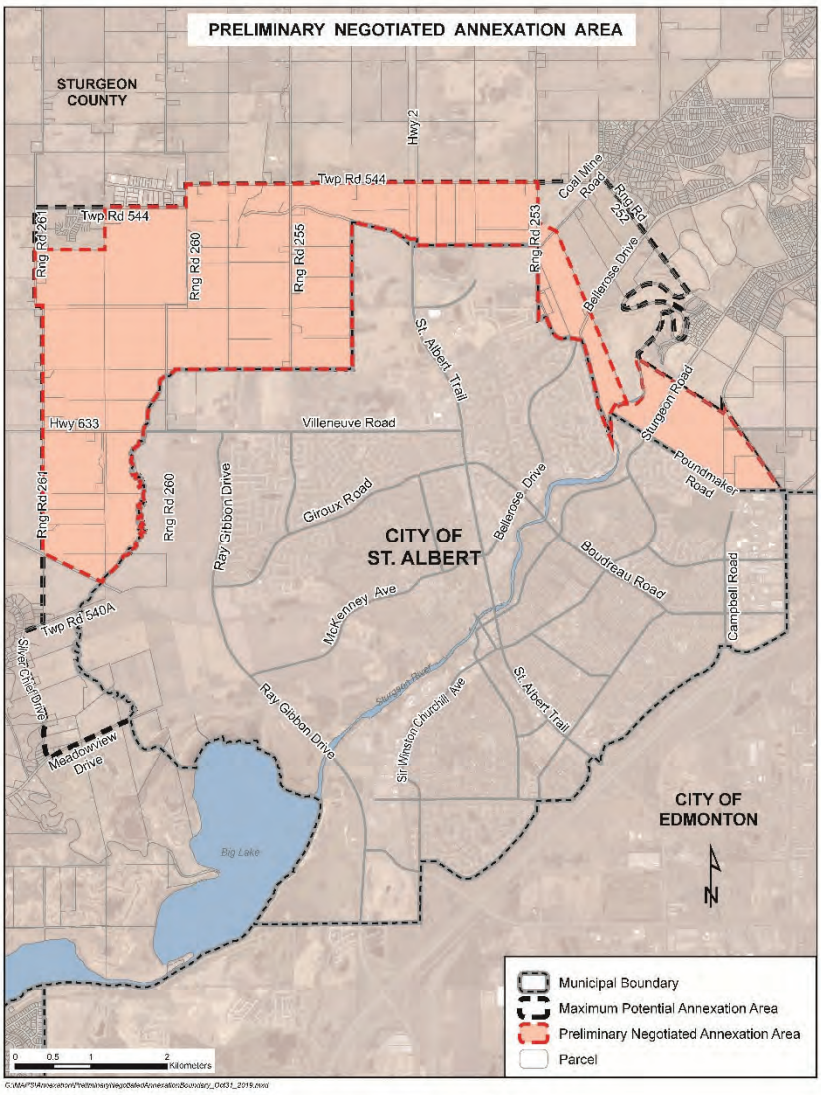
Annexation is a process legislated by the provincial government through the Municipal Government Act. A summary of the process for this annexation is presented in the graphic below. A detailed flow chart of the legislated process from Alberta Municipal Affairs is available at:

http://www.municipalaffairs.alberta.ca/documents/mgb/MGB_Annexation_Overview.pdf



Where are we in the process?

In June 2017, the City of St. Albert submitted a 'Notice of Intent to Annex' to the Municipal Government Board and Sturgeon County. The City has since conducted background research, held its first round of engagement with the public and landowners, and undertaken technical analysis to arrive at a recommended annexation area. Meanwhile, the City of St. Albert and Sturgeon County are meeting regularly to negotiate the annexation proposal in good faith. Additional rounds of public and landowner engagement will be scheduled at key points throughout the balance of the project.



Who is negotiating on behalf of each municipality?

The Memorandum of Agreement (MOA) set out a framework by which each Council appointed members to a Negotiating Committee that meets to discuss the annexation proposal in good faith.

How long will annexation take?

Several factors will influence the timeline, as all annexations must follow a process as set out by the Municipal Government Act. At the very least, it is anticipated to take approximately three years to complete the work required for the final submission to the Municipal Government Board and for the Board to render its decision. It is estimated that an annexation process generally takes between three and five years.

How much land is being considered for annexation?

The City of St. Albert and Sturgeon County jointly determined a Maximum Potential Annexation Area. Recently the two municipalities negotiated a reduced area for the preliminary annexation boundary. The total size of the Preliminary Negotiated Annexation Area is approximately 1,683 ha (4,159 ac).

I am a resident of St. Albert. What does this mean to me?

St. Albert is a growing community. The proposed annexation will provide additional land for the City for future residential, commercial and industrial development, which will also contribute to St. Albert's tax base.

I am a resident of Sturgeon County and I live in or own land in the annexation area. What does this mean for me?

If you live in or own property within the Preliminary Negotiated Annexation Area, it is possible that your land may change jurisdiction from Sturgeon County to the City of St. Albert. This means your lands will be governed by the City, future servicing will be provided by the City, and your taxes will be payable to the City. Further details regarding municipal services will be discussed through the annexation process; however, it is anticipated that residents will continue to receive the same level of service currently provided to them by Sturgeon County, should their lands become part of St. Albert.

How can I participate in the process?

The City of St. Albert is committed to providing numerous opportunities for residents and stakeholders to be fully informed. Future open houses will be scheduled as the process advances. The City's webpage has been set up to share information, provide updates on opportunities to provide feedback, and ask questions: stalbert.ca/annexation.

How can I stay informed?

Updates will be posted on the City's website. Notices for upcoming open houses will be advertised in the local papers. All affected landowners will be notified by mail of upcoming open houses. You can subscribe to the electronic newsletter to receive updates by visiting the City's website at stalbert.ca/annexation.

Where can I find more information on annexations?

To learn more about annexation, you can also visit Alberta Municipal Affairs' website at http://www.municipalaffairs.alberta.ca/abc_MGB_annexations

Who do I contact for additional information?

Vicki K. Dodge
Senior Planner (Annexation)
City of St. Albert
vdodge@stalbert.ca
780-459-1769

Welcome to the St. Albert Annexation Open House

Please sign in at the registration desk

Annexation Process



Technical Studies

What is an Annexation Growth Management Study (GMS)?

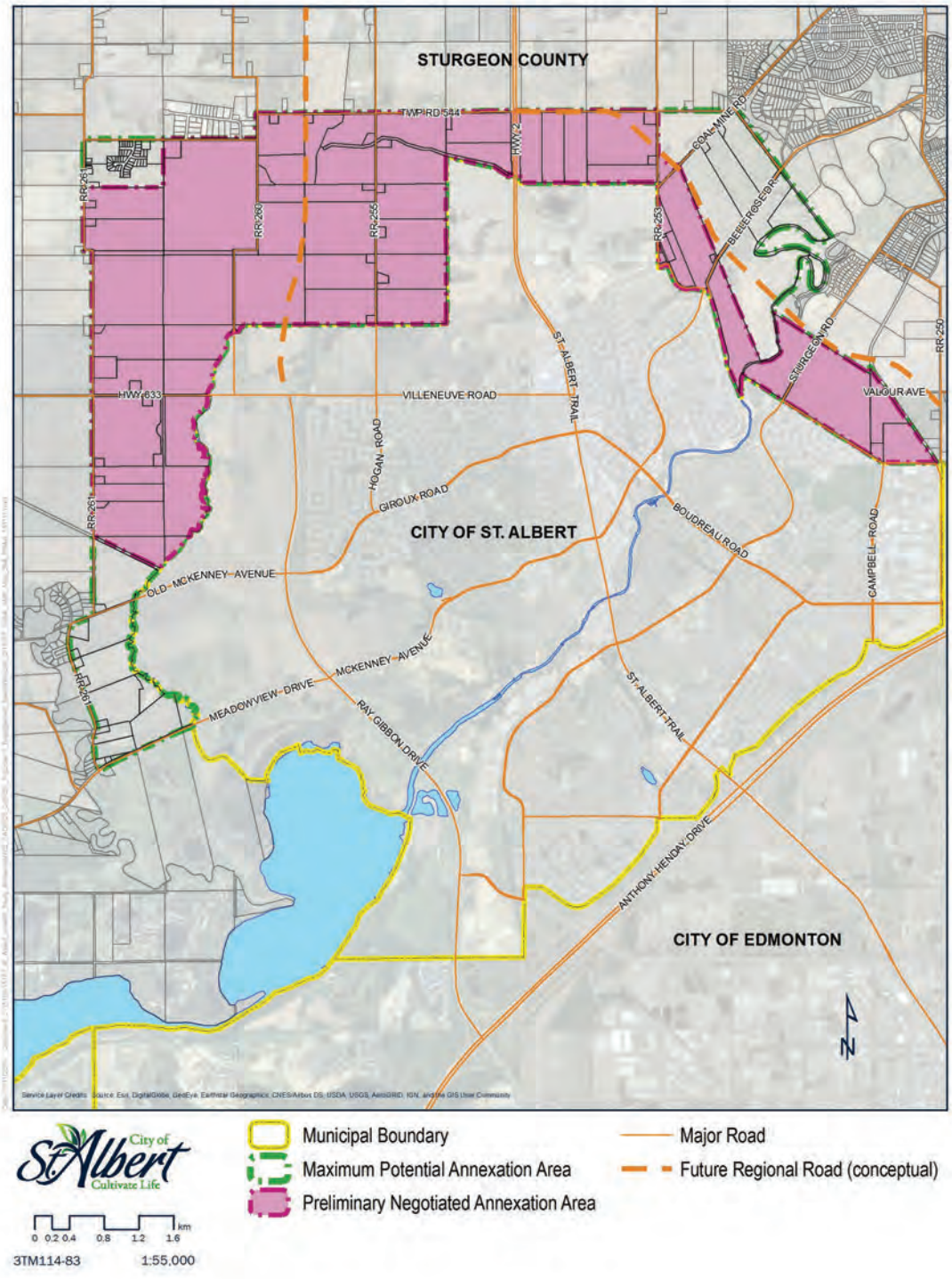
For the purpose of annexation, a Growth Management Study (GMS):

- Projects a municipality's future growth to a defined time horizon;
- Estimates how much land is required to accommodate that future growth (both inside and outside the municipality's current boundary);
- Recommend the best directions in which to grow; and
- Informs an investigation into the financial implications of this future growth.

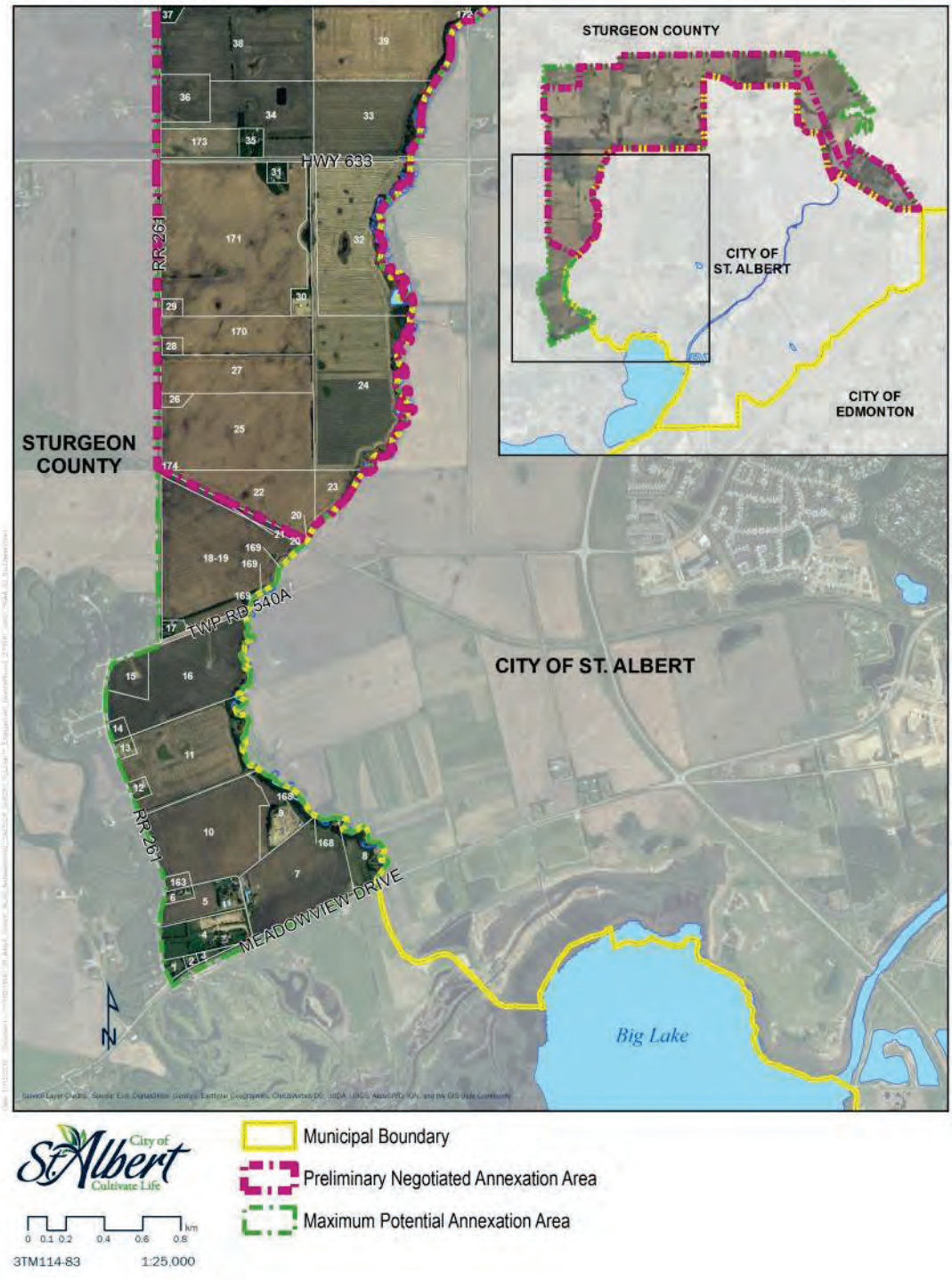
Currently in the finalization stage, St. Albert's Annexation GMS has been prepared based upon the following inputs:

- Edmonton Metropolitan Region Growth Plan;
- Community Land Needs Assessment;
- Transportation Study;
- Infrastructure Servicing Study;
- Ecological Assessment;
- Agricultural Impact Assessment; and
- Historical Resources Study.

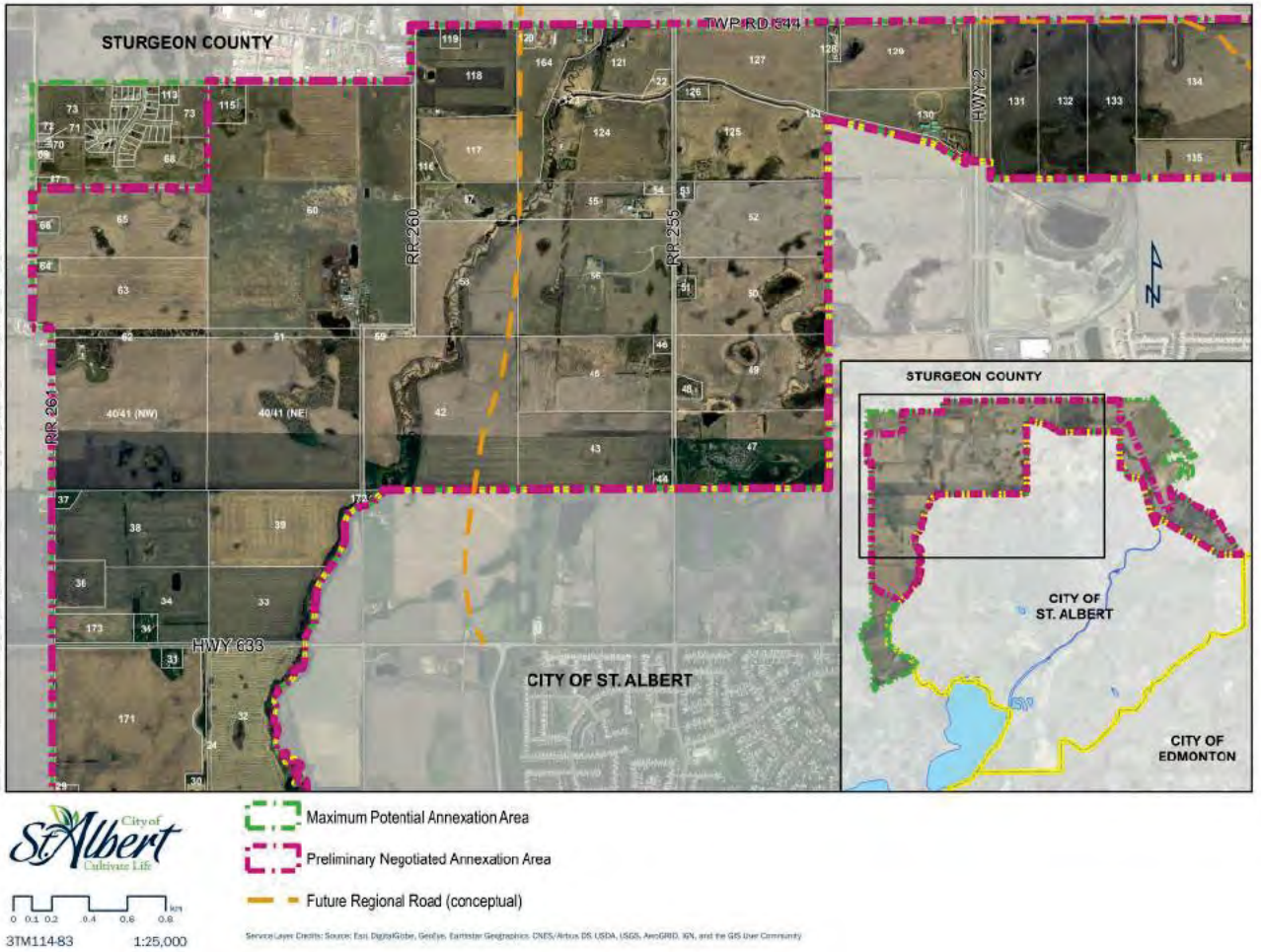
Preliminary Negotiated Annexation Area



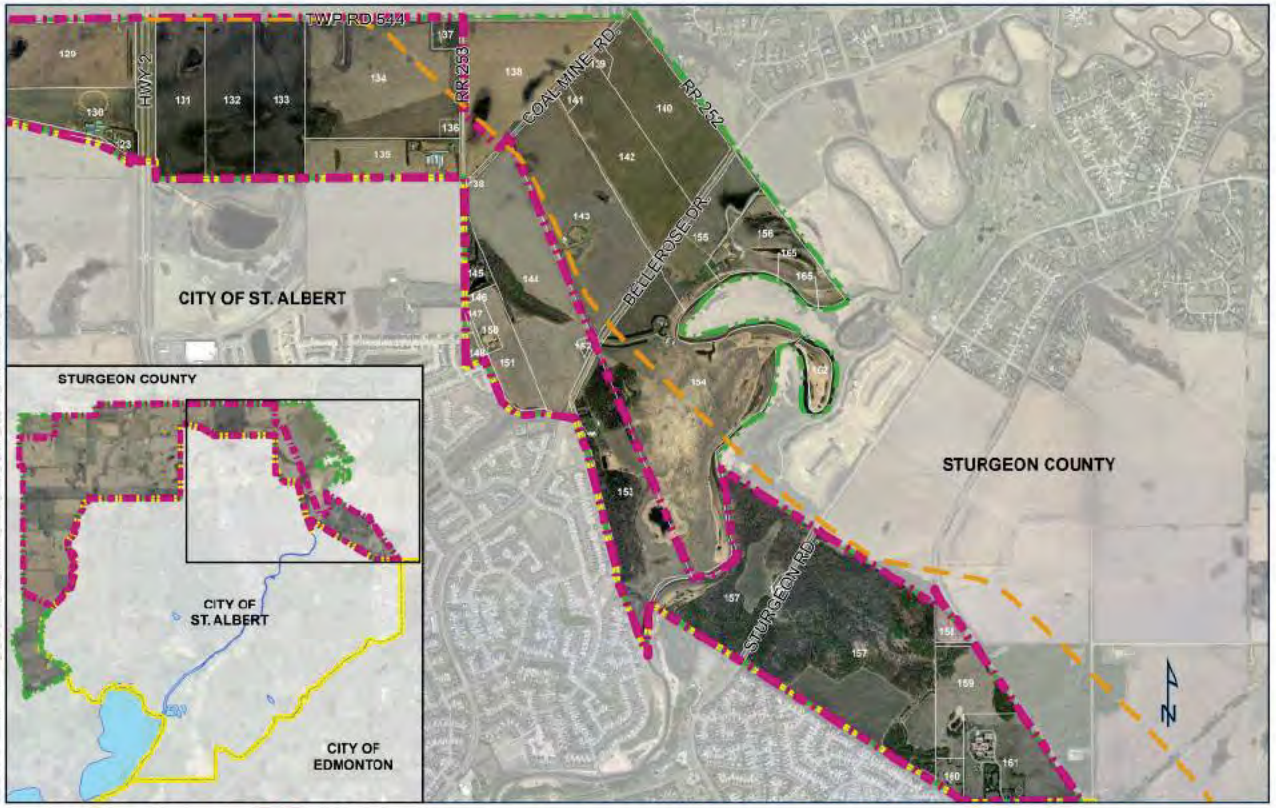
Preliminary Negotiated Annexation Area—Southwest



Preliminary Negotiated Annexation Area—Northwest



Preliminary Negotiated Annexation Area—Northeast



Technical Studies

What is an Annexation Financial Impact Assessment (FIA)?

For the purpose of annexation, a Financial Impact Assessment (FIA) determines the financial impacts associated with growth within an urban municipality's current boundary and recommended annexation area.

Informed by the Annexation GMS, the FIA includes forecasted costs, recoveries, assessment, tax impacts, and debt impacts associated with the combined area of the current municipality and the recommended annexation area:

- Forecasted costs;
- Forecasted recoveries;
- Forecasted assessment;
- Forecasted tax impacts; and
- Forecasted debt impacts.

The Annexation FIA is currently under preparation.

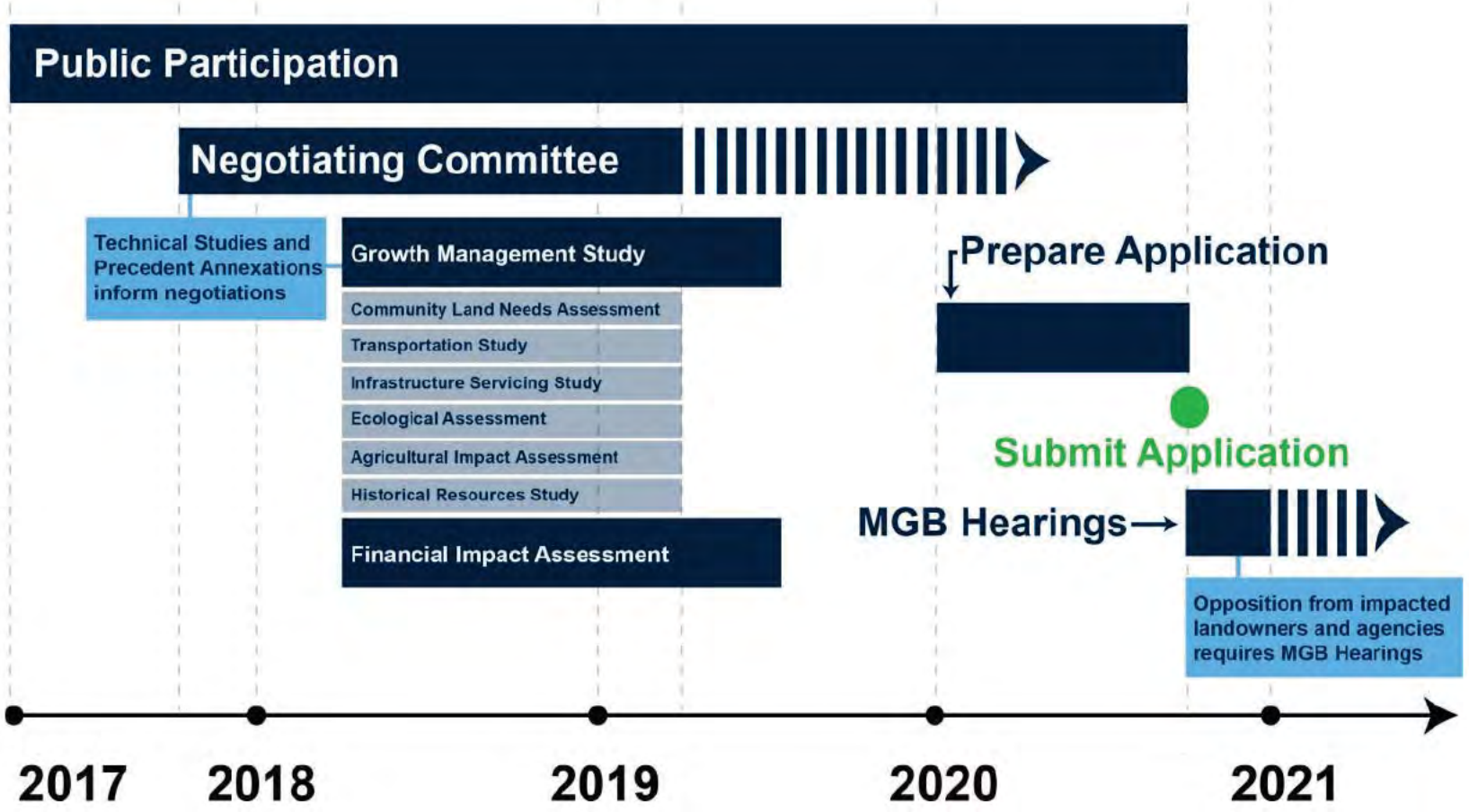
What happens after annexation?

ATV Use	Employ the existing rules on private lands and public roadways (rural roadways) until urban development has occurred.
Business Licensing	Require business licenses with fee waiver/discounts for a period of five (5) years post-annexation. Farming operations are exempt from business licensing requirements.
Controlled Burning	Employ the existing rules until land development has occurred.
Weed Control	Apply the Integrated Pest Management Plan to all lands within the City's expanded boundary.

What happens after annexation?

Garbage Collection	Curbside collection will be offered to urban developed areas. Until rural areas are developed, residents may use the Roseridge Landfill or the Mike Mitchell Recycling Depot.
Fire Pits	Employ the existing rules on private lands until urban development has occurred.
Road Mowing	Employ existing standards on public roadways (rural roadways) until urban development has occurred.
Road Plowing	Employ existing standards on public roadways (rural roadways) until urban development has occurred.

Next Steps


Public Participation
Negotiating Committee
Technical Studies and Precedent Annexations inform negotiations
Growth Management Study
Community Land Needs Assessment
Transportation Study
Infrastructure Servicing Study
Ecological Assessment
Agricultural Impact Assessment
Historical Resources Study
Financial Impact Assessment
Prepare Application
Submit Application
MGB Hearings
Opposition from impacted landowners and agencies requires MGB Hearings
2017
2018
2019
2020
2021

Participation and Additional Information

How can I participate in the process?

The City of St. Albert is committed to providing numerous opportunities for residents and stakeholders to be fully informed. Future open houses will be scheduled as the process advances. The City's webpage has been set up to share information, provide updates on opportunities to provide feedback, and ask questions: **stalbert.ca/annexation.**

How can I stay informed?

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Who do I contact for additional information?

Vicki K. Dodge
Senior Planner (Annexation)
City of St. Albert
vdodge@stalbert.ca
780-459-1769

PAGES 1111 THROUGH 1124 HAVE BEEN REMOVED TO PROTECT PRIVACY

APPENDIX
2020 Virtual Engagement Events Content

P.7

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City of St. Albert
@CityofStAlbert

Starting on OCT 20, we invite you to take part in several public participation opportunities to learn about the annexation negotiation outcomes between the City and Sturgeon County. Details: ow.ly/5nTK50BI9ko.



7:30 PM · Oct 6, 2020 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

The City is providing informational opportunities for the public to learn about the annexation process outcomes negotiated with Sturgeon County. A virtual information session and several town hall meetings start on OCT 20. Details: ow.ly/PTe850BI9Kn



11:01 AM · Oct 10, 2020 · Hootsuite Inc.

Sturgeon County
@SturgeonFYI

What would you like to know about the annexation agreement between @CityofStAlbert and Sturgeon County? Attend one of three virtual town hall meetings for a presentation and live question-and-answer period - bit.ly/346E2Uu #SturgeonCounty



11:13 AM · Oct 16, 2020 · Sprout Social

City of St. Albert
@CityofStAlbert

From OCT 20-23, we invite you to take part in a virtual information session to learn more about the annexation negotiation outcomes between the City and Sturgeon County. Move virtually through a 24-hour digitally rendered meeting room. Details: ow.ly/T44i50BIaNT



1:02 PM · Oct 16, 2020 · Hootsuite Inc.

City of St. Albert
@CityofStAlbert

Attend one of three virtual town hall meetings set to take place on October 20, 21 and 22 to learn more about the annexation negotiation outcomes reached between the City and Sturgeon County. Submit questions and hear real-time responses. Details: ow.ly/l34q50BIaSt



7:01 PM · Oct 19, 2020 · Hootsuite Inc.

Sturgeon County
@SturgeonFYI

Questions about the annexation agreement between St. Albert and Sturgeon County? From October 20 – 23, @cityofstalbert is hosting an online meeting room with display boards and the opportunity to ask questions via chat - bit.ly/37mrESc



10:45 AM · Oct 20, 2020 · Sprout Social

Planning and Development
Phone: 780-459-1642
Fax: 780-458-1974

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: B.1.3.4 #D01

October 2, 2020

Attention: Registered Owner or Resident

Re: Invitation to Final Participation Events and Request for Consent

Invitation to Attend

Sturgeon County and the City of St. Albert have concluded negotiations for the proposed annexation. You are receiving this letter because you are a registered owner or resident of land(s) being considered for annexation. Please see the enclosed annexation boundary map.

The City of St. Albert would like to invite you to the final information sessions for this project. This information session builds upon the past engagement sessions held in November 2018 and November 2019, where information regarding the annexation details and process were shared. Due to the COVID-19 pandemic, all sessions will be offered electronically, or by phone, and not in person. Access links to the events by visiting www.stalbert.ca/annexation.

1. **Online Virtual Information Session**: October 20 – 23, 2020
    - move virtually through a digitally rendered meeting room and interact with display boards containing information. Questions you submit via the chat function will be compiled into topic areas, with answers to the most common questions posted on the City's website. The information session will be available 24 hours a day from October 20, 2020 to October 23, 2020.

2. **Zoom Town-Hall Meetings**: October 20 at 9am; October 21 at 6pm, October 22 at 2pm
    - attend one of three Zoom meetings to listen to a presentation followed by a live Q&A. Submit your questions to the moderator and hear real-time responses from the panel of annexation team representatives.

3. **Information by Phone**: October 20 – 23, 8am to 5pm
    - if you do not have access to high speed internet, or you are not comfortable participating in online events, please feel free to call Vicki Dodge, Senior Planner (Annexation), at 780-459-1769 with questions.

Owner Consent Request

If you are an owner (land or mines/minerals), and you are in favour of the annexation proposal, the City of St. Albert requests that you please take a few minutes to complete the enclosed Owner Consent Form, sign it and return it to the City. This request fulfills the City of St. Albert's Municipal Government Board's annexation application requirements regarding landowner consent. It is anticipated that the Municipal Government Board will hold a hearing on this annexation application. This hearing will provide additional opportunities for landowners and the public to submit input regarding the application.

The form has been pre-filled with all available details. Please review the form for accuracy, fill in any missing information, sign and return to the City. **Please return signed consent forms by Friday, October 30, 2020**. You may return the form in several ways:

1. **Online**. Fill out the online fillable consent form at www.stalbert.ca/annexation. Be sure to note your unique ID number on the consent form enclosed with this letter as you'll need it for the online form. The unique ID number ensures an accurate record regarding landowner consent associated to parcel ownership.

2. **Regular mail with Canada Post**. Please mail to the attention of Vicki Dodge, Planning Branch, City of St. Albert, 5 St. Anne Street, St. Albert, AB T8N 3Z9.

3. **Scan or photograph and email**. Please send email attachments to Vicki Dodge at vdodge@stalbert.ca, with subject line: Annexation Consent Form.

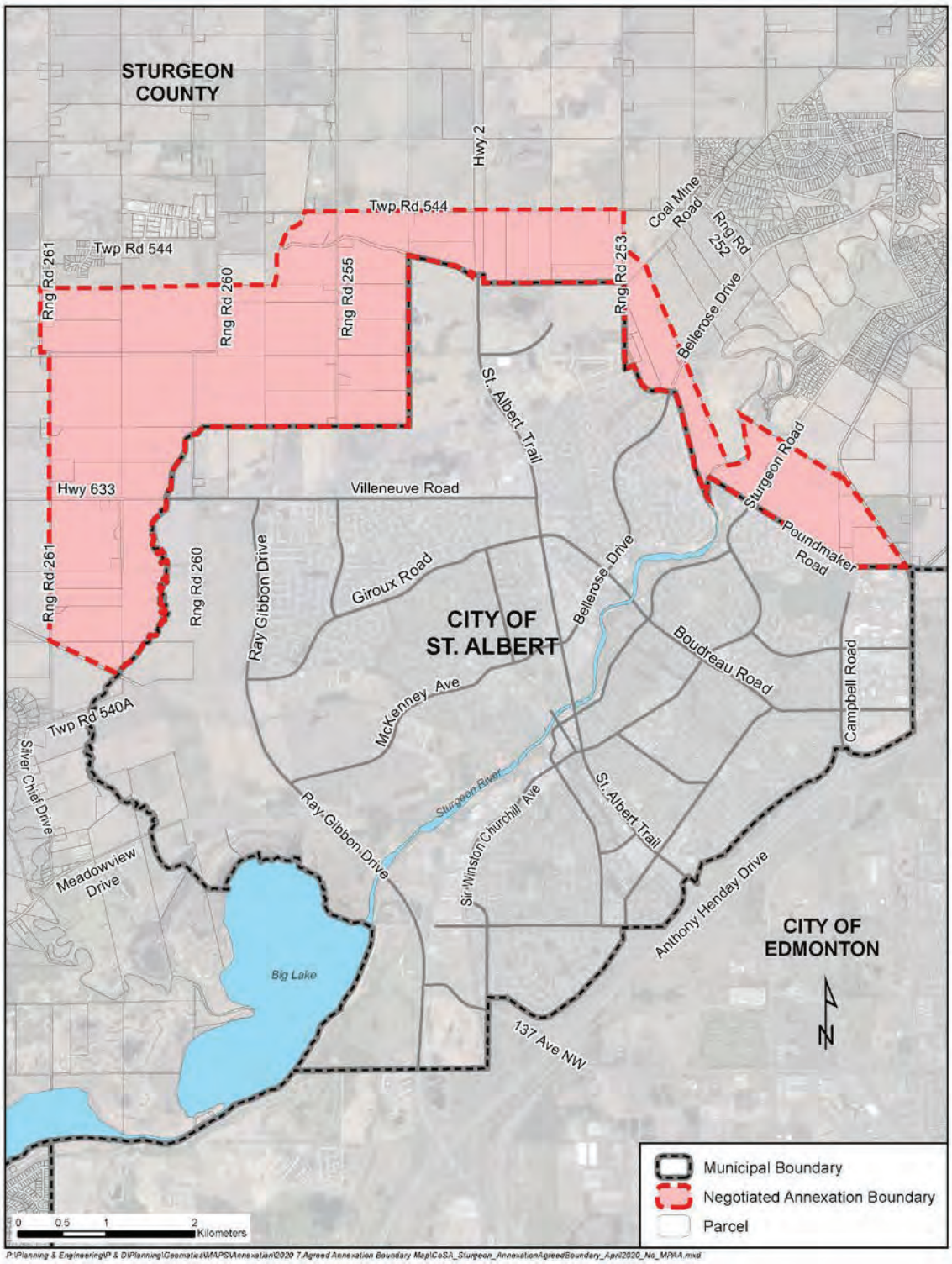
Additional information about the City of St. Albert and Sturgeon County Annexation can be found on the City's website: stalbert.ca/annexation, or call the undersigned at 780-459-1769. Residents may also contact Sturgeon County with questions through e-mail at sturgeonmail@sturgeoncounty.ca or the main switchboard at 780-939-4321.

Yours sincerely,



Vicki K. Dodge, RPP
Senior Planner (Annexation)

Enclosure: 1. Annexation Boundary Map
2. Landowner Consent Form


STURGEON COUNTY
CITY OF ST. ALBERT
CITY OF EDMONTON
Hwy 2
Twp Rd 544
Twp Rd 544
Rng Rd 261
Rng Rd 260
Rng Rd 255
Rng Rd 253
Rng Rd 252
Coal Mine Road
Bellerose Drive
St. Albert Trail
Hwy 633
Villeneuve Road
Sturgeon Road
Poundmaker Road
Rng Rd 261
Rng Rd 260
Ray Gibbon Drive
Giroux Road
Bellerose Drive
Boudreau Road
Campbell Road
McKenney Ave
Twp Rd 540A
Silver Chief Drive
Sturgeon River
Ray Gibbon Drive
Sir Winston Churchill Ave
St. Albert Trail
Meadowview Drive
Anthony Henday Drive
Big Lake
137 Ave NW
N
Municipal Boundary
Negotiated Annexation Boundary
Parcel
0 0.5 1 2
Kilometers
P:\Planning & Engineering\P & D\Planning\Geomatics\MAPS\Annexation\2020 7.Agreed Annexation Boundary MapICoSA_Sturgeon_AnnexationAgreedBoundary_April2020_No_MPAA.mxd

Unique ID Number:

Affected Landowner Annexation Consent Form

I, _____, am the owner of the following lands

(Full Name)

located within Sturgeon County as described as

_____ ("the Lands").

(Legal Land Description or Municipal Address)

I consent to the Lands being annexed into the City of St. Albert.

_____,

(Landowner Signature)

_____

(Date Signed)

The personal information requested on this form is being collected under the authority of Section 33(c) of the Freedom of Information and Protection of Privacy Act (FOIP). The information collected will be used as required for public consultation purposes regarding the City's annexation application.

Please submit your signed annexation consent form to:

City of St. Albert
Attn: Vicki K. Dodge
Senior Planner (Annexation), Planning Branch
2nd Floor, 5 St. Anne Street
St. Albert, AB T8N 3Z9
Email: vdodge@stalbert.ca
Fax: 780.458.1974

Nathalia Schwind

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: October 14, 2020 8:45 AM
To: Darren Young
Cc: Nathalia Schwind; Beth Frigo
Subject: FW: City of St. Albert Annexation: Public Participation Invitation

Follow Up Flag: Follow up
Flag Status: Flagged

This was sent to the following recipients:

Poundmaker's Lodge: brad-cardinal@poundmaker.org; libby-szarka@poundmaker.org
Treaty 6 First Nations: kcardinal@treatysix.org; lmills@treatysix.org; acardinal@treatysix.org
Metis Nation of Alberta (Region 4): regionfour@metis.org

Vicki

From: Vicki Dodge
Sent: October 14, 2020 8:42 AM
Cc: Vicki Dodge <vdodge@stalbert.ca>
Subject: City of St. Albert Annexation: Public Participation Invitation

Good morning,

As an organization that may have an interest in the City of St. Albert-Sturgeon County Annexation project, the City of St. Albert would like to invite you to attend the upcoming annexation virtual public participation events.

Due to the COVID-19 pandemic, the City has elected to offer the events virtually. These events represent the last formal public participation opportunity being hosted by the City of St. Albert before it submits it annexation application to the Municipal Government Board in early December of this year.

The City is hosting two options:

1. Virtual Information Session
   - Move virtually through a 24-hour digitally rendered meeting room and interact with informational display boards. Questions you submit via the chat function will be complied into topic areas, with answers to the most common questions posted on the City's website.
   - www.stalbertannexinfo.ca

2. Virtual Town Hall Meetings
   - Attend one of three virtual town hall meetings for a presentation and live question-and-answer period. Submit your questions to the moderator and hear real-time responses from the panel of annexation team representatives.
     - October 20 at 9 a.m.
       https://zoom.us/j/94969974985
     - October 21 at 6 p.m.
       https://zoom.us/j/93387945666
     - October 22 at 2 p.m.
       https://zoom.us/j/96401022392

Alternatively, if you do not have access to high speed internet, or prefer to speak with someone on the phone, please contact me directly if you have any questions. For more information on the annexation project, please visit www.stalbert.ca/annexation.

Regards,

Vicki K. Dodge, RPP
Senior Planner (Annexation), Planning Branch
Infrastructure and Development Services Division
P: 780-459-1769 | F: 780-458-1974
City of St. Albert | 2nd Floor, 5 St. Anne Street | St. Albert, AB | T8N 3Z9
vdodge@stalbert.ca | www.stalbert.ca |



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The Free Press, October 14, 2020 Ad



Annexation Info Session & Town Hall

The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiated annexation agreement was approved by each municipality's Council in September 2020.

The following upcoming public participation opportunities are available to learn about the negotiation process outcomes:

- **Virtual Information Session** | October 20 – 23, 2020
- **Virtual Town Hall Meetings** | October 20 at 9 a.m. | October 21 at 6 p.m. | October 22 at 2 p.m.
- **Information by Phone** | October 20 – 23 from 8 a.m. to 5 p.m.

To take part and to learn more, visit stalbert.ca/annexation.

St. Albert Gazette, October 1, 2020 Ad

HAVE YOUR SAY

ANNEXATION INFORMATION SESSION & TOWN HALL

The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiated annexation agreement was approved by each municipality's Council in **September 2020**.

The following upcoming public participation opportunities are available to learn about the negotiation process outcomes:

- Virtual Information Session
  - **October 20 – 23**
- Virtual Town Hall Meetings
  - **October 20 at 9 a.m.**
  - **October 21 at 6 p.m.**
  - **October 22 at 2 p.m.**
- Information by Phone
  - **October 20 – 23 from 8 a.m. to 5 p.m.**

To take part and to learn more, visit **stalbert.ca/annexation**.

St. Albert Gazette, October 7, 2020 Ad

HAVE YOUR SAY

ANNEXATION INFORMATION SESSION & TOWN HALL

The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiated annexation agreement was approved by each municipality's Council in **September 2020**. The following upcoming public participation opportunities are available to learn about the negotiation process outcomes:

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  - **October 20 at 9 a.m.**
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  - **October 22 at 2 p.m.**
- Information by Phone
  - **October 20 – 23 from 8 a.m. to 5 p.m.**

To take part and to learn more, visit **stalbert.ca/annexation**.

St. Albert Gazette, October 14, 2020 Ad

HAVE YOUR SAY

ANNEXATION INFORMATION SESSION & TOWN HALL

The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiated annexation agreement was approved by each municipality's Council in **September 2020**. The following upcoming public participation opportunities are available to learn about the negotiation process outcomes:

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- Virtual Town Hall Meetings
  - **October 21 at 6 p.m.**
  - **October 22 at 2 p.m.**

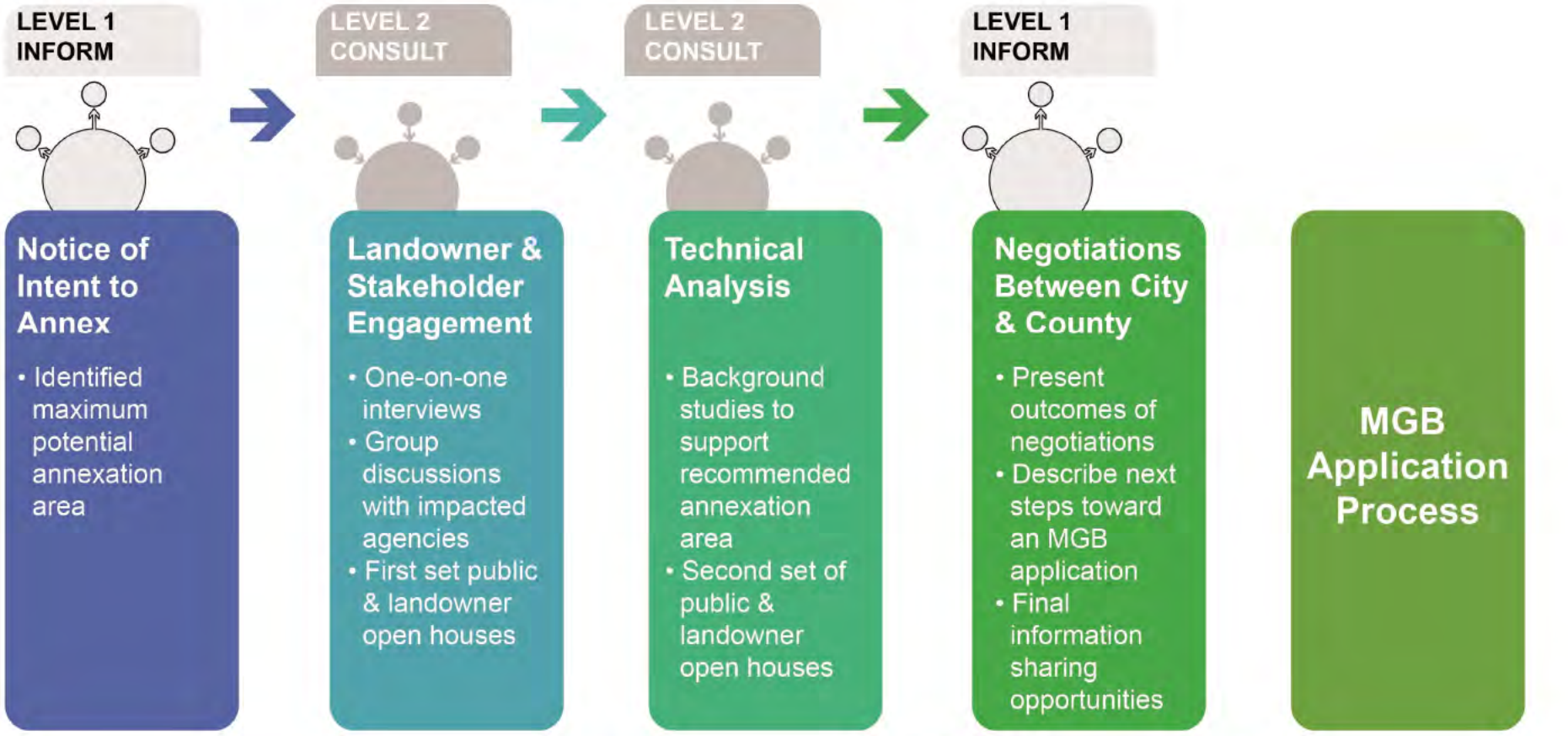
To take part and to learn more, visit **stalbert.ca/annexation**.

NEW PARK DEVELOPMENT

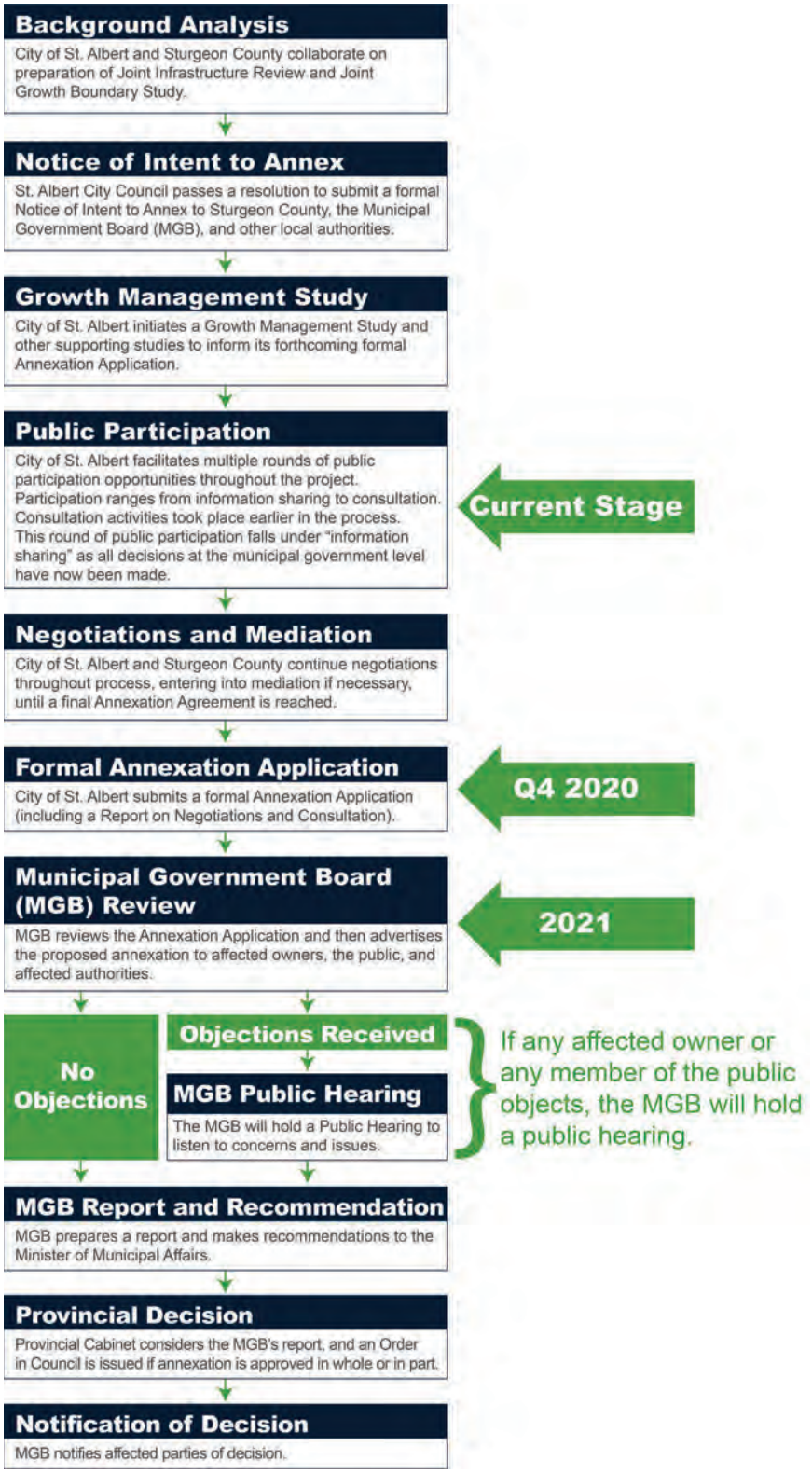
The City of St. Albert is developing a new park – Kingsmeade Park – in the Kingswood neighbourhood to increase recreation opportunities for all residents.

Welcome to the City of St. Albert — Sturgeon County Annexation Virtual Information Session

Project and Timeline Overview



Annexation Process



Negotiation Process Summary

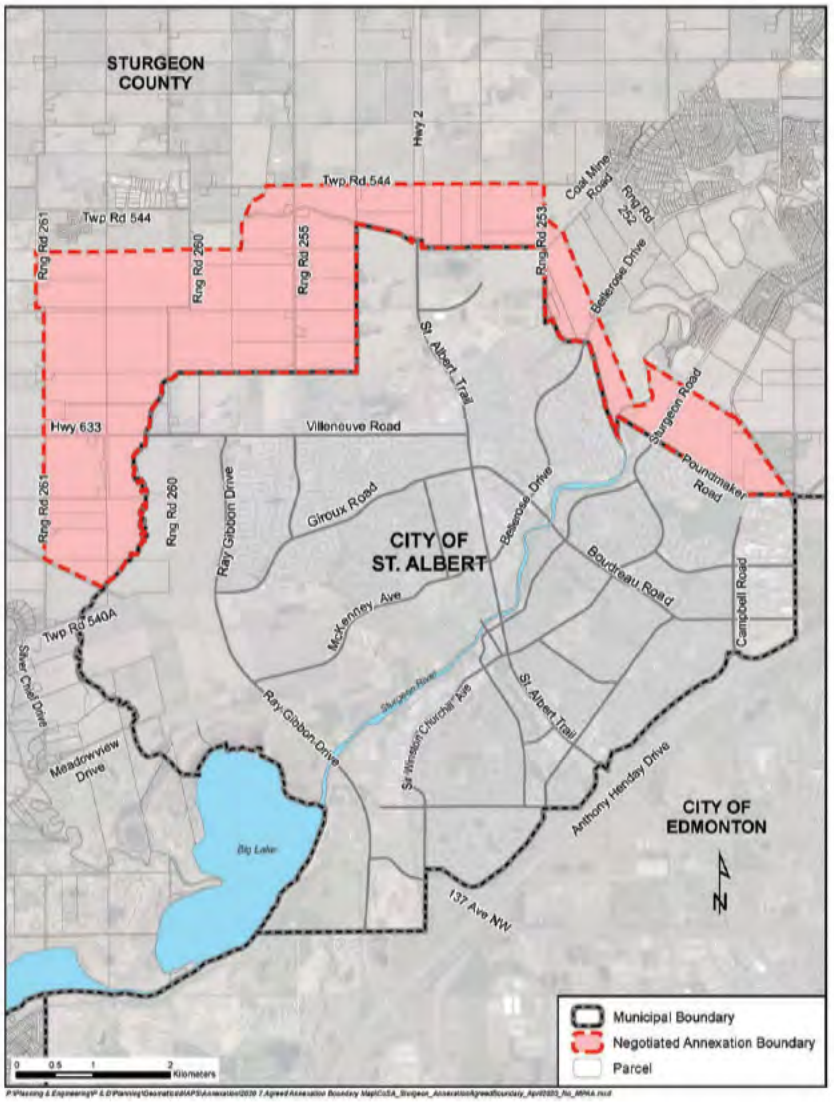
- Annexation Negotiating Sub-Committee (ANC) is responsible for negotiations per requirements of the Municipal Government Act (MGA).
- ANC met regularly between 2018 and 2020, and was committed to collaboration and addressing public input within the Annexation Agreement.
- The Annexation Agreement reflects a commitment to ease the transition of Sturgeon County residents into the City of St. Albert.

Key Negotiated Agreement Outcomes

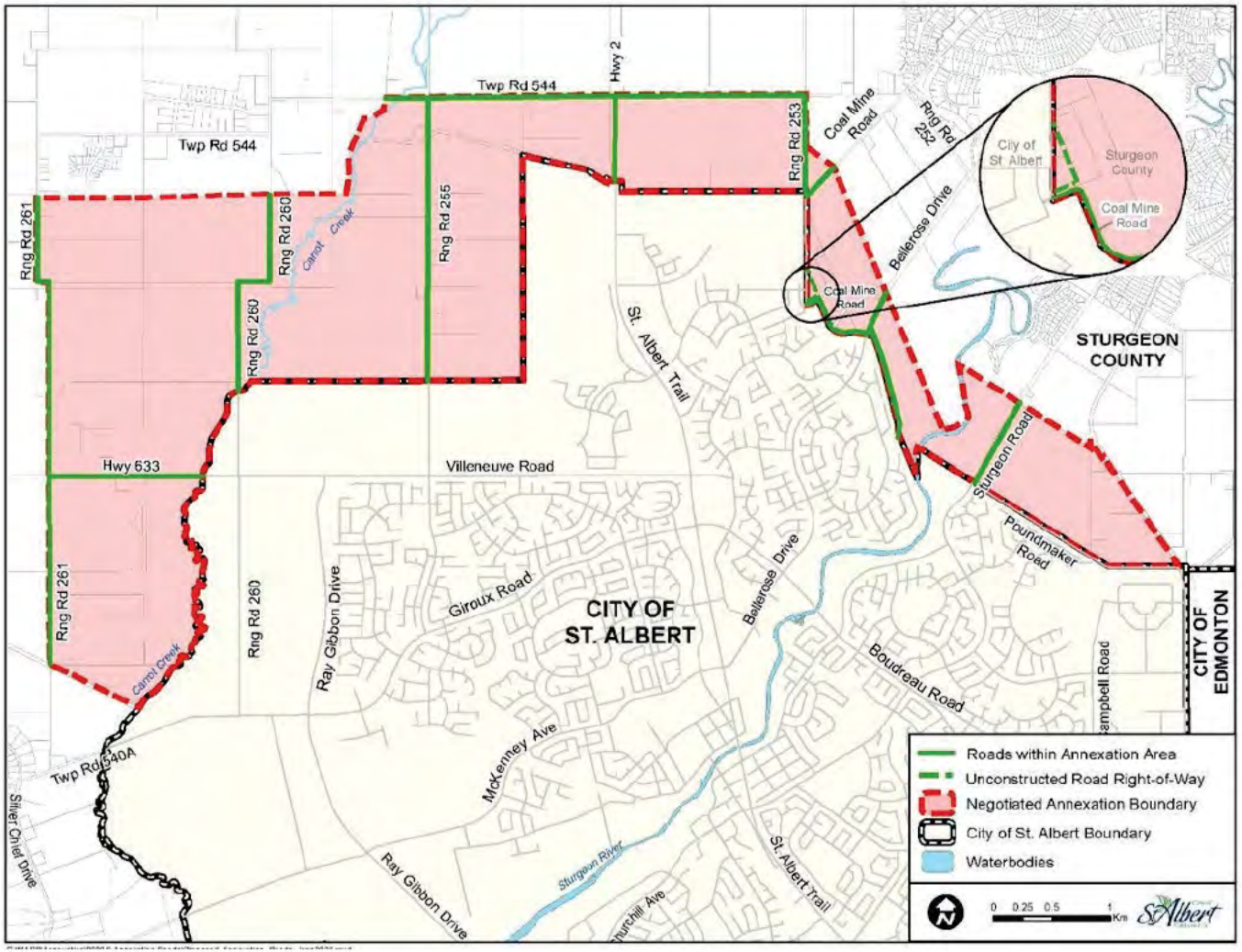
1. Annexation boundary
2. Roads jurisdiction
3. City tax activation
4. Compensation to Sturgeon County
5. Transition plan for residents

Annexation Boundary

- Negotiated boundary generally reflects technical recommendations, input from residents, the City of St. Albert's growth needs and future development interests of Sturgeon County.
- Approximately 1,588 ha in area.
- Approximately 45-year land supply.



Roads Jurisdiction



City Tax Activation

- Unless activated, ratepayers within the annexation area will pay the lower of Sturgeon County or City of St. Albert tax rates until 2066.

- Activation occurs:

1. If an owner wants to subdivide their land, except where that subdivision does not exceed the maximum parcel density of four (4) lots, as detailed in Section 11.1(3)a of Strugeon County's Agricultural land use district, as of September 2, 2020.

2. If an owner wants to change the land use designation of their land.

3. If an owner wants to connect to the City of St. Albert's water and/or sewer services.

Compensation to Sturgeon County

- The City of St. Albert has agreed to compensate Sturgeon County a lump sum amount of $600,000 in consideration of:
    - loss of municipal property taxes for existing development in the annexation area.
    - Sturgeon County maintaining the annexation area in a substantially unfragmented (or unsubdivided) state, which is more compatible with the City of St. Albert's long-term growth plans.

Transition Plan for Residents

- The City of St. Albert will assist the impacted Sturgeon County community transition into the City.
- The City of St. Albert will send transition information to all addressed properties in the annexation area.
- The transition plan will be available on the City of St. Albert's website.

Transition Plan – Land Use

- The City of St. Albert will apply a transitional land use district.
- The City of St. Albert's Council will approve changes to the land use bylaw.
- The transitional land use district is based upon Sturgeon County's Agricultural District and the City of St. Albert's Urban Reserve District.
- Existing development will continue as approved by Sturgeon County.
- Future development and subdivision proposals are subject to City of St. Albert policies and regulations.

Transition Plan – Licensing

Business Licensing:

- Business licenses required for all businesses.
- Existing businesses are exempt from business license fees for five (5) years from annexation effective date (proposed January 1, 2022).
- Farming operations exempt from business licenses and associated fees due to Provincial legislation.

Pet Licensing:

- Regulated by the City of St. Albert's Animal Control Bylaw.
- All dogs require a dog license, while cats are not licensed.
- There are no fee exemptions for pet licenses.

Transition Plan – Daily Life

Emergency Services:

- Residents in the annexation area will continue to receive fire and emergency services based upon Sturgeon County's standards until urban development occurs.

- The City of St. Albert and Sturgeon County have mutual aid agreements for emergency fire services to better serve the rural areas of the city.

Municipal Addressing:

- The City of St. Albert's addressing protocols will be applied to all properties in the annexation area.

Transition Plan – Daily Life

Fire Pits:

- The City of St. Albert will apply Sturgeon County's rules on private lands until urban development occurs. Once the area has been urbanized*, the City of St. Albert's rules for fire pits will apply.

Controlled Burning:

- The City of St. Albert will apply existing Sturgeon County's rules until urban development occurs. Once the area has been urbanized, the City of St. Albert's rules for controlled burns will apply.

*"Urbanized" means when urban development has occurred

Transition Plan – Daily Life

ATV Use:

- The City of St. Albert will apply Sturgeon County's rules on private lands and public roadways until urban development occurs.

Mosquito Control:

- The City of St. Albert will apply its Integrated Pest Management Plan to the annexation area.

Fireworks:

- Fireworks are permitted if the user is a licensed pyrotechnician.

Transition Plan – Daily Life

Noise Control:

- The City of St. Albert will apply its Noise Control Bylaw to the annexation area.

RV Parking:

- The City of St. Albert will apply its RV parking restrictions to the annexation area. An RV may be parked on a public road for a maximum of 24 hours.

Municipal Enforcement:

- The City of St. Albert will apply its municipal enforcement regulations to the annexation area.

Transition Plan – Agricultural Operations

Firearm Use:

- Firearm use is prohibited on public land inside the boundary of the City of St. Albert.

Outdoor Storage:

- Agricultural operations are exempted from the City of St. Albert's outdoor storage regulations under the Agricultural Operation Practices Act (AOPA) of Alberta.

- However, unsight premises can still be enforced under the City of St. Albert's bylaws. Fencing and/or other screening may be required for unsightly outdoor storage.

Transition Plan – Agricultural Operations

Fuel Storage:

- Existing agricultural operations will be exempt from the City of St. Albert's bylaw/permitting requirements. New applications will adhere to the City of St. Albert's bylaw and permitting processes.

Noxious Weed Control:

- The City of St. Alberta will apply its Integrated Pest Management Plan to the annexation area.

Transition Plan – Roads

Mowing & Plowing:

- The City of St. Albert will apply Sturgeon County's standards on public roadways until urban development occurs.

Dust Control:

- The City of St. Albert will apply Sturgeon County's standards for gravel roads in the annexed area until urban development occurs.

Road Naming:

- The City of St. Albert will apply its Municipal Naming Policy in the annexation area.

Transition Plan – Waste Management

Garbage:

- Curbside collection will occur when annexed lands are urbanized*.

- The City of St. Albert and Sturgeon County are working to negotiate with Roseridge Landfill continued access for former Sturgeon County residents post-annexation, until curbside pick-up becomes available.

Recycling:

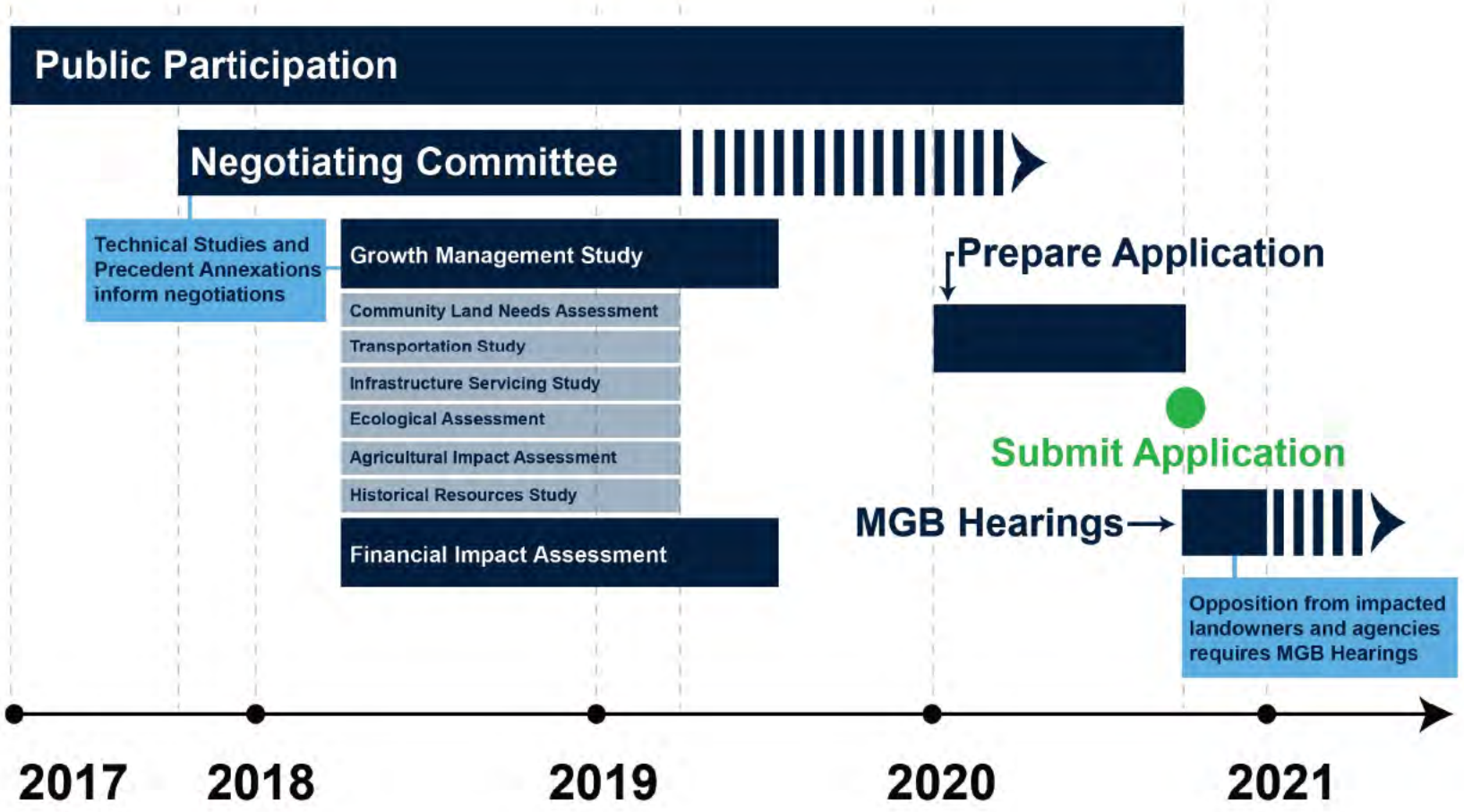
- Residents may access the Mike Mitchell Recycling centre for household-scale recycling needs.

*"Urbanized" means when urban development has occurred

Next Steps

- Compile final reports (November 2020).
- Seek Sturgeon County's approval on final reports (November 2020).
- Submit annexation application (December 2020).
- Municipal Government Board (MGB) annexation application review process (public hearing anticipated April-June 2021).
- Provincial decision on application informed by MGB recommendation (anticipated September-December 2021).

Next Steps


Public Participation
Negotiating Committee
Technical Studies and Precedent Annexations inform negotiations
Growth Management Study
Community Land Needs Assessment
Transportation Study
Infrastructure Servicing Study
Ecological Assessment
Agricultural Impact Assessment
Historical Resources Study
Financial Impact Assessment
Prepare Application
Submit Application
MGB Hearings
Opposition from impacted landowners and agencies requires MGB Hearings
2017
2018
2019
2020
2021

Participation and Additional Information

How can I participate in the process?

The City of St. Albert has provided numerous opportunities for residents and stakeholders to stay informed throughout the annexation process. This information session is part of the final formal round of public and stakeholder participation, but the City will continue to provide updates and information on its website during the next stages of annexation.
More information can be found at **stalbert.ca/annexation**

How can I stay informed?

Updates will be posted on the City of St. Albert's website. You can subscribe to the electronic newsletter to receive updates by visiting the City of St. Albert at **stalbert.ca/annexation.**

Where can I find more information on annexation?

To learn more about annexation, you can also visit Alberta Municipal Affairs website at **http://www.municipalaffairs.alberta.ca/abc_MGB_annexations**

Who do I contact for additional information?

Vicki K. Dodge
Senior Planner (Annexation)
City of St. Albert
vdodge@stalbert.ca
780-459-1769


START
22
23
1
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Transition Plan – Roads



1

Purpose

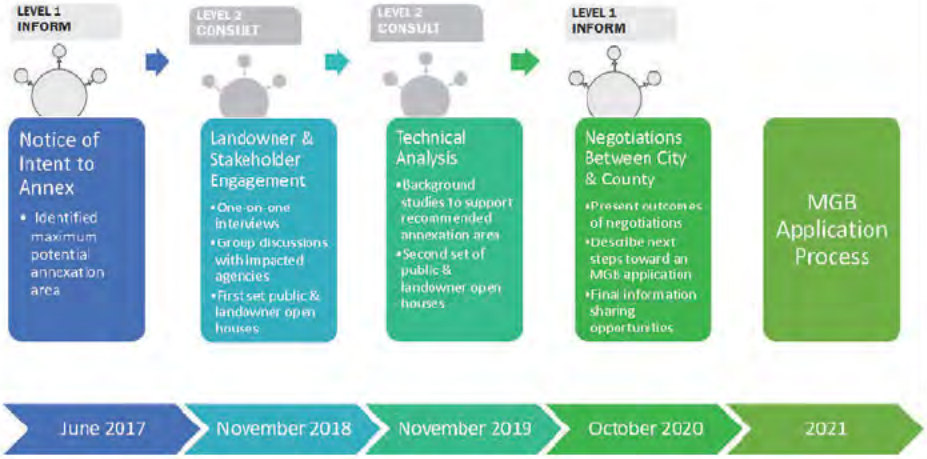
Purpose:

1. To share the key outcomes of the project
2. To provide information on next steps and your opportunities for further involvement
3. To answer questions you may have

stalbert.ca 2 City of St Albert Cultivate Life

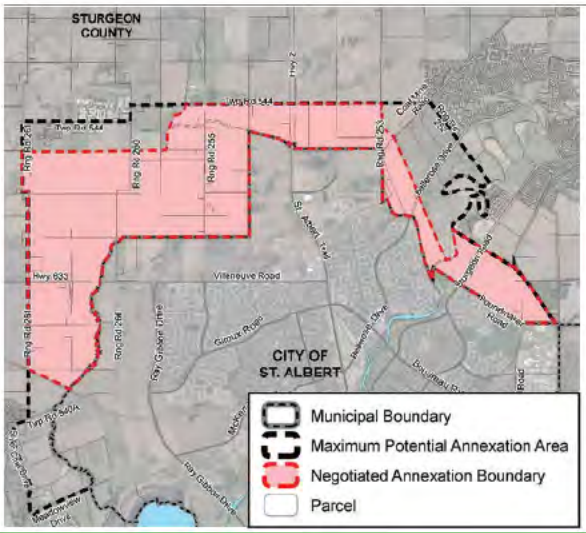
2

Project Overview



3

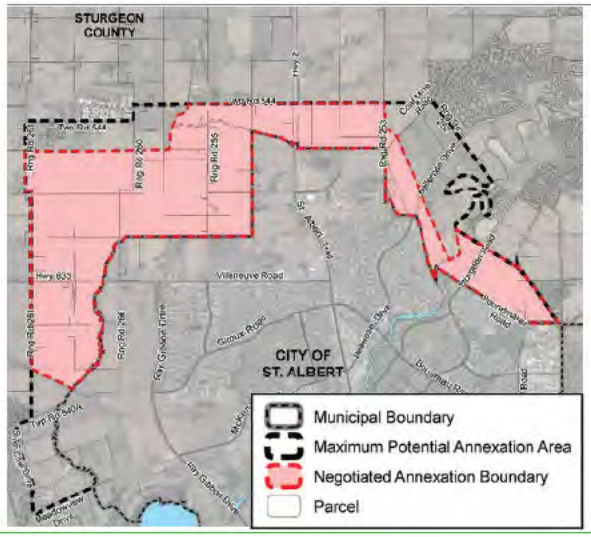
MPAA vs. NAA



- Maximum Potential Annexation Area
  - 2177 ha/5379 ac
  - starting point
- Negotiated Annexation Area
  - 1588 ha/3923 ac
  - 589 ha/1455 ac less than MPAA

4

MPAA vs. NAA



- Approximately 45-year land supply
- No development or growth plans for Riverlot 56 or Poundmaker's Lodge

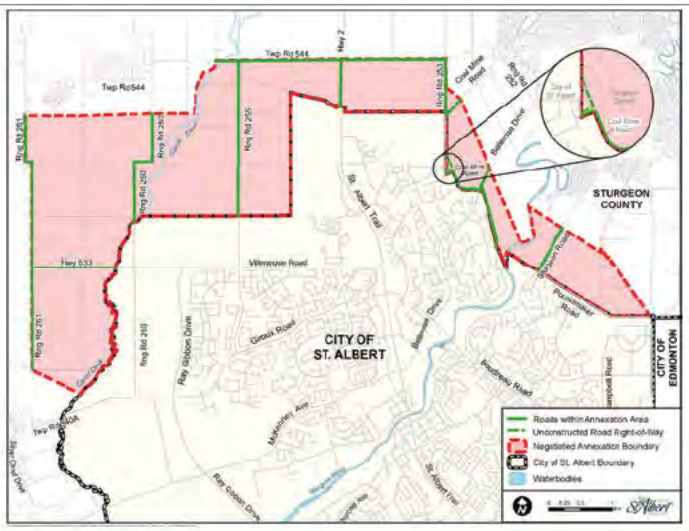
5

Key Agreement Outcomes

1. Annexation boundary
2. Compensation to Sturgeon County
3. Roads jurisdiction
4. City tax activation
5. Transition plan for residents

6

Roads Jurisdiction



7

City Tax Activation

- Unless 'activated', ratepayers in annexation area pay the lower of County or City tax rates until 2066
- Activation occurs:
  1. If an owner wants to subdivide their land, except where that subdivision does not exceed the maximum parcel density of four (4) lots, as detailed in Section 11.1(3)a of the County's Agricultural land use district, as of September 2, 2020;
  2. If an owner wants to change the land use designation of their land; or
  3. If an owner wants to connect to City's water and/or sewer services.

8

Transition Plan for Residents

- City of St. Albert will
  - assist impacted Sturgeon community transition into the City
  - send transition information to all addressed properties in the annexation area
  - upload transition information on the City's website

9

Transition Plan – Land Use



- City will apply a transitional land use district
- Transitional land use district blend of Sturgeon County's AG District and City's UR District
- Existing approved development can continue
- Not forced to develop

10

Transition Plan – Business Licensing



BUSINESS INFORMATION & DIRECTORY

ACCOUNT #: _____ LICENCE #: _____

PLEASE COMPLETE THE FIELDS BELOW. ALL FIELDS ARE REQUIRED FOR THE BUSINESS LICENSING DEPARTMENT.

- Required for all businesses
- Five year fee waiver from effective date of annexation (Jan 1, 2022)
- Farming operations continue to be exempt under Provincial legislation

11

Transition Plan – Pet Licensing

- Regulated by City's animal control bylaw
- All dogs require a license
- Cats not licensed
- Fees apply



12

Transition Plan – Daily Life

- Emergency Services
  - Continue to receive fire and emergency services as usual until urban development occurs
  - Mutual aid agreements support service levels in rural areas
- Municipal Addressing
  - City's addressing protocols will be applied
- Municipal Enforcement
  - City enforcement bylaws apply

13

Transition Plan – Daily Life

- Fire Pits
  - Apply County rules until urban development occurs, then City bylaws apply
- Controlled Burning
  - Apply County rules until urban development occurs, then City bylaws apply
- Noise Control
  - City bylaws apply
- RV Parking
  - City bylaws apply
  - Can park on public road for 24 hours

14

Transition Plan – Daily Life

- ATV Use
  - Apply County rules on public roadways until urbanized
- Mosquito Control
  - Apply City's Integrated Pest Management Plan to annexation area
- Fireworks
  - Fireworks permitted if user is licensed pyrotechnician

15

Transition Plan – Agricultural Operations

- Firearm Use
  - Regulated by Province on private land
  - Prohibited on public land in the City
- Fuel Storage
  - Existing are exempt from City bylaw/permitting requirements
  - City permitting processes will apply to new operations



16

Transition Plan – Agricultural Operations



- Outdoor Storage
  - Agricultural operations exempt from City outdoor storage regulations under Provincial legislation
  - However, unsightly premises can still be enforced by City's bylaws
  - Fencing and/or other screening may be required for unsightly outdoor storage
- Noxious Weed Control
  - Apply City's Integrated Pest Management Plan to annexation area

17

Transition Plan - Roads

- Mowing & Plowing
  - Apply County standards on public roads until urban development occurs
- Dust Control
  - Apply County standards for gravel roads until urban development occurs
- Road Naming
  - Apply City's Municipal Naming Policy

18

Transition Plan – Waste Management

- Recycling
  - Household-scale recycling can be taken to Mike Mitchell Recycling centre in St. Albert



- Garbage
  - Curbside collection will occur when lands are developed to urban standard
  - County and City working to negotiate with Roseridge for continued access for former County residents until curbside pick-up becomes available

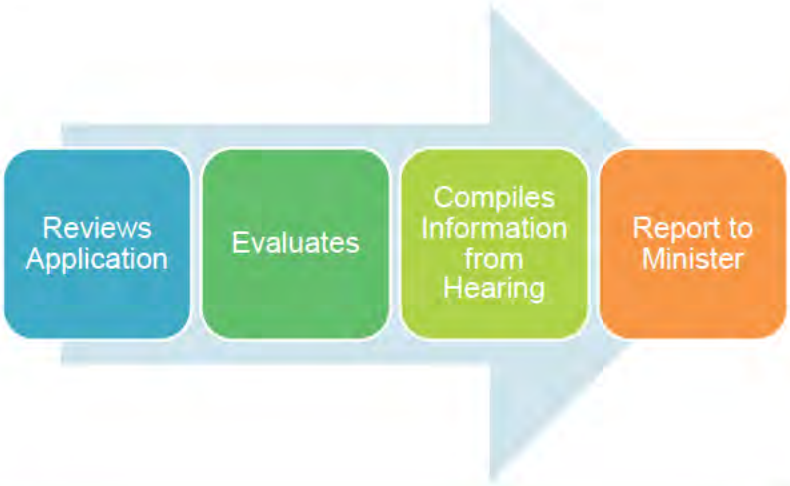
19

What is the MGB?

- The Municipal Government Board (MGB) is an independent and impartial quasi-judicial board established under the Municipal Government Act to make decisions about land planning and assessment matters.

20

What Does the MGB Do?



21

MGB Process - Hearing

Municipal Government Board (MGB) Review

MGB Reviews the Annexation Application and then advertises the proposed annexation to affected owners, the public and affected authorities.

2021

No Objections

Objections Received

MGB Public Hearing

The MGB will hold a Hearing to listen to concerns and issues

If any affected owner or any member of the public objects, the MGB will hold a public hearing.

MGB Report and Recommendation

MGB prepares a report and makes recommendations to the Minister of Municipal Affairs

22

Annexation Approval

- If the Province approves the City's annexation application
  - Effective date proposed to be January 1, 2022
  - Transition activities will take time to complete
  - City committed to supporting transition
  - City will continue communication with affected people
  - Still contact City with questions

23

For More Information

Website:

www.stalbert.ca/annexation

Vicki Dodge, Senior Planner (Annexation)

vdodge@stalbert.ca

780-459-1769

24

Q&A Session

Moderator: Beth Sanders

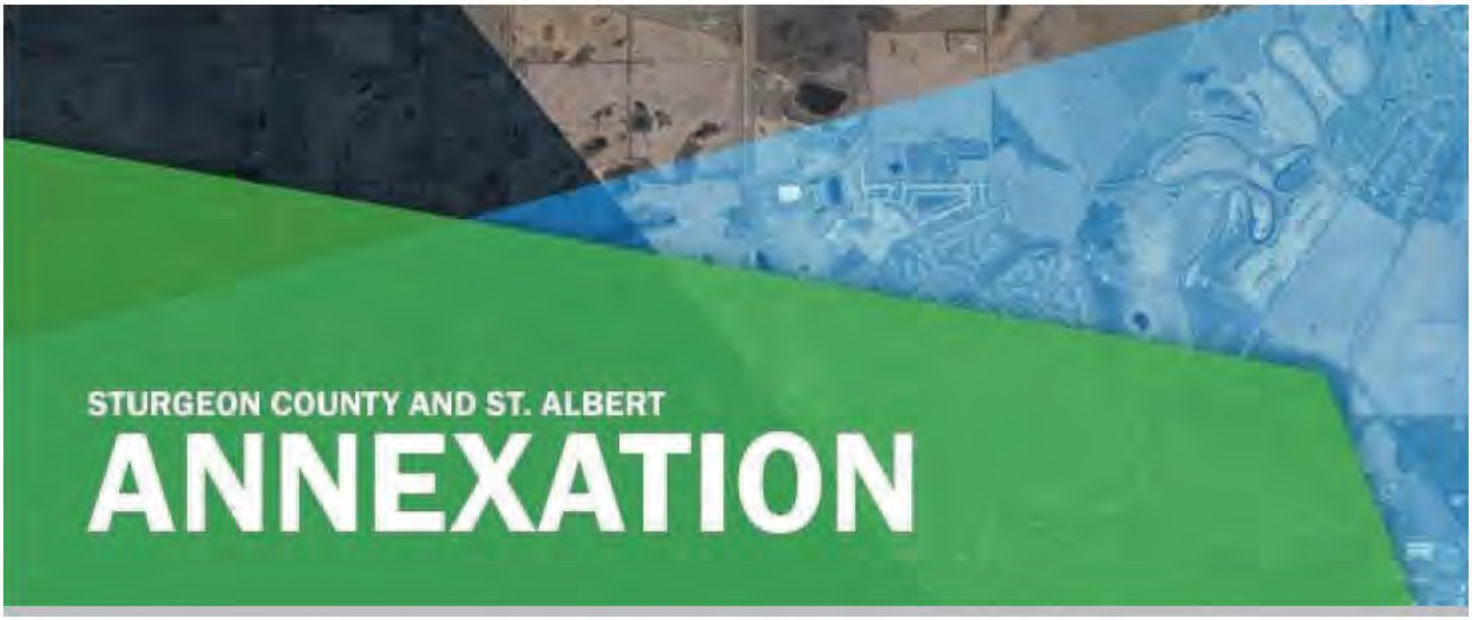


Options:

Write your question - use Q&A function

Speak your question - use raise hand function

25



Sturgeon County Land Annexation

The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiated annexation agreement was approved by each municipality's Council in September 2020.

The City is now providing informational opportunities for the public to learn about the negotiation process outcomes.

Due to the COVID-19 pandemic, all remaining public participation sessions will only be offered virtually. However, those without access to reliable high-speed internet or who are not comfortable participating in virtual events can contact the City at 780-459-1769 to speak with an annexation team representative on the phone.

Next Steps

The information being shared through the upcoming public participation opportunities will include details about future taxation, issues related to transitioning from the County to the City and general details about the application process with the Municipal Government Board (MGB).

Public Participation:

VIRTUAL INFORMATION SESSION - COMPLETED

From October 20 - 23, 2020, participants were able to move virtually through a 24-hour digitally rendered meeting room and interact with informational display boards.

INFORMATION BY PHONE - COMPLETED

From Octover 20 – 23 from 8 a.m. to 5 p.m., Vicki Dodge, City of St. Albert Senior Planner (Annexation) provided information via phone.

VIRTUAL TOWN HALLS - COMPLETED

Virtual town hall meetings were held on October 20, 21 & 22, 2020. They inlcuded a presentation and live question-and-answer period. Questions were submitted to the moderator and real-time responses from the panel of annexation team representatives were given. Each information session was recorded and can be viewed below.

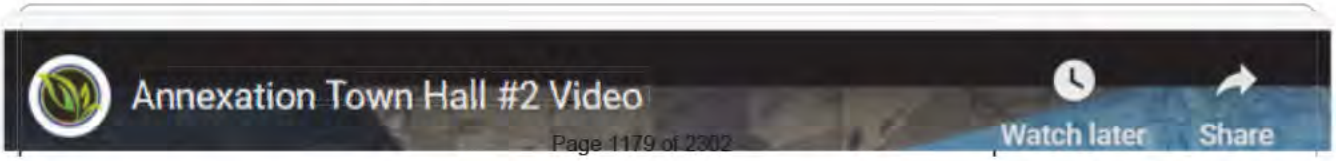
Annexation Virtual Town Hall #1

Occured at 9 a.m. on October 20, 2020.



Annexation Virtual Town Hall #2

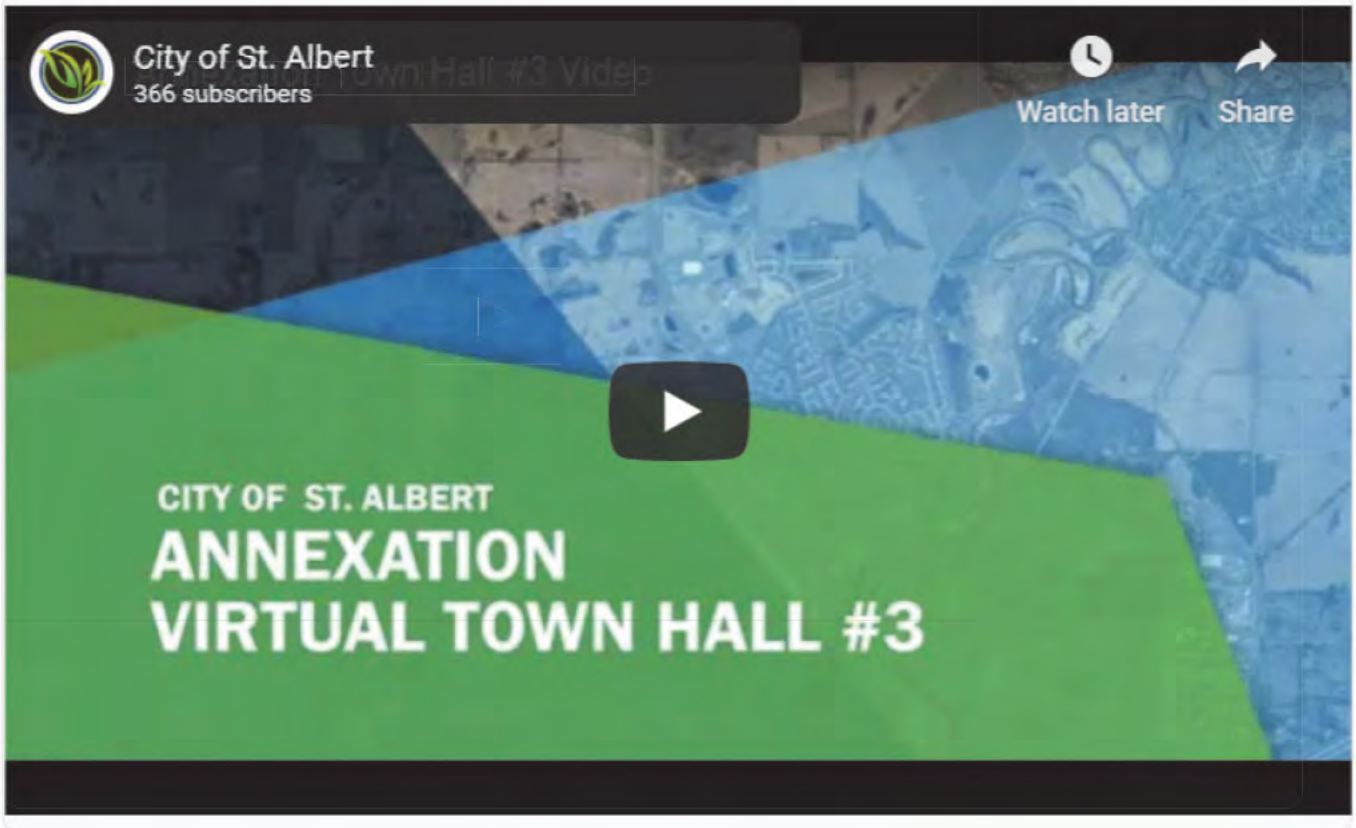
Occured at 6 p.m. on October 21, 2020.



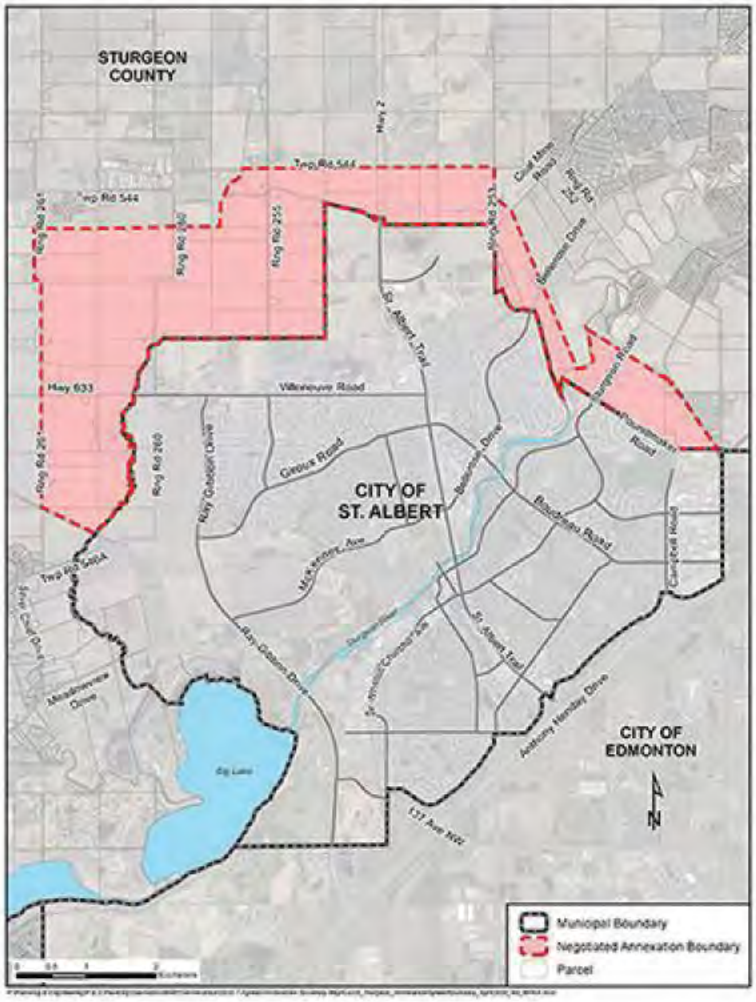


Annexation Virtual Town Hall #3

Occured at 2 p.m. on October 22, 2020.



Agreed Annexation Boundary Map - September 2020



(/site/assets/files/12879/cosa-sturgeon-annexation-agreed-boundary-sept-2020.pdf)

View Larger Map (/site/assets/files/12879/cosa-sturgeon-annexation-agreed-boundary-sept-2020.pdf)

MORE INFORMATION

For more information please visit the Sturgeon County Land Annexation (https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/) page.

RELATED PAGES

Sturgeon County Land Annexation ›

(/dev/planning/annexation/sturgeon-county-land-annexation/)

Annexation Newsletter ›

(/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)

Public Participation Calendar ›

(/events/calendar/public-participation/)

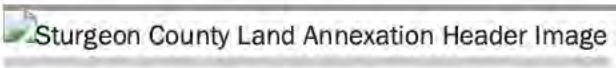
Last edited: October 26, 2020

APPENDIX P.8

City's Annexation Website Content

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https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/ Go OCT NOV MAR
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2 Nov 2019 - 31 Oct 2020 2018 2019 2020
About this capture



Sturgeon County Land Annexation

The City of St. Albert and Sturgeon County are Growing

To address these growth pressures, important decisions must be made.

Embarking on an annexation process will provide answers to those important decisions. The goal of the annexation process is to enable sustainable long-term community planning, as well as providing certainty for residents, municipalities, developers and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan (https://web.archive.org/web/20191102020115/http://capitalregionboard.ab.ca/growth-plan/). The annexation would provide enough land for the City's long-term residential and non-residential growth aspirations.

Annexation Newsletter (/web/20191102020115/https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)

Boundary Adjustment (/web/20191102020115/https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/boundary-adjustment/)

Get Involved (/web/20191102020115/https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/get-involved/)

Updates & Documents (/web/20191102020115/https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/updates-documents/)

Last edited: December 3, 2018



Sturgeon County Land Annexation

St. Albert and Sturgeon County are Growing

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TOPICS IN THIS SECTION

Annexation Newsletter (/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)

Updates & Documents (/dev/planning/annexation/sturgeon-county-land-annexation/updates-documents/)

Boundary Adjustment (/dev/planning/annexation/sturgeon-county-land-annexation/boundary-adjustment/)

Get Involved (/dev/planning/annexation/sturgeon-county-land-annexation/get-involved/)

RELATED PAGES



St. Albert / Sturgeon County Intermunicipal Affairs › (/cosa/leadership/committees/intermunicipal/)



Edmonton Land Annexation › (/dev/planning/annexation/edmonton-land-annexation/)

Last edited: November 12, 2019

Annexation Newsletter

Stay informed about the annexation process

The City of St. Albert has been engaged in intermunicipal discussions with Sturgeon County, and through this process has decided to explore annexation to address the need for the City to grow.

Gathering input from impacted landowners, residents, agencies, and the public is an important part of the process. You are invited to sign up for our newsletter to stay informed and be notified when public participation events are scheduled.

Past Newsletters

Issue #3 - November 7, 2019 (https://us17.campaign-archive.com/?u=ec3750653d5d87a8d8a130a41&id=81b5f1dd7f)

Issue #2 - November 14, 2018 (https://mailchi.mp/51607679b855/city-of-st-alberts-annexation-newsletter)

Issue #1 - October 3, 2018 (https://mailchi.mp/afa285b07e48/city-of-st-alberts-annexation-newsletter)

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Fields with an * are required.

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Province

Postal Code

Country

Canada

Subscribe ›

Please be advised that information you submit may be recorded and provided to the Municipal Government Board as part of the City of St. Albert's application for annexation, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.

RELATED PAGES



News, Features & Media ›

(/cosa/news/)



Edmonton Land Annexation ›

(/dev/planning/annexation/edmonton-land-annexation/)

Last edited: November 12, 2019

Updates & Documents

Frequently Asked Questions

Frequently Asked Questions - February 2020 (/site/assets/files/3334/updated_sturgeon_annexation_project_faq-feb_2020.pdf)

Frequently Asked Questions - November 2, 2018 (/site/assets/files/3334/cosa-sturgeoncountyannexation-faqs_nov22018.pdf)

Reference Maps

Map – Proposed Areas to be Annexed (/site/assets/files/3334/cosa-sturgeoncounty-annexation-map.pdf)

Documents

Letter of Intent to Annex to Municipal Government Board (/site/assets/files/3334/letter_of_intent_to_annex_to_mgb.pdf)

Notice of Intent to Annex – June 15, 2017 (/site/assets/files/3334/intent-to-annex-signed.pdf)

Memorandum of Agreement – February 28, 2017 (/site/assets/files/3334/boundary-adjustment-memorandum-of-agreement.pdf)

Negotiating Committee Road Map (/site/assets/files/3334/boundary-adjustment-negotiating-committee-road-map.pdf)

News Releases

Annexation Negotiating Sub-Committee Update (October 22, 2019) (/cosa/news/releases/annexation-negotiating-sub-committee-update-oct-17/)

Annexation Negotiating Sub-Committee Update (August 19, 2019) (/cosa/news/releases/annexation-negotiating-sub-committee-update-aug15-2019/)

Annexation Negotiating Sub-Committee Update (July 8, 2019) (/cosa/news/releases/annexation-negotiating-sub-committee-update/)

RELATED PAGES



Annexation Newsletter ›

(/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)



News Releases ›

(/cosa/news/releases/)



Boundary Adjustment

On February 28, 2017, Mayor Tom Flynn of Sturgeon County and Mayor Nolan Crouse of the City of St. Albert, along with members of their respective Councils, signed a Memorandum of Agreement (MOA) to begin negotiations on an adjustment to their common boundary.

The MOA sets in motion the formal process for the two municipalities to begin negotiations on the terms of a future annexation of land from Sturgeon County to the City of St. Albert. The MOA sets out the maximum amount of land that can be annexed and the collaborative approach that will be taken.

Memorandum of Agreement (/site/assets/files/3338/boundary-adjustment-memorandum-of-agreement.pdf)

News Release - February 28, 2017 (/site/assets/files/3338/boundary-adjustment-news-release.pdf)

Negotiating Committee Road Map (/site/assets/files/3338/boundary-adjustment-negotiating-committee-road-map.pdf)

RELATED PAGES



Your Council ›

(/cosa/leadership/council/)

St. Albert / Sturgeon County Intermunicipal Affairs ›

(/cosa/leadership/committees/intermunicipal

Get Involved

The City of St. Albert will be leading the public consultation process for annexation. All public participation events will be advertised two weeks prior to the event via local newspapers, social media, news releases and road signs.

Impacted landowners will be contacted directly by the City of St. Albert and will have the opportunity to attend a landowner-specific open house event to discuss the annexation.

Annexation Public Open Houses

Thank you for attending the November 20, 2019 open house.

2019 Open House Documents

View the November 20, 2019 Annexation Open House documents:

- Preliminary Negotiated Annexation Area (/site/assets/files/6564/nra-council-proposed-annexation-boundary-oct-2019.pdf)
- Annexation Display Boards (/site/assets/files/6564/sturgeonannexation-annexationboards-191112-combined.pdf)
- Landowner Questionnaire (/site/assets/files/6564/sturgeonannexation-landownersquestionnaire-nov_2019.pdf)
- Mines & Minerals Owner Questionnaire (/site/assets/files/6564/sturgeonannexation-minesmineralsownersquestionnaire-nov2019.pdf)

- General Public Questionnaire (/site/assets/files/6564/sturgeonannexation-generalpublicquestionnaire-nov2019.pdf)

2018 Open House Documents

- Annexation Information Boards (/site/assets/files/6564/annexationopenhouseboards-2018.pdf)
- Annexation Area Parcels Map and Legal Descriptions (/site/assets/files/6564/annexation-area-parcels-map-and-legal-descriptions-2018.pdf)

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Annexation Newsletter ›

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Boundary Adjustment ›

(/dev/planning/annexation/sturgeon-county-land-annexation/boundary-adjustment/)



Public Participation ›

(/cosa/participation/)



Sturgeon County Land Annexation

Are you an affected owner that has been sent an invitation via Canada Post?

View the October 2020 Public Participation Events (https://stalbert.ca/cosa/participation/opportunities/sturgeon-land-annexation/)

Fill out the Owner Consent Forms (https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/owner-consent/)

St. Albert and Sturgeon County are Growing

To address these growth pressures, important decisions must be made.

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enough land for the City's long-term residential and non-residential growth aspirations.

TOPICS IN THIS SECTION

Owner Consent Forms (/dev/planning/annexation/sturgeon-county-land-annexation/owner-consent/)

Get Involved (/dev/planning/annexation/sturgeon-county-land-annexation/get-involved/)

Updates & Documents (/dev/planning/annexation/sturgeon-county-land-annexation/updates-documents/)

Annexation Newsletter (/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)

Background Information (/dev/planning/annexation/sturgeon-county-land-annexation/background/)

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St. Albert / Sturgeon County Intermunicipal Affairs ›
(/cosa/leadership/committees/intermunicipal/)

Edmonton Land Annexation ›
(/dev/planning/annexation/edmonton-land-annexation/)

Last edited: November 2, 2020

Owner Consent Forms

Affected owners have been sent invitations to the October 2020 public participation events (https://stalbert.ca/annexation-participation), along with consent forms, via Canada Post.

If you are an owner (land or mines/minerals), and you are in favour of the annexation proposal, the City of St. Albert requests that you please take a few minutes to complete an Owner Consent Form, sign it and return it to the City.

View Land Owner Consent Form

View Mines/Minerals Consent Form

The forms have been pre-filled with all available details. Please review the form for accuracy, fill in any missing information, sign and return to the City.

Please return signed consent forms by Friday, October 30, 2020.

Landowner Consent Form:

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Get Involved

The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiated annexation agreement was approved by each municipality's Council in September 2020.

The City held a number of online public participation events in October to share information about the negotiated annexation agreement and topic of interest to affected owners. Video recordings of the Virtual Town Hall meetings and a PDF of the display boards found at the Virtual Information Session can be found below.

October 2020 Virtual Town Hall Video Recordings

Annexation Town Hall #1 Video



Annexation Town Hall #2 Video



Annexation Town Hall #3 Video



October 2020 Virtual Information Session Documents

Virtual Information Session Boards (/site/assets/files/6564/annexation-virtual-information-session-boards.pdf)

Fill out the land owner Consent Forms (https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/owner-consent/)

2019 Open House Documents

View the November 20, 2019 Annexation Open House documents:

- Preliminary Negotiated Annexation Area (/site/assets/files/6564/nra-council-proposed-annexation-boundary-oct-2019.pdf)

- Annexation Display Boards (/site/assets/files/6564/sturgeonannexation-annexationboards-191112-combined.pdf)
- Landowner Questionnaire (/site/assets/files/6564/sturgeonannexation-landownersquestionnaire-nov_2019.pdf)
- Mines & Minerals Owner Questionnaire (/site/assets/files/6564/sturgeonannexation-minesmineralsownersquestionnaire-nov2019.pdf)
- General Public Questionnaire (/site/assets/files/6564/sturgeonannexation-generalpublicquestionnaire-nov2019.pdf)

2018 Open House Documents

- Annexation Information Boards (/site/assets/files/6564/annexationopenhouseboards-2018.pdf)
- Annexation Area Parcels Map and Legal Descriptions (/site/assets/files/6564/annexation-area-parcels-map-and-legal-descriptions-2018.pdf)

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(/dev/planning/annexation/sturgeon-county-land-annexation/annexation-newsletter/)

Background Information ›

(/dev/planning/annexation/sturgeon-county-land-annexation/background/)

Public Participation ›

(/cosa/participation/)

Last edited: November 2, 2020

Updates & Documents

Annexation Agreement

Annexation Agreement September 22, 2020 (4.5 MB) (/site/assets/files/3334/stalbert-sturgeon-annexation-agreement-sept2020.pdf)

Frequently Asked Questions

Frequently Asked Questions - February 2020 (/site/assets/files/3334/updated_sturgeon_annexation_project_faq-feb_2020-1.pdf)

Frequently Asked Questions - November 2, 2018 (/site/assets/files/3334/cosa-sturgeoncountyannexation-faqs_nov22018.pdf)

Reference Maps

This map represents the Agreed Annexation Boundary:
Map - Agreed Annexation Boundary (Sept 2020) (/site/assets/files/3334/cosa-sturgeon-annexation-agreed-boundary-sept-2020.pdf)

This map represents the Preliminary Negotiated Annexation Area:
Map - Preliminary Negotiated Annexation Area October 2019 (/site/assets/files/3334/nra-council-proposed-annexation-boundary-oct-2019.pdf)

Documents

Letter of Intent to Annex to Municipal Government Board (/site/assets/files/3334/letter_of_intent_to_annex_to_mgb.pdf)

Notice of Intent to Annex – June 15, 2017 (/site/assets/files/3334/intent-to-annex-signed.pdf)

Memorandum of Agreement – February 28, 2017 (/site/assets/files/3334/boundary-adjustment-memorandum-of-agreement.pdf)

Negotiating Committee Road Map (/site/assets/files/3334/boundary-adjustment-negotiating-committee-road-map.pdf)

News Releases

Final Annexation Agreement Reached (September 22, 2020) (https://stalbert.ca/dev/planning/annexation/sturgeon-county-land-annexation/updates-documents/)

Annexation Negotiating Sub-committee Update (June 26, 2020) (https://stalbert.ca/cosa/news/releases/annexation-negotiating-sub-committee-update-june26/)

Annexation Negotiating Sub-committee Update (May 25, 2020) (https://stalbert.ca/cosa/news/releases/annexation-negotiating-sub-committee-update-may25/)

Annexation Negotiating Sub-Committee Agrees to Annexation Boundary (April 23, 2020) (https://stalbert.ca/cosa/news/releases/agreement-to-annexation-boundary/)

Annexation Negotiating Sub-Committee Update (March 2, 2020) (https://stalbert.ca/cosa/news/releases/annexation-negotiating-sub-committee-update-march-2020/)

Annexation Negotiating Sub-Committee Update (February 6, 2020) (https://stalbert.ca/cosa/news/releases/annexation-negotiating-sub-committee-update-february-2020/)

Annexation Negotiating Sub-Committee Update (December 13, 2019) (https://stalbert.ca/cosa/news/releases/annexation-negotiating-sub-committee-meeting-update/)

Annexation Negotiating Sub-Committee Update (October 22, 2019) (/cosa/news/releases/annexation-negotiating-sub-committee-update-oct-17/)

Annexation Negotiating Sub-Committee Update (August 19, 2019) (/cosa/news/releases/annexation-negotiating-sub-committee-update-aug15-2019/)

Annexation Negotiating Sub-Committee Update (July 8, 2019) (/cosa/news/releases/annexation-negotiating-sub-committee-update/)

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Annexation Newsletter

Stay informed about the annexation process

The City of St. Albert has been engaged in intermunicipal discussions with Sturgeon County, and through this process has decided to explore annexation to address the need for the City to grow.

The annexation negotiation process between the City of St. Albert and Sturgeon County has concluded, and the negotiated annexation agreement was approved by each municipality's Council in September 2020.

You are invited to sign up for our newsletter to stay informed of next steps and outcomes.

Past Newsletters

Issue #6 - September 22, 2020 (https://mailchi.mp/794072d4bd34/annexation-newsletter-issue-5071466)

Issue #5 - April 23, 2020 (https://mailchi.mp/1d666097e99b/annexation-newsletter-issue-2719714)

Issue #4 - February 13, 2020 (https://mailchi.mp/babf0af3f1fe/annexation-newsletter-issue-2504113)

Issue #3 - November 7, 2019 (https://us17.campaign-archive.com/?u=ec3750653d5d87a8d8a130a41&id=81b5f1dd7f)

Issue #2 - November 14, 2018 (https://mailchi.mp/51607679b855/city-of-st-alberts-annexation-newsletter)

Issue #1 - October 3, 2018 (https://mailchi.mp/afa285b07e48/city-of-st-alberts-annexation-newsletter)

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Background Information

On February 28, 2017, Mayor Tom Flynn of Sturgeon County and Mayor Nolan Crouse of the City of St. Albert, along with members of their respective Councils, signed a Memorandum of Agreement (MOA) to begin negotiations on an adjustment to their common boundary.

The MOA sets in motion the formal process for the two municipalities to begin negotiations on the terms of a future annexation of land from Sturgeon County to the City of St. Albert. The MOA sets out the maximum amount of land that can be annexed and the collaborative approach that will be taken.

Map – Proposed Areas to be Annexed (/site/assets/files/3338/cosa-sturgeoncounty-annexation-map.pdf)

Memorandum of Agreement (/site/assets/files/3338/boundary-adjustment-memorandum-of-agreement.pdf)

Negotiating Committee Road Map (/site/assets/files/3338/boundary-adjustment-negotiating-committee-road-map.pdf)

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APPENDIX P.9
Correspondence

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NORTHERN LIGHTS ESTATES

AN APPLICATION FOR SERVICING AND LAND USE PLANNING

as part of the

INTER-MUNICIPAL REFERRAL PROCESS

for Sub-Regional Planning between

THE CITY OF ST. ALBERT AND STURGEON COUNTY

DRAFT

v.5.0 | October 2016

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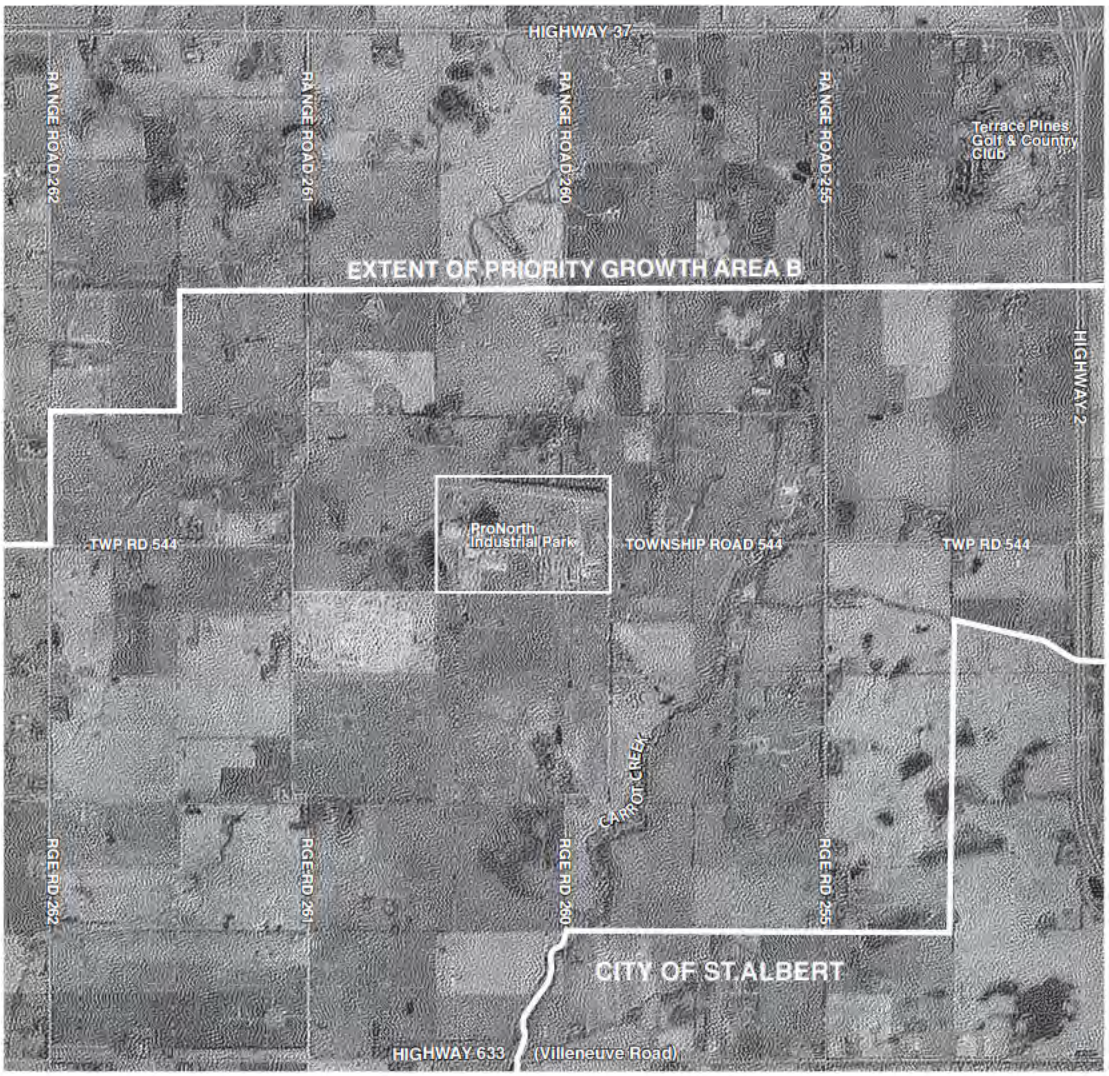
1.0 LAND USE CONCEPT

1.1 DEVELOPMENT STATUS OF NORTHERN LIGHTS ESTATES

The community is located on the south side of Township Road 544, adjacent to the east side of Range Road 261. It is situated halfway between the boundary of the City of St. Albert and the northwest limit of the Capital Region Priority Growth Area B (PGA B) as illustrated on **Figure 1-1 Regional Context.**

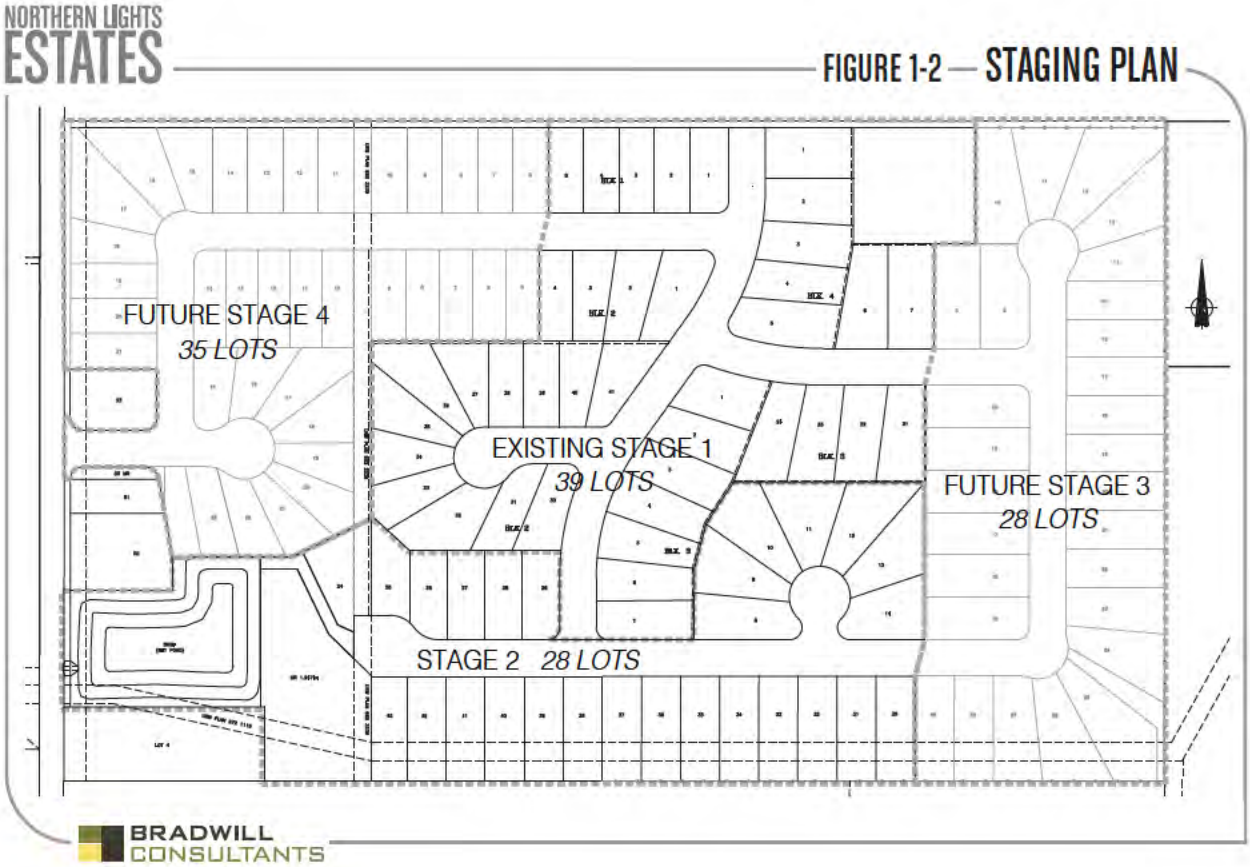
NORTHERN LIGHTS ESTATES

FIGURE 1-1 — REGIONAL CONTEXT



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The original Northern Lights Estates Area Structure Plan Bylaw 1039/04 was adopted by Sturgeon County Council on January 10, 2005. The ASP was subsequently amended on July 8, 2005 by Bylaw 1060/05 and on March 31, 2011 by Bylaw 1187/09. The Plan provides for 130 estate residential lots, each with a minimum area of 0.5 acres (0.2 h), to be developed in four stages. The Stage 1 area has been subdivided and serviced for the development of 39 lots as shown on **Figure 1-2 Staging Plan**.

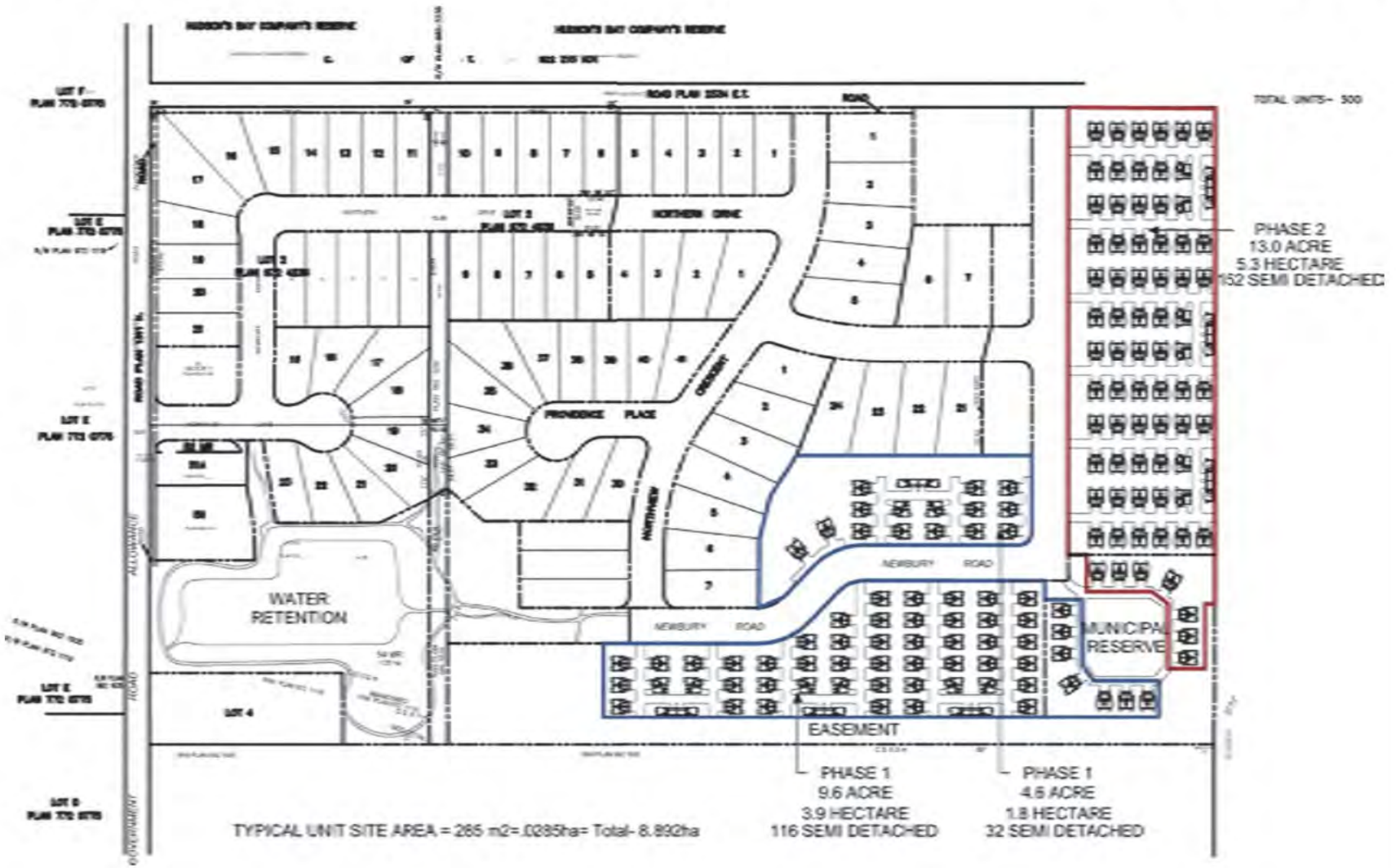


1.2 VISION AND GOALS

The developer, VSD Developments Ltd., has identified a need for affordable and market housing mostly in the form of semi-detached urban scale units in this area of the County. Three potential groups of buyers have been identified: soldiers stationed at the nearby Edmonton Garrison who are forced to find appropriate housing off the base, people who have jobs in the County and wish to live there as well, and families or individuals searching for affordable housing in this part of the sub-region.

In the Neighbourhood G planning area of the MDP, most of the housing inventory consists of single family homes located in country residential subdivisions within the Sturgeon Valley. The developer believes that it is appropriate to introduce medium density housing into Northern Lights Estates. This residential community is under development in the northwest corner of Priority Growth Area B and a service infrastructure is already in place as outlined in the Preliminary Municipal Servicing Report (March 2016) and the Stormwater Management Report (March 2016) by Scheffer Andrew Ltd.

FIGURE 1-3 — SITE PLAN



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1.3 TYPE AND SCALE

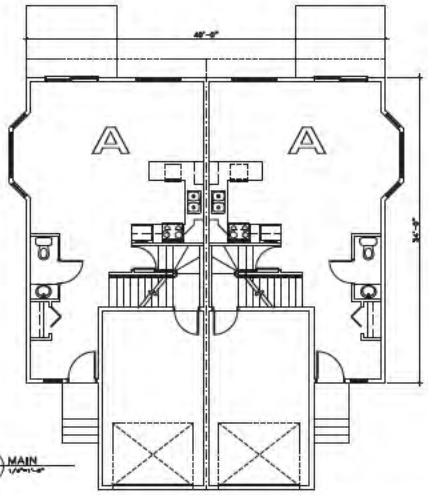
This proposal is to provide market and market affordable housing with the construction of approximately 295 semi-detached units in the the locations and scale shown on **Figure 1-3 Site Plan - Medium Density Housing** prepared by GMH Architects. **Figure 1-4 (A,B & C) House Types** illustrates the floor plans and front elevations of the three semi-detached home designs proposed for the site. **Figure 1-5 Site Close Up** provides an opportunity to examine a typical 24-home cluster proposed for the amendment area.

GMH Architects have done similar homes in Brooks and in Fort McMurray to meet affordable standards. In this Northern Lights proposal, the most affordable component will be provided in a bi-level design with a house under 900 square feet. This unit is illustrated by Plan C in **Figure 1-3-C** and in the picture of the affordable Evergreen bi-levels in **Figure 1-6 Fort McMurray Streetscapes**. These homes in Evergreen all have a similar two or three bedroom floor plan behind different facades.

Figure 1-3-A shows the layout for Plan A that is pictured in the Parson's Creek townhouse development in **Figure 1-6**. In this case, the townhouses were placed in groups of up to six units with the strong gables and roof patterns giving the effect of larger single-family homes. The Venture Homes development, illustrated in **Figure 1-6**, consists of 40 semi-detached houses built next to the Prospect Park affordable housing project. The design for a Venture Homes unit is the same as Plan B in **Figure 1-3-B.**

NORTHERN LIGHTS ESTATES — FIGURE 1-4-A — HOUSE TYPES

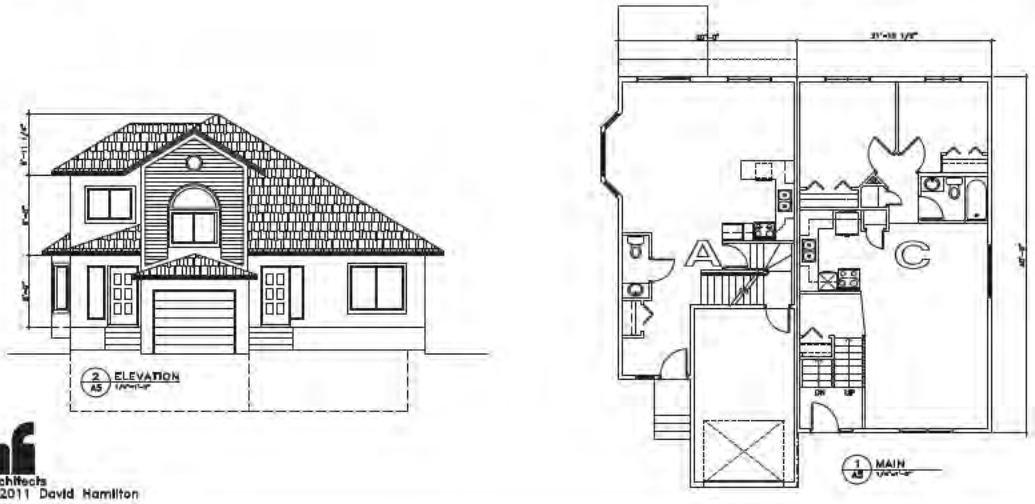




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NORTHERN LIGHTS
ESTATES

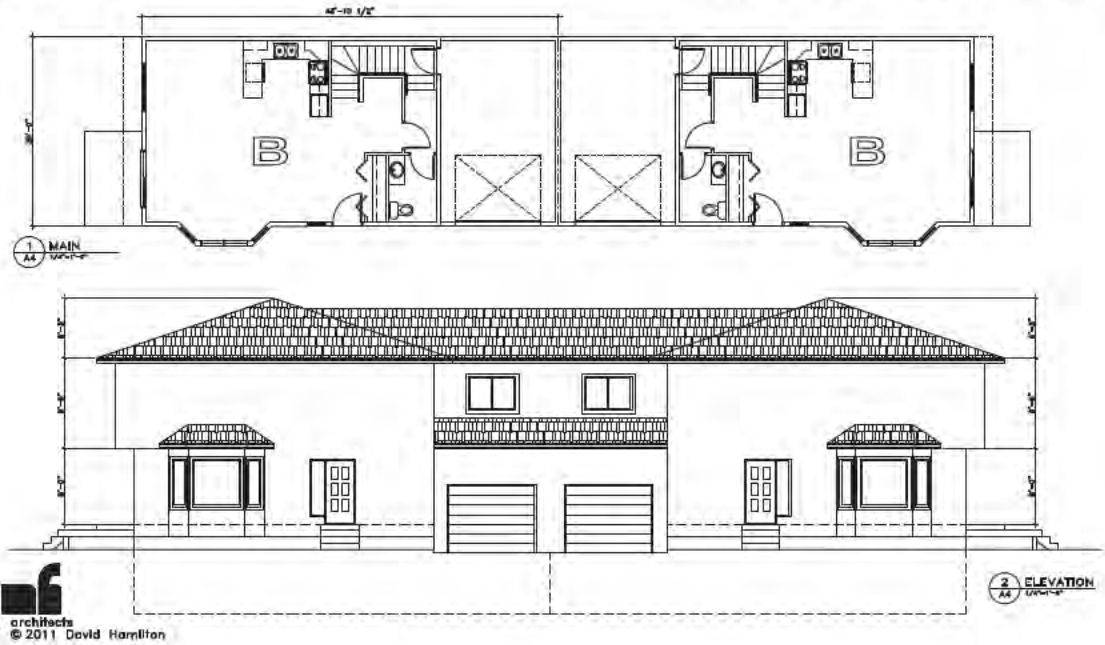
FIGURE 1-4-B — HOUSE TYPES



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ESTATES

FIGURE 1-4-C — HOUSE TYPES



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FIGURE 1-5 — SITE CLOSE UP

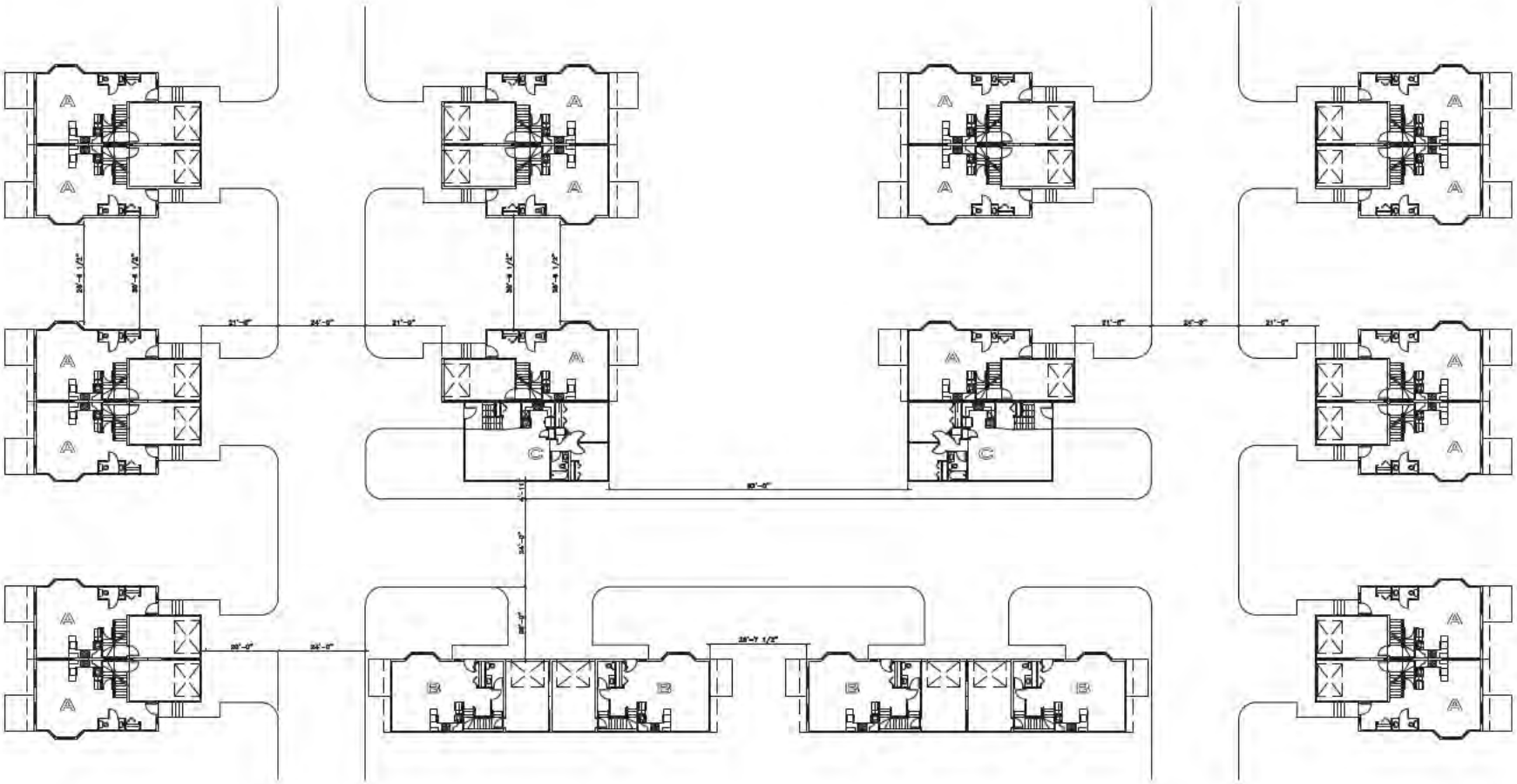


FIGURE 1-6 — FORT MCMURRAY STREETSCAPES







1.4 BENEFITS TO THE SUB-REGION

There will be several benefits that accrue to Sturgeon County and ultimately to St. Albert and the sub-region from the introduction of medium density housing into the Northern Lights Estates development.

1. The development of Residential Type 4 housing is anticipated in the sub-region within either PGA B of the Capital Region Growth Plan or the new Edmonton Metropolitan Region Growth Plan. The Northern Lights Estates planning area is already designated for residential land use. Provided the service infrastructure is available, the conversion of estate residential lots to semi-detached housing will not expand the size of the area already committed to residential use.

2. The redesignation of this area to semi-detached housing from estate residential will increase the expected density to 30 units/ha from 2 units/ha inside the affected area. In the future, when Northern Lights is absorbed by the northward expansion of the City of St. Albert, integration should be easy because it will already have the physical characteristics of an urban subdivision.

3. As the city of St. Albert expands into the intermunicipal development plan area, the amortization of capital costs for new land development through offsite levies should be unaffected by the proposed 300 units of medium density housing in Northern Lights Estates.

4. Semi-detached housing units in Northern Lights Estates will help the sub-region to achieve annual housing targets for market-affordable and non-market housing.

5. With a range of housing choices, affordability geared to income, and ownership options, soldiers from the Edmonton Garrison, people who work in the County, and those searching for affordable housing in this area will all benefit from the availability of non market and market affordable housing at Northern Lights.

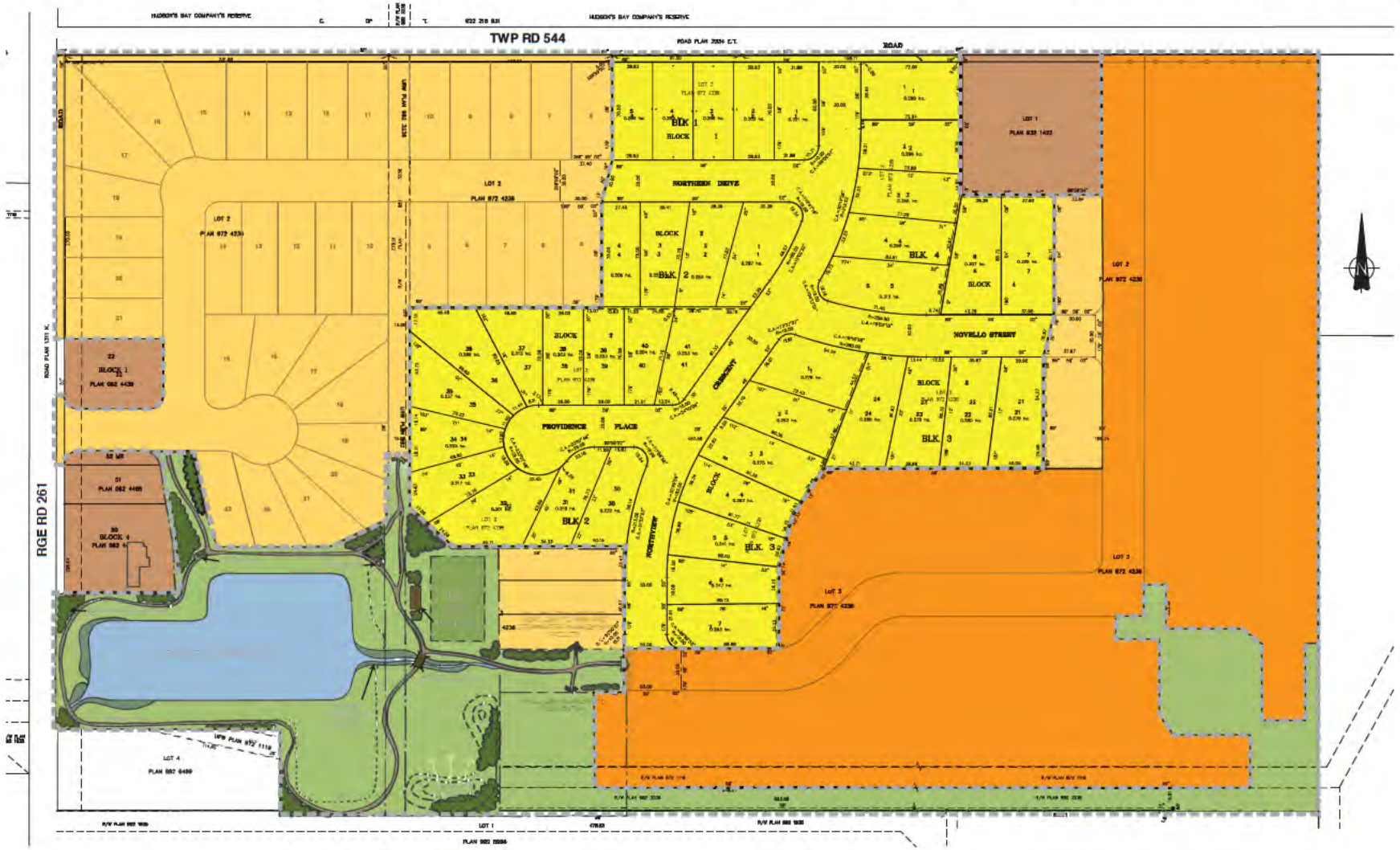
6. The Capital Region Housing Plan identified "a of lack developers and builders willing to assume the risks of developing smaller affordable rental housing units, as well as not-for-profit housing agencies having difficulty in finding appropriately located, zoned, and priced land or units to meet the Non-Market Housing needs." These issues can be addressed in the proposed medium density housing area in Northern Lights.

1.5 FUTURE LAND USE CONCEPT

Several new factors may have an impact on the development concept plan in the Northern Lights Estates Area Structure Plan. The first stage of a permanent stormwater management facility located in the southwest corner of the planning area is being designed and it will be under construction no later than the spring of 2017. The creation of a community park is being considered for development on the east side of the new stormwater pond. The integration of the pond and park would provide the residents of the community with a significant amenity area. The area proposed for conversion to medium density housing as illustrated in Figure 3-1 would be designed to blend with the east boundary of the community park.

The introduction of these three new elements into the Northern Lights Estates community will result in a new development concept as illustrated by **Figure 1-7 Future Land Use Concept Plan**.

FIGURE 1-7 — FUTURE LAND USE CONCEPT PLAN



2.0 SUPPORTING POLICY

2.1 CITY OF ST. ALBERT

Sturgeon County and the City of St. Albert entered into an Intermunicipal Development Plan in 2001. Although the County Council rescinded the Plan in 2011, it is still on the books in the City where it is used to guide policy. The parameters of the Plan with respect to urban expansion and future land use have remained with minor changes for 15 years as shown on **Figure 2-1 IDP Map 4 Proposed Future Land Use Concept** and **Figure 2-2 IDP Map 11 Proposed Urban Expansion Areas**. Northern Lights Estates has been shown on Map 11 of the IDP since 2005. It is important to note that the 2007 annexation followed the Plan very closely.

2.2 CAPITAL REGION GROWTH PLAN

The CRB Planning Toolkit - Module 3 provides implementation guidelines for Priority Growth Areas. Since the proposal is to introduce medium density urban residential land use into the Northern Lights community, it is important to be aware of the future density targets assigned to the area surrounding Northern Lights Estates. The density target in Priority Growth Area B is 30-45 dwelling units/net residential hectare. Density targets have been established to reflect a hierarchy in the Region with the highest residential density target in the core area. The Growth Plan states: "Moving outward from the core, the density targets transition to lower targets recognizing changes in land use context, overdevelopment pattern and the existing residential development densities of these areas.". It is likely that the area of PGA B in this location will be considered a lower density target area. The NLE proposal will increase the density from 2 du/NRha to 30 du/NRha as part of a larger future urban residential community.

FIGURE 2-1 IDP MAP 4 PROPOSED FUTURE LAND USE CONCEPT

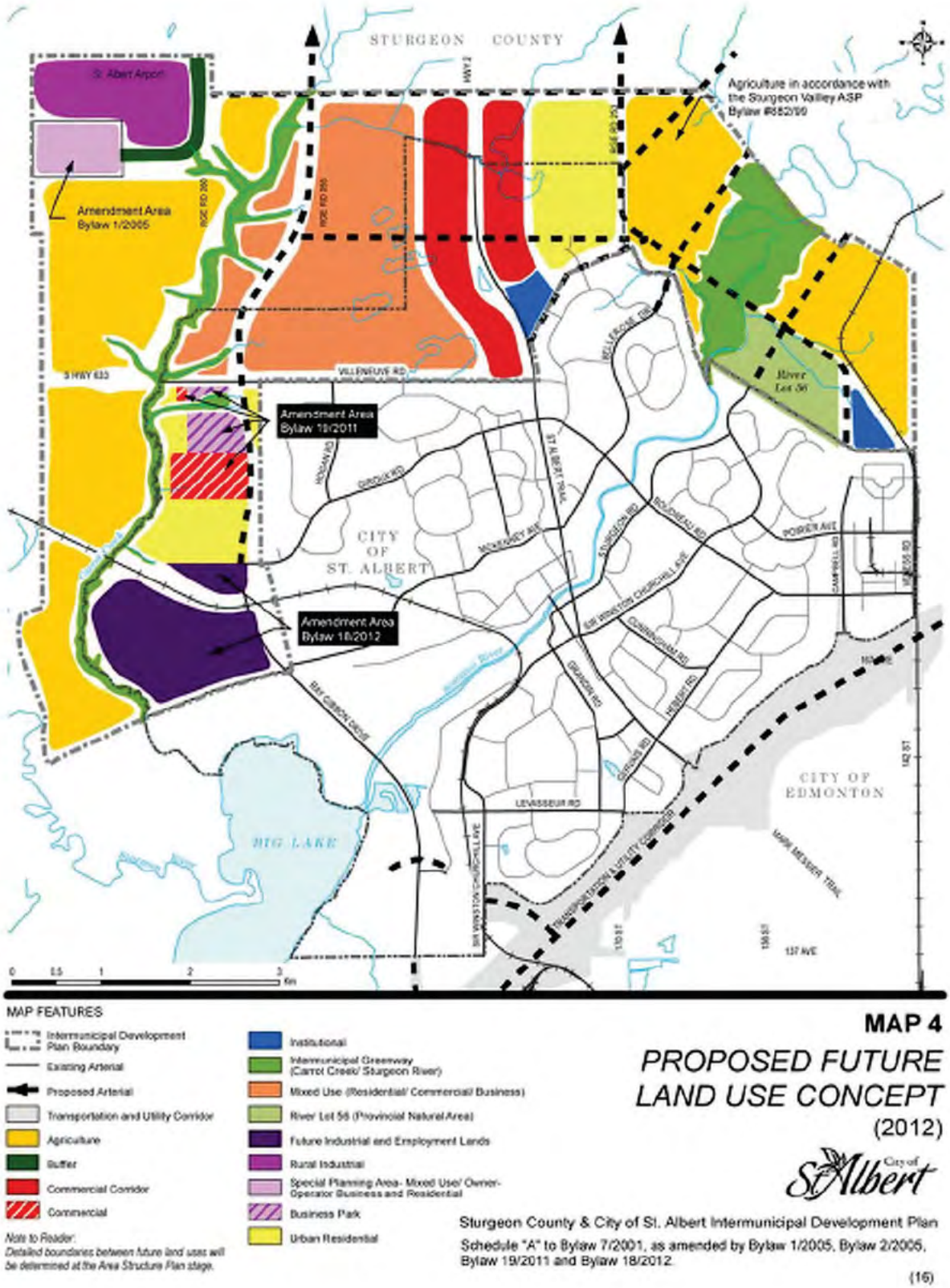
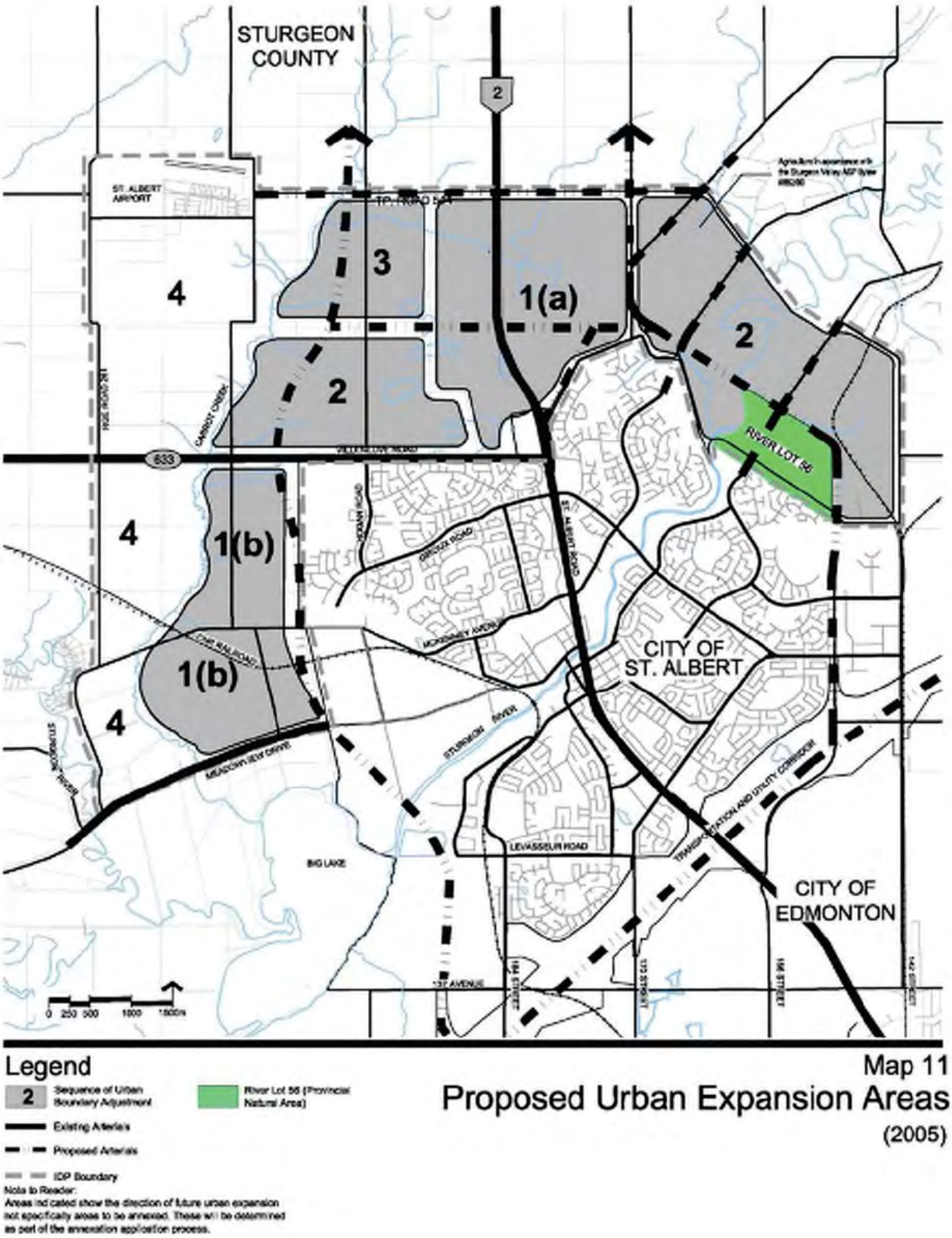


FIGURE 2-2 IDP MAP 11 PROPOSED URBAN EXPANSION AREAS



3.0 SERVICING REPORTS

This section summarizes the Preliminary Municipal Servicing Report (March 2016), the Stormwater Management Report (March 2016) and the Preliminary Engineering Drawings, submitted to the County on May 27, 2016, by Scheffer Andrew Ltd. as they relate to this subregional proposal.

3.1 PRELIMINARY MUNICIPAL SERVICING REPORT

VSD Development Corp. retained the services of Scheffer Andrew Ltd. to investigate the feasibility of the introduction of medium density housing into the Northern Lights Estates community. The proposal is to replace the Stage 2 and 3 areas that are designated for half acre residential estate lots in the area structure plan with semi-detached housing.

3.1.1 Water Servicing Plan

The existing system consists of a 200mm water main along Township Road 544 (Villeneuve Supply Line) and the Northern Lights Estates (NLE) Water Reservoir and Pump House. The NLE pump house is connected to the 200mm Villeneuve water line, which currently supplies water to the existing 39-lot single-family development in Northern Lights (Stage 1). A total of 372 dwelling units will be developed in Northern Lights if the proposed introduction of semi-detached units is approved.

The current NLE Pump House reservoir storage volume of 600 cu. m. is sufficient to directly and fully service 372 dwellings with water, except for fire flow and fire flow storage. Based on the preliminary analysis, the NLE pump house has sufficient capacity to satisfy the projected water demands at NLE at the full proposed build out of 372 dwellings.

Given that the introduction of medium density housing will generate approximately 372 dwelling units in total, it is recommended that a second watermain be constructed to the NLE Pump House to provision for typical operation and maintenance needs of the system. A detailed water network analysis has to be conducted prior to development to determine pipe sizing within the future development areas of Northern Lights Estates.

3.1.2 Fire Protection

The existing onsite water distribution system for the 39 lots in Stage 1 consists of 200mm water mains, and fire hydrants intended to possibly provide fire flow service in the future, subject to offsite infrastructure upgrades to Sturgeon County standards.

The proposed development of 38 single family estate homes in Stage 4 and the proposed semi-detached dwellings in Stages 2 and 3 would proceed without public/private firefighting storage or fire flow supply, as is the case in Stage 1, subject to compliance with all municipal, provincial, and federal codes, acts, policies, and regulations that may be in force at such time. As per current General Municipal Servicing Standards, the onsite watermains and fire hydrants at Northern Lights Estates will have to be designed

and installed such that the County could supply residential fire flow through the system, if it chooses to do so in the future.

3.1.3 Sanitary Sewer Servicing Plan

The proposal contemplates approximately 372 dwellings within the Northern Lights planning area at ultimate development. Servicing this number of lots will be possible via the existing 150mm Northern Lights sanitary forcemain. Preliminary calculations show that, at full 372-unit build out, the pressures in the forecemain would increase and residents in NLE would need 31m total dynamic head (TDH) pumps in their septic tanks to overcome the pressure in the forcemain.

The existing properties in NLE Stage 1 that have installed 0.5 m HP effluent pumps (Zoeller E163 and Sta-Ritel EH-750) will have to be retrofitted with common high-head pumps, typically capable of producing 70 m TDH to allow for development of 372 units due to the resulting increase in the hydraulic grade line.

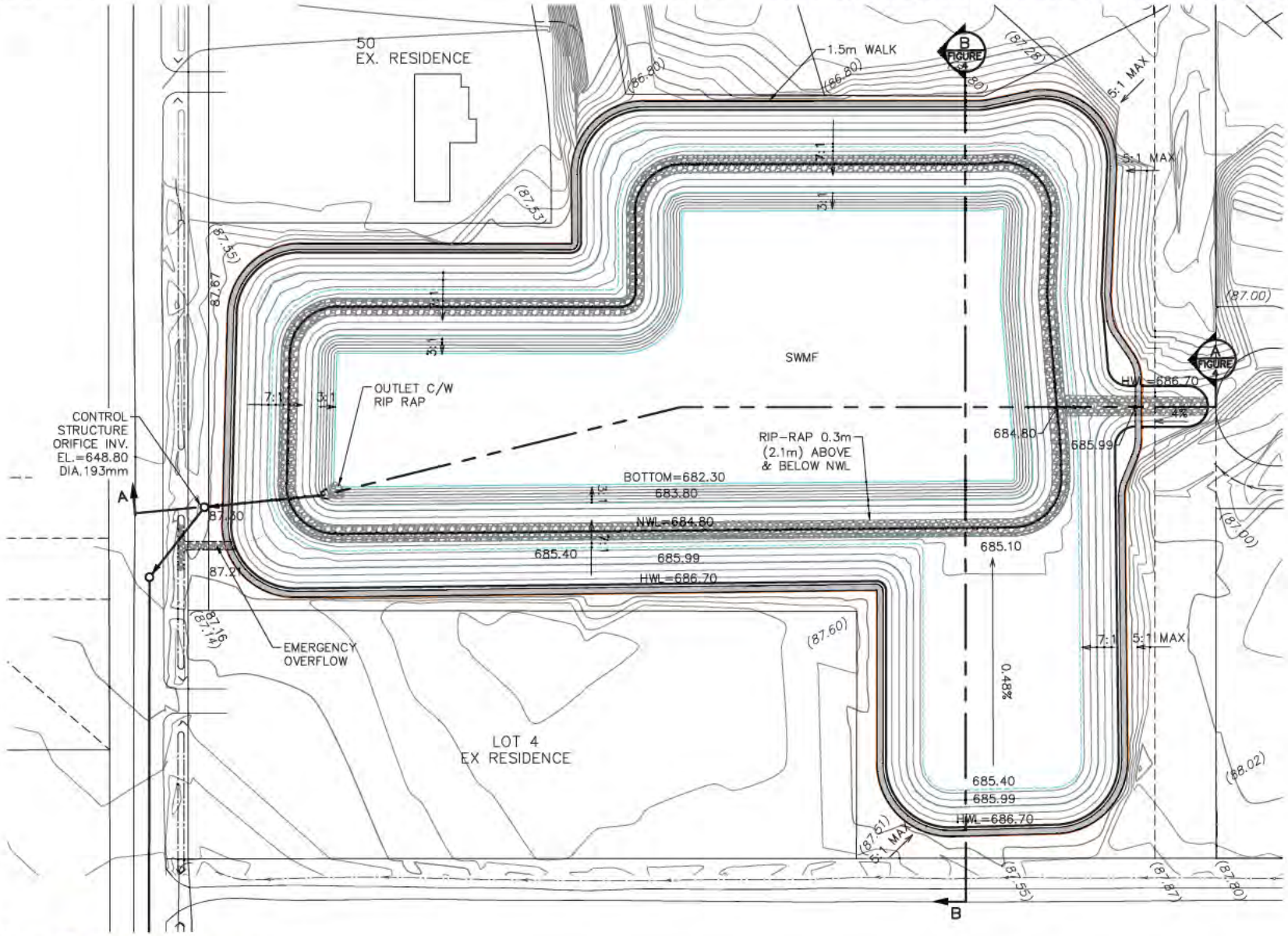
3.2 STORMWATER MANAGEMENT REPORT AND POND CONSTRUCTION

A Stormwater Management Report and Preliminary Engineering Drawings were prepared and submitted to Sturgeon County on May 27, 2016. This activity was the beginning of a court ordered process to design and build the first phase of the stormwater management facility in the southwest corner of the NLE community. Construction of this phase is scheduled to begin in the spring of 2017.

The County approved a phased approach to the construction of the permanent facility that provides for the immediate construction of the Phase 1 pond to service the existing Stage 1 subdivision area. The completion of the final Phase 2 pond to service all future development will proceed when the density and housing types for the remaining three residential stages are approved and additional capacity is required. The proposal to develop semi-detached housing in the Stage 2 and 3 areas can be accommodated by the Phase 2 stormwater management facility. **Figure 3-1 Stormwater Management Report Figure 4** is a drawing of the Phase 2 Pond from the Scheffer Andrew report.

The pond will provide sufficient storage to accommodate a 1:100 year, 24 hour storm event. It will have a submerged outlet that is connected to a control structure which will restrict the outflow and will then discharge into gravity storm sewers that follow RR 261 south before discharging into a ditch. Some grading work in the ditch may be required directly adjacent to the pond facility. The ditches will ultimately convey the water to the Sturgeon River.

FIGURE 3-1 — STORMWATER MANAGEMENT REPORT FIGURE 4



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APPENDIX
Stakeholder Engagement Content

P.10

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5 St. Anne Street
St. Albert, AB T8N 3Z9
Phone 780-459-1606
Fax 780-460-2394
www.stalbert.ca

File: L08/M2699

June 15, 2017

Rick Duncan
Alberta Municipal Government Board
1229 – 91 Street
Edmonton, AB T6X 1E9

Sent via email (richard.duncan@gov.ab.ca)

Dear Mr. Duncan:

Re: City of St. Albert Intent to Annex

Over the past four years, Sturgeon County and the City of St. Albert have collaboratively participated in joint growth boundary discussions and planning for the future. In keeping with the Memorandum of Agreement, attached please find our Intent to Annex document, which has also been provided to the Sturgeon County Council. We have created an open and constructive environment to discuss our needs, plan for the future and determine how we can best move forward in a mutually beneficial manner.

The result has been the development of a strong working relationship and a commitment to working together to build the best region for all stakeholders. We will continue this dynamic as we have agreed to establish a Negotiating Committee with representation from both Councils.

Our Councils are proud of the work we have jointly undertaken and the commitment to collaboration adopted by both Councils. We look forward to continuing this spirit of openness and collaboration as we prepare to engage our stakeholders and community partners in the next stage of the process.

Yours sincerely,

Nolan Crouse
Mayor, City of St. Albert
The Botanical Arts City

Enclosure

cc: Edmonton City Council
Sturgeon County Council
Peter Tarnawsky, Chief Administrative Officer, Sturgeon County
St. Albert City Council
Kevin Scoble, City Manager, City of St. Albert

IN THE MATTER OF THE *MUNICIPAL GOVERNMENT ACT*

R.S.A. 2000, c.M-26

AND IN THE MATTER OF THE PROPOSED ANNEXATION BY

THE CITY OF ST. ALBERT

IN THE MATTER OF THE *MUNICIPAL GOVERNMENT ACT*

R.S.A. 2000, c.M-26

AND IN THE MATTER OF THE PROPOSED ANNEXATION

BY THE CITY OF ST. ALBERT

NOTICE OF PROPOSED ANNEXATION

TO: **Alberta Municipal Government Board**
1229 – 91 Street SW
Edmonton, AB T6X 1E9

TO: **Sturgeon County**
9613 – 100 Street
Morinville, AB T8R 1L9

TO: **Alberta Municipal Affairs**
132 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

The City of St. Albert herby gives notice of its request for the annexation of lands hereinafter described. This notice includes the following:

1. Authorization
2. Description of Lands
3. Annexation Justification
4. Proposed Public Consultation
5. Affected Authorities

This notice has been filed by:

THE CITY OF ST. ALBERT

Per: _____
Kevin Scoble, CAO
5 St. Anne Street
St. Albert, AB T8N 3Z9

AFFECTED AUTHORITIES

This notice is being sent to the following local authorities:

- Capital Region Board
- Alberta Capital Region Wastewater Commission
- Alberta Health Services
- Alberta Transportation
- Alberta Environment and Parks
- St. Albert Public Schools
- Greater St. Albert Catholic Schools
- Sturgeon Public School Division
- North Central Francophone Education

The following is a list of authorities which may be affected and will be notified of the annexation, in keeping with the intent and spirit of proposed changes to the *Municipal Government Act*.

- Alberta Agriculture, Food, and Rural Development
- Alberta Energy Regulator (AER)
- Historic Resources Management Branch
- Department of National Defence
- ATCO Gas
- ATCO Pipelines
- Altalink Management Ltd.
- Canada Post Corporation
- TELUS Communications Company
- Fortis Alberta
- Alexander First Nation
- Canadian National Railway
- City of Edmonton
- Parkland County

Darren Young

From: Kevin Scoble <kscoble@stalbert.ca>
Sent: June 15, 2017 12:32 PM
To: Kristina Peter
Subject: FW: Referral Notification Received

Hi Kristina,

This was a response received from the letters that were sent out. It was from the email address - dennis.eady@cn.ca

Thanks
Beth

Beth Purdon
Executive Assistant | City Manager's Office
P: 780-459-1593 | bpurdon@stalbert.ca

Bringing Our Best to Cultivate An Amazing Community

From: AEP NSR Water Act [mailto:AEP.NSR-WaterAct@gov.ab.ca]
Sent: Thursday, June 15, 2017 9:51 AM
To: Kevin Scoble <kscoble@stalbert.ca>
Subject: Referral Notification Received

Thank you for your referral related to urban or rural development.
The following information is provided as a courtesy - proponents must ensure they are meeting all applicable legislation and submit applications to Alberta Environment and Parks accordingly.

***Environmental Protection and Enhancement Act* (EPEA) Requirements:**

Notification for the Extension of Existing Water Distribution, Wastewater Collection and Storm Drainage Systems:

- http://esrd.alberta.ca/water/forms-applications/documents/ExtendSystemsInfoRequirements-Oct2003.pdf

Registration of Storm Drainage System:

- http://esrd.alberta.ca/water/forms-applications/documents/MunicipalStormDrainageApplication-Jun2012.pdf

Approval for Waterworks and Wastewater Systems:

- If the potable water and wastewater are not managed with the extension of the existing systems then the development may require an approval, registration or authorization under the EPEA for the construction and operation of sanitary and wastewater systems.
  http://esrd.alberta.ca/water/forms-applications/drinking-water-and-wastewater-facility-approvals-and-registrations-process.aspx

Consent to Vary Setback Distance from Wastewater and Waste Management Facilities:

- From a waste management facility:
  http://esrd.alberta.ca/waste/waste-management/documents/VarySetbackOperatingLandfill-Nov2012.pdf
  http://esrd.alberta.ca/waste/waste-management/documents/VarySetbackWasteStorageSites-Nov2012.pdf
  http://esrd.alberta.ca/waste/waste-management/documents/VarySetbackNonOperatingLandfill-May2012.pdf

- From a wastewater treatment plant: Please contact Alberta Environment and Parks.

Public Lands Act Requirements

Development on crown claimed lands such as the bed and bank of water bodies may require a *Public Lands Act* authorization.:

Shoreline Modification

- http://aep.alberta.ca/water/education-guidelines/documents/ShorelineWaterBodyModifications-Oct2015.pdf

Wetlands

- http://esrd.alberta.ca/forms-maps-services/directives/documents/AssessingPermanenceWetlandBasins-Jun27-2014.pdf

Water Act Requirements:

***Water Act* Authorizations**

A *Water Act* approval is required prior to alteration of any water body including impacts to the bed and bank.
A guideline can be found at http://esrd.alberta.ca/water/education-guidelines/documents/ApprovalsSurfaceWaterBodies-Guide-2001.pdf
A *Water Act* approval may be required for the proposed storm water management system. The following two public documents located on our website provides guidelines for storm water management:
Policy number 6.0 of Municipal Policies and Procedures Manual --- 2001, April
http://esrd.alberta.ca/water/programs-and-services/municipal-wastewater-and-storm-water-management-program/documents/MunicipalPoliciesProceduresManual-2001.pdf
Storm Water Management Guidelines for the Province of Alberta --- 1999
http://esrd.alberta.ca/water/programs-and-services/municipal-wastewater-and-storm-water-management-program/documents/StormwaterManagementGuidelines-1999.pdf

A *Water Act* licence is required for the utilization of a water supply source. Depending upon the volume required and the proximity to other water interests, hydrology or hydrogeology studies may also be required.
For a ground water source, please see the Groundwater Evaluation Guidelines to determine what information is required in support of an application under the *Water Act*:
http://esrd.alberta.ca/water/education-guidelines/documents/8361.pdf .

Preservation of Wetlands

The Alberta Wetland Policy was implemented on June 1, 2015. As per the policy, impacts to wetlands should be avoided or minimized wherever possible.
When avoidance is not possible, the Alberta Wetland Policy Implementation Webpage, at the following site http://aep.alberta.ca/water/programs-and-services/wetlands/alberta-wetland-policy-implementation.aspx provides detailed information on wetland specific application processes.

Water body setbacks

The "Stepping Back from the Water" document was published to assist municipalities in developing proper environmental reserves and setbacks from water bodies and is available on our website http://environment.gov.ab.ca/info/library/8554.pdf

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail.

ATCO Pipelines

June 30, 2017

Your File: L08/M2699
Our File: 17-2297

Attention: Nolan Crouse
City of St. Albert
Planning and Development Department

RE: Proposed Sturgeon County & City of St. Albert Intent to Annex

---

The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.

2. ATCO Pipelines requires a separate utility lot for its sole use.

3. A pipeline alteration may be required in this area.
   - All costs associated with any alterations to ATCO Pipelines' pipeline(s) and/or appurtenances to accommodate development will be borne by the developer/owner.
   - This process can take up to 18 months to complete.

4. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work.
   - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter.
   - Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information.

5. Road crossings are subject to Engineering review and approval.
   - Road crossing(s) must be paved and cross at a perpendicular angle.
   - Parallel roads are not permitted within ATCO Pipelines' right(s)-of-way.
   - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.

6. Parking encroachments may be permitted within ATCO Pipelines' right-of-way, subject to Engineering approval.
   - Unpaved parking is not permitted (gravel, grass, etc.).
   - Parking directly above the pipeline is not permitted.

7. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or rights(s)-of-way.

8. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.

9. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.

7210 - 42 Street NW, Edmonton, AB T6B 3H1
Tel: 780.420.8957 Fax: 780.420.7411
www.atcopipelines.com

- If alterations are required, the cost will be borne by the developer/owner.

10. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review.

11. An evaluation must be completed to assess the electrical hazards of the proposed facilities to the pipeline. Mitigation of electrical hazards may be required.
    - All costs associated with the evaluation and any mitigation will be borne by the developer/owner.
    - This process can take up to 18 months to complete.

If you have any questions or concerns, please contact the undersigned at 780.420.3896 or email Isabel.Solis@atco.com.

Yours truly,

ATCO Pipelines
A division of ATCO Gas and Pipelines Ltd.

Isabel Solis-Jarek
Operations Engineering Department

APPROVED:-
AS TO FORM
AS TO CONTENT
BC

IS

7210 - 42 Street NW, Edmonton, AB T6B 3H1
Tel: 780.420.8957 Fax: 780.420.7411
www.atcopipelines.com

Planning and Development
Phone: 780-459-1642
Fax: 780-458-1974

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: City of St. Albert Annexation of Lands within Sturgeon County

Number: B.1.3.4
#D01

May 29, 2020

Dear Agency Representative:

Re: City of St. Albert Annexation – Negotiated Annexation Boundary

At its April 27, 2020 meeting the Annexation Negotiating Sub-Committee of the City of St. Albert and Sturgeon County decided upon an annexation boundary, as enclosed. As an agency that may be affected by the City's annexation proposal, this letter serves to notify your agency of the negotiated boundary and to provide the opportunity to seek additional information, if desired.

This boundary will be presented to the Municipal Government Board (MGB) as part of the City of St. Albert's annexation application, which is decided upon by the Province of Alberta. It is anticipated the City's application will be submitted to the MGB before the end of 2020. The MGB provides public hearings where affected parties may present their views on annexation applications.

Prior to the City's submission of its annexation application to the MGB, the City will host a final round of public and stakeholder 'open houses'. It is expected this would occur at the conclusion of the annexation negotiation process.

All affected agencies are invited to attend the public open house event, which will be advertised in print, on the City's website and via roadside signage. If you would like to receive direct notification, please sign up for the City's e-newsletter at www.stalbert.ca/annexation, where you will also find additional information on the annexation project.

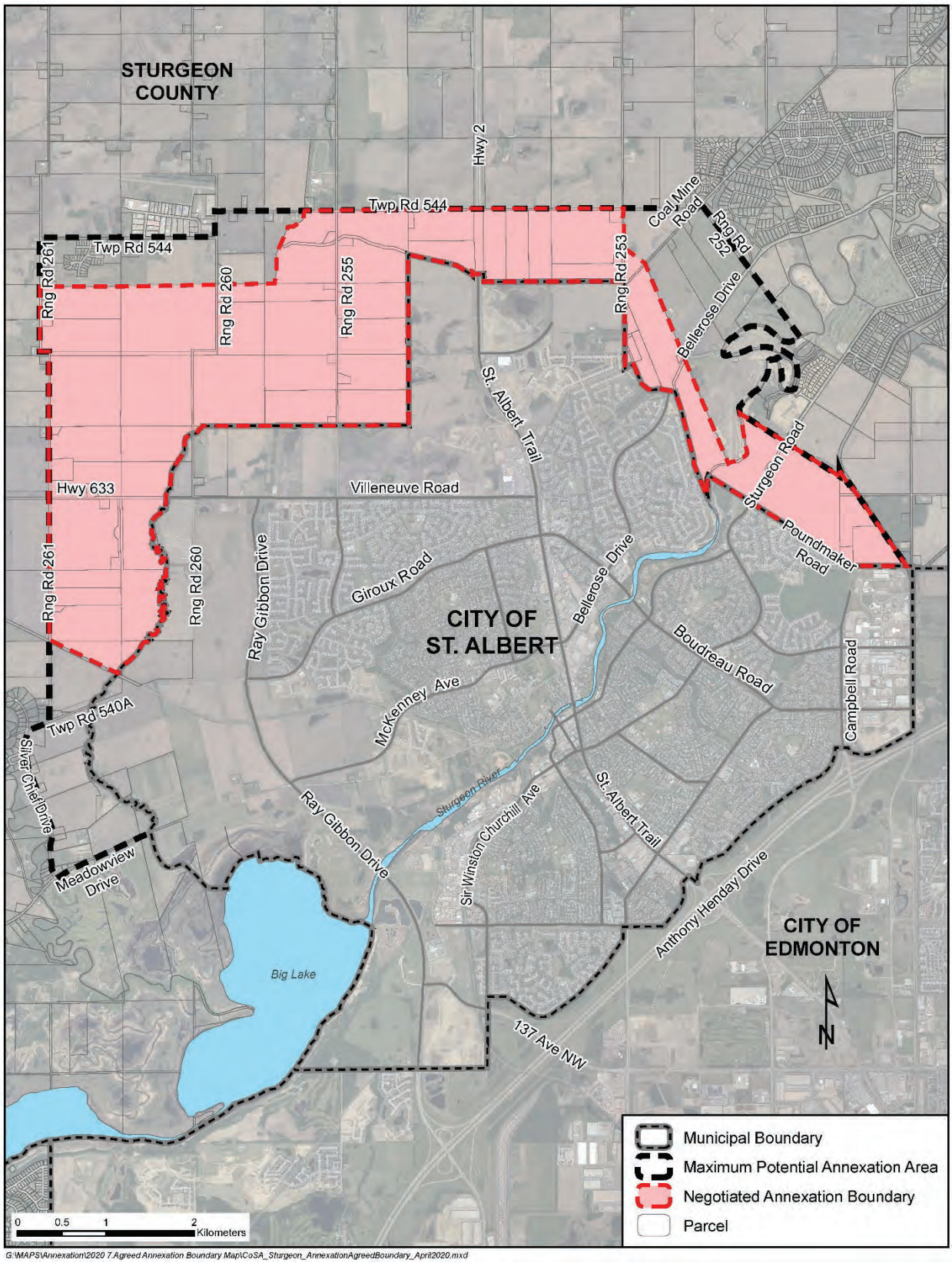
Should you have any questions or wish to discuss the project further, please contact the undersigned.

Sincerely,



Vicki Dodge, RPP
Senior Planner (Annexation)
T: 780-459-1796
E: vdodge@stalbert.ca

Encl. Negotiated Annexation Boundary Map


STURGEON COUNTY
CITY OF ST. ALBERT
CITY OF EDMONTON
Hwy 2
Twp Rd 544
Twp Rd 544
Twp Rd 540A
Rng Rd 261
Rng Rd 260
Rng Rd 255
Rng Rd 253
Rng Rd 252
Coal Mine Road
Bellerose Drive
St. Albert Trail
Hwy 633
Villeneuve Road
Sturgeon Road
Poundmaker Road
Ray Gibbon Drive
Giroux Road
Boudreau Road
Campbell Road
McKenney Ave
Sturgeon River
Sir Winston Churchill Ave
Anthony Henday Drive
Meadowview Drive
Silver Chief Drive
Big Lake
137 Ave NW
N
0 0.5 1 2 Kilometers
Municipal Boundary
Maximum Potential Annexation Area
Negotiated Annexation Boundary
Parcel
G:\MAPS\Annexation\2020 7.Agreed Annexation Boundary Map\CoSA_Sturgeon_AnnexationAgreedBoundary_April2020.mxd

Nathalia Schwind

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: May 29, 2020 2:43 PM
Cc: Beth Frigo
Subject: St. Albert Annexation Update
Attachments: LTR_COSA-AgenciesLetter-withLetterhead.1.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please find attached a letter update on the City of St. Albert's annexation from Sturgeon County.

If you have any questions, please contact me directly.

Regards,

Vicki K. Dodge, RPP
Senior Planner (Annexation), Planning Branch
Infrastructure and Development Services Division
P: 780-459-1769 | F: 780-458-1974
City of St. Albert | 2nd Floor, 5 St. Anne Street | St. Albert, AB | T8N 3Z9
vdodge@stalbert.ca | www.stalbert.ca |



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Nathalia Schwind

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: May 29, 2020 12:40 PM
To: crnwsc-mgr@outlook.com
Cc: Beth Frigo
Subject: St. Albert Annexation Update
Attachments: LTR_COSA-AgenciesLetter-withLetterhead.1.pdf

Hello, Mr. Clark

Further to my voicemail of May 20, please find attached an update letter regarding the City of St. Albert's annexation from Sturgeon County.

Should you have any questions, please feel free to contact me directly.

Regards,

Vicki K. Dodge, RPP
Senior Planner (Annexation), Planning Branch
Infrastructure and Development Services Division
P: 780-459-1769 | F: 780-458-1974
City of St. Albert | 2nd Floor, 5 St. Anne Street | St. Albert, AB | T8N 3Z9
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Nathalia Schwind

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: May 29, 2020 12:37 PM
To: wbokenfohr@sturgeoncounty.ca
Cc: Beth Frigo
Subject: St. Albert Annexation Update
Attachments: LTR_COSA-AgenciesLetter-withLetterhead.1.pdf

Hello, Councillor Bokenfohr

Further to my email below, please find attached an update letter that is going out to all agencies within the annexation boundary. Please share this letter with the Roseride Waste Management Services Commission at the next available opportunity.

If the Commission has any questions, please feel free to direct them to contact me.

Regards,

Vicki K. Dodge, RPP
Senior Planner (Annexation), Planning Branch
Infrastructure and Development Services Division
P: 780-459-1769 | F: 780-458-1974
City of St. Albert | 2nd Floor, 5 St. Anne Street | St. Albert, AB | T8N 3Z9
vdodge@stalbert.ca | www.stalbert.ca |

From: Vicki Dodge
Sent: May 20, 2020 4:54 PM
To: wbokenfohr@sturgeoncounty.ca
Cc: Beth Frigo <bfrigo@stalbert.ca>
Subject: Annexation Notification

Hello, Councillor Bokenfohr

I am writing to you as a Board member of the Roseridge Waste Management Services Commission. Please provide this information to the Board at the next available opportunity.

As you know, the City of St. Albert is seeking to annex land from Sturgeon County. The *Municipal Government Act* requires the City to notify service commissions that may have infrastructure or provide services in the annexation area about the proposed annexation. It appears the RWMSC may not have been formally notified previously. This email services to correct that oversight.

Attached please find the negotiated annexation boundary for the Commission's information. Additionally, should the Commission wish to access additional information, it may do so by following the link below:
www.stalbert.ca/annexation

Moreover, should the Commission wish to ask questions or requires clarification on any matters related to the annexation process, please provide them with my contact information, as listed below.

Thank you,

Vicki K. Dodge, RPP
Senior Planner (Annexation), Planning Branch
Infrastructure and Development Services Division
P: 780-459-1769 | F: 780-458-1974
City of St. Albert | 2nd Floor, 5 St. Anne Street | St. Albert, AB | T8N 3Z9
vdodge@stalbert.ca | www.stalbert.ca |



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Nathalia Schwind

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: June 24, 2020 11:09 AM
To: Darren Young
Cc: Nathalia Schwind; Beth Frigo
Subject: FW: Annexation Letter - Printing and Mailing Letters
Attachments: LTR_COSA-AgenciesLetter-withLetterhead.1.pdf

[redacted] Here you go,

Vicki

From: Beth Frigo
Sent: June 1, 2020 10:31 AM
To: [redacted]>
Cc: Vicki Dodge <vdodge@stalbert.ca>
Subject: Annexation Letter - Printing and Mailing Letters

Hi Ladies –

Could one of you please print and mail the attached letter to the following:

Annexation Letter – page 1 is on City digital letterhead, page 2 can be printed on the back side and page 3 is a map.

Department of National Defense
Property Officer, Real Property Operations Section
Edmonton Real Property Operations Unit (West)
PO Box 10500 Station Forces
Edmonton, AB
T5J 4J5
Attn: Laura Tomko, Base Property Officer

Agriculture and Forestry
Land Use Unit
3rd Floor JG O'Donoghue Building
7000 – 113 Street
Edmonton, AB
T6H 5T6

Elk Island Catholic Schools
Central Learning Services
310 Broadview Rd
Sherwood Park, AB
T8H 1A4

Please let me know if you have any questions. Thanks in advance,
Beth

Beth Frigo
Planning Technician | Planning and Development

City of St. Albert | 5 St. Anne Street | St. Albert, AB | T8N 3Z9

bfrigo@sta bert.ca | www.sta bert.ca

www.facebook.com/cityofstalbert | www.twitter.com/cityofstalbert



This communication is intended for the person(s) named above only. Any other distribution, copying or disclosure in whole or in part by any other person is prohibited. If you have received this e-mail in error, please notify me immediately and delete the electronic and discard any hard copies.

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Nathalia Schwind

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: May 29, 2020 3:20 PM
To: Darren Young
Cc: Nathalia Schwind; Beth Frigo
Subject: Fwd: St. Albert Annexation Update

Just checking you received this too.

V
Get Outlook for iOS

From: Lyle Clarke <CRNWSC-MGR@outlook.com>
Sent: Friday, May 29, 2020 3:18:26 PM
To: Vicki Dodge <vdodge@stalbert.ca>
Cc: Beth Frigo <bfrigo@stalbert.ca>
Subject: Re: St. Albert Annexation Update

External Email: Use caution with links and attachments.

Thanks for information, the CRNWSC customers appear to be not affected by this proposed annexation.

Get Outlook for iOS

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: Friday, May 29, 2020 12:40:26 PM
To: crnwsc-mgr@outlook.com <crnwsc-mgr@outlook.com>
Cc: Beth Frigo <bfrigo@stalbert.ca>
Subject: St. Albert Annexation Update

Hello, Mr. Clark

Further to my voicemail of May 20, please find attached an update letter regarding the City of St. Albert's annexation from Sturgeon County.

Should you have any questions, please feel free to contact me directly.

Regards,

Vicki K. Dodge, RPP
Senior Planner (Annexation), Planning Branch
Infrastructure and Development Services Division
P: 780-459-1769 | F: 780-458-1974
City of St. Albert | 2nd Floor, 5 St. Anne Street | St. Albert, AB | T8N 3Z9
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From: AEP NSR Water Act
To: Vicki Dodge
Subject: Referral Notification Received
Date: May 29, 2020 2:43:26 PM

External Email: Use caution with links and attachments.

Thank you for your referral related to urban or rural development.
The following information is provided as a courtesy - proponents must ensure they are meeting all applicable legislation and submit applications to Alberta Environment and Parks accordingly.

-

***Environmental Protection and Enhancement Act* (EPEA) Requirements:**

-

Notification for the Extension of Existing Water Distribution, Wastewater Collection and Storm Drainage Systems:

- https://open.alberta.ca/dataset/802a1a2c-bd8d-4117-b9ad-54e4d7380c60/resource/c7d24863-95fd-4652-91c4-3fe6743238fc/download/extendsystemsinforequirements-oct2003.pdf

Registration of Storm Drainage System:

- http://aep.alberta.ca/water/forms-applications/documents/MunicipalStormDrainageApplication-Jun2012.pdf

Approval for Waterworks and Wastewater Systems:

- If the potable water and wastewater are not managed with the extension of the existing systems then the development may require an approval, registration or authorization under the EPEA for the construction and operation of sanitary and wastewater systems.
  http://aep.alberta.ca/water/forms-applications/drinking-water-and-wastewater-facility-approvals-and-registrations-process.aspx

-

Consent to Vary Setback Distance from Wastewater and Waste Management Facilities:

- From a waste management facility:
  - https://open.alberta.ca/dataset/7ecf1329-6e33-40f9-b345-78ab37b75082/resource/0d460665-634e-4120-994b-223b562d9451/download/2012-requesting-consent-vary-setback-distance-development-operating-landfill-acceptable.pdf
  - https://open.alberta.ca/dataset/4fa6dcb4-6bb7-495c-94a0-a826a573eba9/resource/593ac21f-4ea6-4ab4-9870-e6a70ad43cd2/download/varysetbackwastestoragesites-nov2012.pdf
  - https://open.alberta.ca/dataset/f300fcf6-8992-4a6b-bf83-1e6ead411d3d/resource/38678eb2-1e45-4121-a198-b89d49747350/download/varysetbacknonoperatinglandfill-may2012.pdf

- From a wastewater treatment plant: Please contact Alberta Environment and Parks.

Public Lands Act Requirements

-

Development on crown claimed lands such as the bed and bank of water bodies may require a *Public Lands Act* authorization:

Shoreline Modification

- https://open.alberta.ca/dataset/b2db6532-b7a1-4334-a18c-394991aa45e8/resource/39b5a687-0108-4f7b-863a-a6c1eeacb1b0/download/shorelinewaterbodymodifications-jun2017.pdf

Wetlands

- http://aep.alberta.ca/forms-maps-services/directives/documents/AssessingPermanenceWetlandBasins-Jun27-2014.pdf

Water Act Requirements:

***Water Act* Authorizations**

A *Water Act* approval is required prior to alteration of any water body including impacts to the bed and bank. A guideline can be found at https://open.alberta.ca/dataset/7e25ba86-e85e-4ffb-ab3f-b2bd83c11db1/resource/382f0ac6-7e22-4b4c-b5ce-c7f38d3d6624/download/2001-approvalssurfacewaterbodies-guide-2001.pdf
A *Water Act* approval may be required for the proposed storm water management system. The following two public documents located on our website provides guidelines for storm water management:
Policy number 6.0 of Municipal Policies and Procedures Manual --- 2001, April
https://open.alberta.ca/dataset/add022a6-33de-414f-a246-f4f2d4fb78f0/resource/84bb9f12-0de0-4295-95c1-9c73ab3a7b5c/download/2001-municipalpoliciesproceduresmanual-2001.pdf
Storm Water Management Guidelines for the Province of Alberta --- 1999
https://open.alberta.ca/dataset/75b4611e-d962-4411-ac56-935ec2f8dcd1/resource/c6ccd70c-1a1e-4f2a-ae23-58e287ed5ada/download/stormwatermanagementguidelines-1999.pdf

A *Water Act* licence is required for the utilization of a water supply source. Depending upon the volume required and the proximity to other water interests, hydrology or hydrogeology studies may also be required.
For a ground water source, please see the Groundwater Evaluation Guidelines to determine what information is required in support of an application under the *Water Act*:
https://open.alberta.ca/dataset/d399d059-d8b6-4c46-9ff2-ef39f359943a/resource/2f385374-2521-4252-8e46-4b51e61c1e41/download/5612701-2013-alberta-environment-guide-groundwater-authorization.pdf.

Preservation of Wetlands

The Alberta Wetland Policy was implemented on June 1, 2015. As per the policy, impacts to wetlands should be avoided or minimized wherever possible.
When avoidance is not possible, the Alberta Wetland Policy Implementation Webpage, at the following site http://aep.alberta.ca/water/programs-and-services/wetlands/alberta-wetland-policy-implementation.aspx provides detailed information on wetland specific application processes.

Water body setbacks

The "Stepping Back from the Water" document was published to assist municipalities in developing

proper environmental reserves and setbacks from water bodies and is available on our website https://open.alberta.ca/dataset/1c70eb43-a211-4e9c-82c3-9ffd07f64932/resource/6e524f7c-0c19-4253-a0f6-62a0e2166b04/download/2012-steppingbackfromwater-guide-2012.pdf

Sturgeon Public Schools

Dare to reimagine learning

02 September 2020

Susan McRory, Chair
Municipal Government Board
2nd Floor, Summerside Business Centre
1229 91 Street SW
Edmonton, AB T6X 1E9
Susan.mcrory@gov.ab.ca

Dear Chair McRory,

Re: City of St. Albert Annexation of Lands within Sturgeon County

Our Board of Trustees is gravely concerned about the financial impact that the proposed annexation of lands within Sturgeon County will have on Sturgeon Public School Division(enclosed). Our Division provides Public Education to children resident within the proposed annexation area, many of whom are beginning their educational journey with Sturgeon Public Schools. If this annexation and others between the City of St. Albert and Sturgeon County continue without due consideration of the impact and compensation to Sturgeon Public School Division, the long-term effects for the children within our care will be profound.

Sturgeon Public Schools is a rural Public School Division that serves the children, families and communities within Sturgeon County. Our Board prides itself on our prudent management of taxpayer dollars and have been diligent in our efforts to ensure that resources are directed to our classrooms. We respect the need to be fiscally prudent, however as a result of the Government's new Funding Framework our operational budget will be reduced by $10.3M. We are also accruing growing expenses associated with operating a Public School system during a pandemic. Compounding this reality is the loss of students and revenue that will result from the proposed annexation.

We have been advised by one of the parties that "*even in cases where an impact to the Division is realized, School Divisions often have little to no involvement in annexation and no compensation in that regard*". It is our understanding that compensation related to this annexation has not been finalized, thus our request of the Municipal Government Board is that Sturgeon Public School Division be compensated for the losses that will result from the annexation. Given that our Division and children will always be the negative beneficiary of annexations between the City of St. Albert and Sturgeon County, we ask that the Board to direct the parties to include Sturgeon Public School Division in all current and future annexation discussions.

I respectfully request a meeting to discuss with you our concerns regarding this matter.

Frank Robinson Education Centre
9820–104 Street, Morinville, AB T8R 1L8
P: 780.939.4341
F: 780.939.5520
TF: 1.888.459.4062
E: frec@sturgeon.ab.ca

On behalf of the Board of Trustees, thank you for placing first the best interests of the children that we collectively serve.

Yours in Public Rural Education,

Terry Jewell, Chair
Board of Trustees

cc Honourable Adriana LaGrange, Minister of Education
Honourable Tracy Allard, Minister of Municipal Affairs
Honourable Dale Nally, MLA Morinville-St. Albert
Shane Getson, MLA Lac Ste. Anne-Parkland
Board of Trustees, Sturgeon Public Schools
Mayor Alanna Hnatiw, Sturgeon County
Mayor Cathy Heron, City of St. Albert
Mary Lynne R. Campbell, ICD.D, Superintendent of Schools/CEO
Reegan McCullough, CAO, Sturgeon County

Attachment

Planning and Development
Phone: 780-459-1642
Fax: 780-458-1974

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: City of St. Albert Annexation of Lands within Sturgeon County

Number: B.1.3.4
#D01

May 29, 2020

Dear Agency Representative:

Re: City of St. Albert Annexation – Negotiated Annexation Boundary

At its April 27, 2020 meeting the Annexation Negotiating Sub-Committee of the City of St. Albert and Sturgeon County decided upon an annexation boundary, as enclosed. As an agency that may be affected by the City's annexation proposal, this letter serves to notify your agency of the negotiated boundary and to provide the opportunity to seek additional information, if desired.

This boundary will be presented to the Municipal Government Board (MGB) as part of the City of St. Albert's annexation application, which is decided upon by the Province of Alberta. It is anticipated the City's application will be submitted to the MGB before the end of 2020. The MGB provides public hearings where affected parties may present their views on annexation applications.

Prior to the City's submission of its annexation application to the MGB, the City will host a final round of public and stakeholder 'open houses'. It is expected this would occur at the conclusion of the annexation negotiation process.

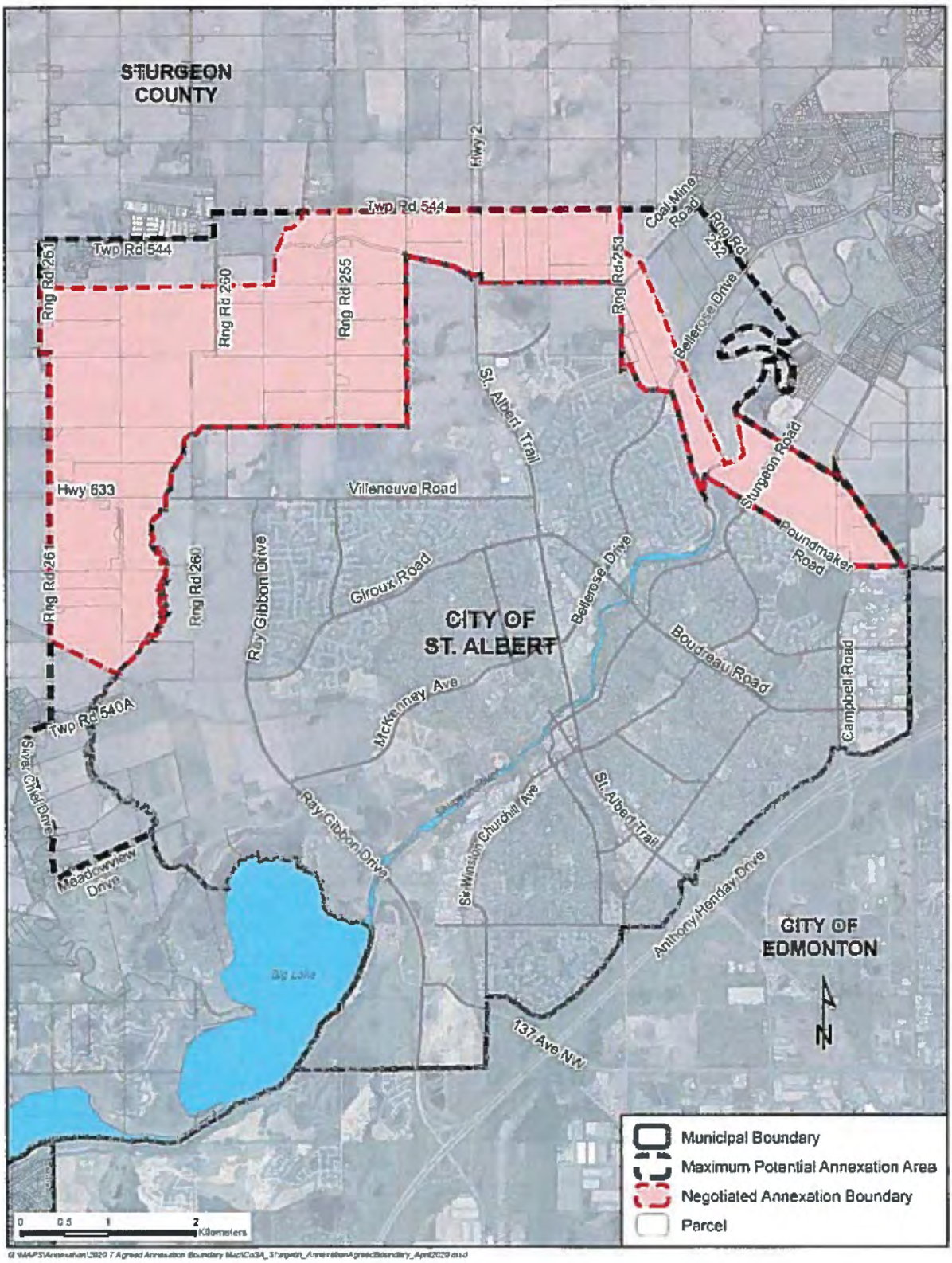
All affected agencies are invited to attend the public open house event, which will be advertised in print, on the City's website and via roadside signage. If you would like to receive direct notification, please sign up for the City's e-newsletter at www.stalbert.ca/annexation, where you will also find additional information on the annexation project.

Should you have any questions or wish to discuss the project further, please contact the undersigned.

Sincerely,

Vicki Dodge, RPP
Senior Planner (Annexation)
T: 780-459-1796
E: vdodge@stalbert.ca

Encl. Negotiated Annexation Boundary Map


STURGEON COUNTY
CITY OF ST. ALBERT
CITY OF EDMONTON
Twp Rd 544
Twp Rd 544
Rng Rd 261
Rng Rd 260
Rng Rd 255
Rng Rd 253
Hwy 2
Coal Mine Road
Rng Rd 252
Bellerose Drive
St. Albert Trail
Sturgeon Road
Poundmaker Road
Hwy 633
Villeneuve Road
Rng Rd 261
Rng Rd 260
Ray Gibbon Drive
Giroux Road
Bellerose Drive
Boudreau Road
Campbell Road
McKenney Ave
Twp Rd 540A
Chief Dr
Meadowview Drive
Ray Gibbon Drive
Sir Winston Churchill Ave
St. Albert Trail
Anthony Henday Drive
137 Ave NW
Big Lake
N
0 0.5 1 2 Kilometers
Municipal Boundary
Maximum Potential Annexation Area
Negotiated Annexation Boundary
Parcel

Planning and Development
Phone: 780-459-1642
Fax: 780-458-1974

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: Sturgeon Annexation

September 23, 2020

Dear Local Authority Representative:

RE: City of St. Albert-Sturgeon County Annexation – Request for Comments/Position and Notice of Final Public Participation

The City of St. Albert originally issued a notice of intent to annex lands (±2,180 hectares) from Sturgeon County to affected local authorities on June 15, 2017. This letter is to advise that the City of St. Albert and Sturgeon County Councils have reached a negotiated agreement on a final annexation area in the amount of ±1,588 hectares.

Copies of the 2017 notice of intent to annex and a map of the final negotiated annexation area are attached for your records. The City of St. Albert requests your agency to review the attached materials and seeks comments and confirmation of its position on the proposed annexation.

To assist in your agency's review, the City would like to share information at public participation events with affected local authorities, agencies, and persons. Information will be shared about the negotiated annexation agreement, and procedural information regarding the Municipal Government Board (MGB) application process will be relayed.

The upcoming public participation events will be virtual because of the COVID-19 pandemic. There are several different opportunities for participation, which include:

1. **Virtual information session**: move virtually through a digitally rendered meeting room and interact with display boards containing information. Questions can be asked but will not be answered in real time. This will be available 24 hours a day from October 20, 2020 to October 23, 2020.

2. **Facilitated Zoom meetings**: attend one of three Zoom meetings to listen to a presentation followed by a live Q&A. Submit your questions to the moderator and hear real-time responses from the panel of annexation team representatives. The Zoom meetings are scheduled as follows:

- Tuesday, October 20, 2020: Presentation starts at 9am
- Wednesday, October 21, 2020: Presentation starts at 6pm
- Thursday, October 22, 2020: Presentation starts at 2pm

3. **Telephone call**: if you do not have access to high speed internet, or you are uncomfortable with participating in either the virtual information session or the Zoom meetings, then you may call the City's annexation project manager, Vicki Dodge, at 780-459-1769 between October 20, 2020 and October 23, 2020 during regular business hours (8 am – 5pm).

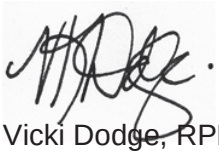
We recommend attending the virtual information session and then one of the Zoom meetings. You can access the virtual annexation information session and the Zoom meeting details through the City's annexation project website, found here: www.stalbert.ca/annexation.

Please forward your agency's written comments and position on the proposed annexation for the City's record to the attention of the undersigned. We seek your agency's response by Friday, October 30, 2020, which is a week following closure of the virtual information session, so that we may finalize the City's annexation application for submission to the MGB in November 2020.

This will be the last opportunity for affected local authorities to submit to the City final comments or stated positions regarding the proposed annexation. The City will copy your agency on its final annexation application to the MGB.

We look forward to sharing information with you about this important project.

Sincerely,



Vicki Dodge, RPP
Senior Planner (Annexation)
T: 780-459-1796
E: vdodge@stalbert.ca

CC: Sturgeon Annexation File

Enclosures:
1. Notice of Intent to Annex 2017
2. Negotiated Annexation Area Map

IN THE MATTER OF THE *MUNICIPAL GOVERNMENT ACT*

R.S.A. 2000, c.M-26

AND IN THE MATTER OF THE PROPOSED ANNEXATION BY

THE CITY OF ST. ALBERT

IN THE MATTER OF THE *MUNICIPAL GOVERNMENT ACT*

R.S.A. 2000, c.M-26

AND IN THE MATTER OF THE PROPOSED ANNEXATION

BY THE CITY OF ST. ALBERT

NOTICE OF PROPOSED ANNEXATION

TO: **Alberta Municipal Government Board**
1229 – 91 Street SW
Edmonton, AB T6X 1E9

TO: **Sturgeon County**
9613 – 100 Street
Morinville, AB T8R 1L9

TO: **Alberta Municipal Affairs**
132 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

The City of St. Albert herby gives notice of its request for the annexation of lands hereinafter described. This notice includes the following:

1. Authorization
2. Description of Lands
3. Annexation Justification
4. Proposed Public Consultation
5. Affected Authorities

This notice has been filed by:

THE CITY OF ST. ALBERT

Per: _____
Kevin Scoble, CAO
5 St. Anne Street
St. Albert, AB T8N 3Z9

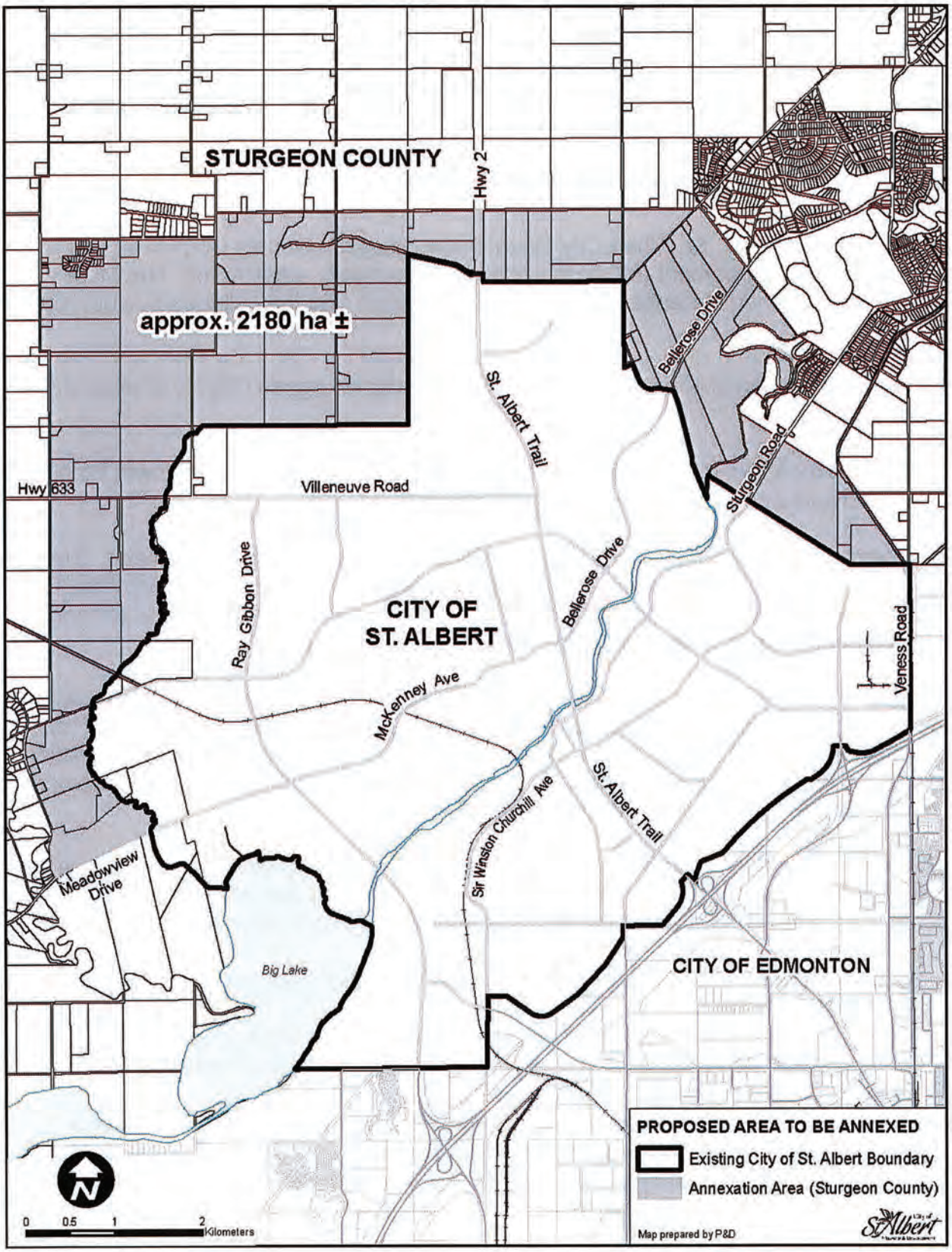
AUTHORIZATION

On February 28, 2017, St. Albert City Council and Sturgeon County Council signed a Memorandum of Agreement (MOA) to negotiate a boundary adjustment. The MOA outlines the maximum potential land area for annexation and the collaborative approach to be taken.

On April 18, 2017, City of St. Albert Council passed a motion to provide written notice of its proposed annexation, pursuant to Section 116 of the *Municipal Government Act*.

DESCRIPTION OF LANDS

Township 53, Range 26, W4M	Township 54, Range 25, W4M	Township 54, Range 26, W4M
Part of Northeast Quarter Section 35 Part of Southwest Quarter Section 36 Part of Northeast Quarter Section 36 Part of Northwest Quarter Section 36	Part of Northeast Quarter Section 10 Part of Northeast Quarter Section 11 Part of Northwest Quarter Section 11 Part of Southeast Quarter Section 14 Part of Southwest Quarter Section 14 Part of Northwest Quarter Section 14 Part of Southeast Quarter Section 15 Part of Southwest Quarter Section 15 Part of Northeast Quarter Section 15 Part of Northwest Quarter Section 15 Northwest Quarter Section 17 Northeast Quarter Section 18 Northwest Quarter Section 18 Part of Southwest Quarter Section 18 Southeast Quarter Section 19 Southwest Quarter Section 19 Northeast Quarter Section 19 Part of Northwest Quarter Section 19 Southwest Quarter Section 20 Part of Northeast Quarter Section 20 Northwest Quarter Section 20 Northeast Quarter Section 21 Northwest Quarter Section 21 Part of Southeast Quarter Section 22 Southwest Quarter Section 22 Part of Northeast Quarter Section 22 Northwest Quarter Section 22 Part of Southwest Quarter Section 23 Part of Southeast Quarter Section 27	Part of Southwest Quarter Section 1 Part of Northeast Quarter Section 1 Part of Northwest Quarter Section 1 Part of Southeast Quarter Section 2 Part of Southeast Quarter Section 12 Southwest Quarter Section 12 Part of Northeast Quarter Section 12 Northwest Quarter Section 12 Part of Southeast Quarter Section 13 Southwest Quarter Section 13 Northeast Quarter Section 13 Northwest Quarter Section 13 Part of Southeast Quarter Section 23 Part of Northeast Quarter Section 23 Southeast Quarter Section 24 Southwest Quarter Section 24 Part of Northeast Quarter Section 24 Part of Northwest Quarter Section 24



Note: Includes all roadways, right of ways and public utility lots.

ANNEXATION JUSTIFICATION

Section 116 (2) (b) of the *Municipal Government Act* requires, as part of a written notice of a proposed annexation, that the notice contain reasons for the proposed annexation. The following is an overview of the context and main reasons for why the City of St. Albert is seeking annexation of lands within Sturgeon County. A detailed justification statement will be provided in conjunction with the annexation negotiation and public consultation reports.

On February 28, 2017, St. Albert City Council and Sturgeon County Council signed a Memorandum of Agreement (MOA) to negotiate a boundary adjustment. The MOA outlines the maximum potential land area for annexation and the collaborative approach to be taken.

The City of St. Albert is proposing to annex lands within Sturgeon County to allow the City to:

- Plan for future growth consistent with the Capital Region Board Growth Plan; and
- Achieve economical servicing requirements.

The Capital Region is one of the fastest growing metropolitan areas in Canada. The City of St. Albert has experienced steady growth over the years. Expansion of the City's boundaries will allow for an adequate and appropriate supply of both residential and non-residential lands to accommodate future long term growth.

The existing City limits, as well as the lands proposed for annexation are located within the Metropolitan Area, as defined in the *Edmonton Metropolitan Region Growth Plan - Re-imagine. Plan. Build.* This area encompasses the highest concentration of existing and future development in the Region. Accommodating growth and new development within this policy area ensures contiguous, urban land use patterns.

This annexation will ensure future growth will be planned and developed in a logical and staged manner, optimizing the delivery of both soft and hard services. The following general planning principles will apply to this annexation application:

- Ensuring the City has an adequate supply of lands to accommodate long term residential growth;
- Ensuring the City has an adequate supply of lands to accommodate non-residential development to support and promote economic development and increase the non-residential tax base;
- Creating complete communities through thoughtful and integrated planning;
- Conserving and enhancing ecological systems;
- Ensuring the planning and development of the lands will reflect the intent, goals, and objectives of the Capital Region Growth Plan.

In conclusion, this overview provides the basis for the initial justification regarding the proposed annexation.

PROPOSED PUBLIC CONSULTATION

Introduction

The purpose of public consultation is to ensure there are opportunities for the public, landowners, and affected stakeholders to be made aware of the application and have an opportunity to provide input before the matter is considered by the Municipal Government Board.

In addition, public consultation offers the City of St. Albert an opportunity to develop an understanding of concerns raised and to establish applicable mitigation measures.

The following provides an overview of proposed public engagement strategies. A complete summary outlining the public consultation process, findings, and proposed mitigation measures will be provided as required.

Process

The consultation process will be open and transparent. It will ensure interested parties are provided information regarding the various opportunities to provide feedback. It will also ensure that adequate and informative details are provided regarding the annexation process.

All reasonable measures will be taken to ensure those with an interest in the annexation will have access to relevant information and have their views and opinions heard. The City is aware of the need to communicate with and receive input from the following:

- Landowners located within the area proposed for annexation;
- Local authorities impacted by the annexation;
- Residents of St. Albert and Sturgeon County.

Consultation Elements

Various consultation methods will be used to engage affected landowners and the public, including the following:

1. **Information Letter**
   An information letter will be sent to affected landowners and stakeholders early in the process. This package will provide information and details of the annexation proposal, process, contact information, and next steps.

2. **Meetings with Landowners and Local Authorities**
   The City of St. Albert proposes to meet directly with affected landowners as well as impacted local authorities (as required).

3. **Public Open Houses**
   Hosting public open houses at various stages of the project is planned. This will allow for impacted parties to provide input and highlight any issues and concerns they may have. These sessions will be advertised on the City's website, by notification letter, as well as in the local newspapers (St. Albert Gazette and Morinville Free Press).

4. **Website**
   In addition to open house notices, information and application updates will be posted to the City of St. Albert's website. Interested parties will be directed to a dedicated annexation website, which will include application details and relevant documents. In addition, there will also be an opportunity to provide comments regarding the proposed annexation. Staff contact information will be provided on the website.

5. **Written Input**
   In addition to verbal input at open houses and meetings, interested parties will have an opportunity to provide written feedback and comments through paper form, email, or on-line.

6. **Media**
   The City proposes to issue periodic news releases regarding the annexation process to local media and regional outlets.

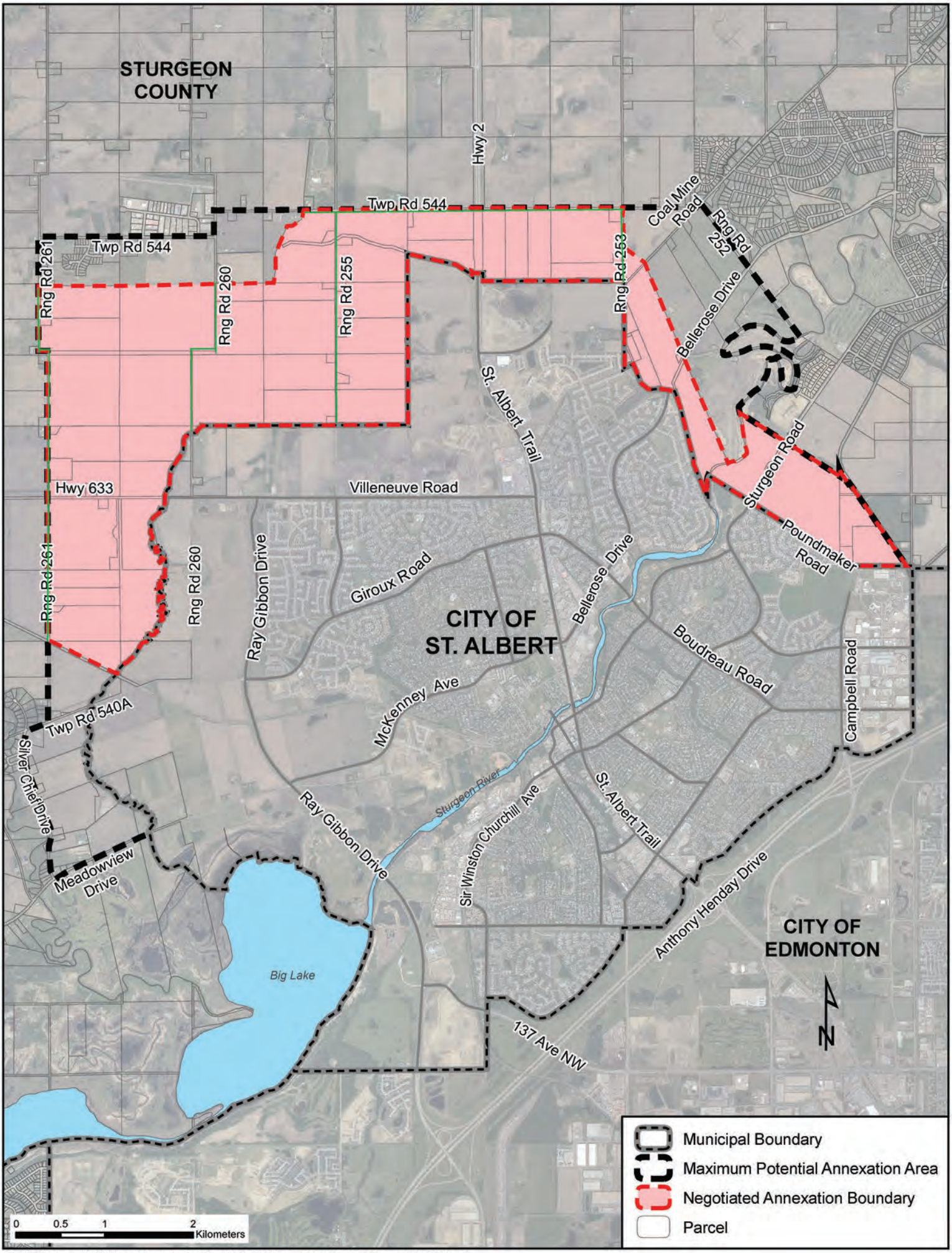
AFFECTED AUTHORITIES

This notice is being sent to the following local authorities:

- Capital Region Board
- Alberta Capital Region Wastewater Commission
- Alberta Health Services
- Alberta Transportation
- Alberta Environment and Parks
- St. Albert Public Schools
- Greater St. Albert Catholic Schools
- Sturgeon Public School Division
- North Central Francophone Education

The following is a list of authorities which may be affected and will be notified of the annexation, in keeping with the intent and spirit of proposed changes to the *Municipal Government Act*.

- Alberta Agriculture, Food, and Rural Development
- Alberta Energy Regulator (AER)
- Historic Resources Management Branch
- Department of National Defence
- ATCO Gas
- ATCO Pipelines
- Altalink Management Ltd.
- Canada Post Corporation
- TELUS Communications Company
- Fortis Alberta
- Alexander First Nation
- Canadian National Railway
- City of Edmonton
- Parkland County



G:\MAPS\Annexation\2020 7.Agreed Annexation Boundary Map\CoSA_Sturgeon_AnnexationAgreedBoundary_April2020.mxd

Darren Young

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: September 23, 2020 11:31 AM
Cc: Vicki Dodge
Subject: City of St. Albert-Sturgeon County Annexation Notice
Attachments: Local Authority Notice Package 2020-09-23.pdf

Dear Local Authority Representative,

Please find attached a letter with important information about the St. Albert-Sturgeon County Annexation. Recently both municipal Councils approved a negotiated annexation agreement, and the next step in the project is to conclude public participation before making an application to the Municipal Government Board.

The attached letter invites you to participate in the upcoming information sharing events, and serves to notify that this the final opportunity for local authorities to make their position regarding the proposed annexation known to the City of St. Albert. Should you wish to inform the City of your position regarding the proposed annexation, we ask you do so in writing before October 30, 2020.

Information on how to participate in the information sharing events will be uploaded to the City's annexation webpage shortly, so please visit www.stalbert.ca/annexation to confirm access instructions.

If you have any questions, please feel free to contact me directly.

Regards,

Vicki K. Dodge, RPP
Senior Planner (Annexation), Planning Branch
Infrastructure and Development Services Division
P: 780-459-1769 | F: 780-458-1974
City of St. Albert | 2nd Floor, 5 St. Anne Street | St. Albert, AB | T8N 3Z9
vdodge@stalbert.ca | www.stalbert.ca |

NOTICE - This communication is intended only for the addressee and may contain information that is confidential, protected or legally privileged. If you are not the addressee, any use, distribution, or copying of this communication or the information contained in it is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone and then destroy or delete this communication, or return it by mail as the sender requests.

From: Beth Frigo
Sent: September 23, 2020 3:00 PM
To: [redacted]
Cc: Vicki Dodge <vdodge@stalbert.ca>
Subject: Annexation Letter - Print and Mail Hard Copies

Hi Ladies –

Could one of you please print and mail this letter to the agencies listed below? You should be able to download the file or print directly from SharePoint. Let me know if you have any troubles opening the letter.

Local Authority Notice Package 2020-09-23.pdf

The letter contains 12 pages. Pages 1 & 2 are the official letter (on City digital letterhead). Pages 3 to 11 is a copy of the Notice of Intent to Annex 2017. The final page is a map. Please print page 1 and 12 in colour.

Department of National Defense
Property Officer, Real Property Operations Section
Edmonton Real Property Operations Unit (West)
PO Box 10500 Station Forces
Edmonton, AB
T5J 4J5
Attn: Laura Tomko, Base Property Officer

Agriculture and Forestry
Land Use Unit
3rd Floor JG O'Donoghue Building
7000 – 113 Street
Edmonton, AB
T6H 5T6

Elk Island Catholic Schools
Central Learning Services
310 Broadview Rd
Sherwood Park, AB
T8H 1A4

Please let me know if you have any questions.

Thanks in advance,
Beth

Beth Frigo
Planning Technician | Planning and Development

City of St. Albert | 5 St. Anne Street | St. Albert, AB | T8N 3Z9
bfrigo@stalbert.ca | www.stalbert.ca

www.facebook.com/cityofstalbert | www.twitter.com/cityofstalbert

This communication is intended for the person(s) named above only. Any other distribution, copying or disclosure in whole or in part by any other person is prohibited. If you have received this e-mail in error, please notify me immediately and delete the electronic and discard any hard copies.

NOTICE - This communication is intended only for the addressee and may contain information that is confidential, protected or legally privileged. If you are not the addressee, any use, distribution, or copying of this communication or the information contained in it is strictly prohibited. If you have received this communication in error, please notify the

October 19, 2020 Our File No.: **20-3120**

Your File No.: **Sturgeon County Annexation**

City of St. Albert
Planning and Development Department SENT: via email

Attention: Vicki K. Dodge

RE: Proposed City of St. Albert-Sturgeon Annexation Notice

The Engineering Department of ATCO Transmission, (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:

1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties.
2. ATCO Transmission requires a separate utility lot for its sole use.
3. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Transmission before commencing any work.
    - Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Transmission requirements as set forth in the company's conditional approval letter.
    - Contact ATCO Transmissions Land Department at 1-888-420-3464 or landadmin@atco.com for more information.
4. Road crossings are subject to Engineering review and approval.
    - Road crossing(s) must be paved and cross at a perpendicular angle.
    - Parallel roads are not permitted within ATCO Transmission right(s)-of-way.
    - If the road crossing(s) requires a pipeline alteration, the cost will be borne by the developer/owner and can take up to 18 months to complete.
5. Parking and/or storage is not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
6. Encroachments are not permitted on ATCO Transmission facility(s) and/or right(s)-of-way.
7. ATCO Transmission recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings.
8. Any changes to grading that alter drainage affecting ATCO Transmission right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities.
    - If alterations are required, the cost will be borne by the developer/owner.
9. Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Transmissions for further review.

If you have any questions or concerns, please contact the undersigned at Maira Wright@atco.com.

Sincerely,
ATCO Gas and Pipelines Ltd.

Maira Wright
Sr. Administrative Coordinator, Operations Engineering

Alberta Transportation

Construction and Maintenance Division
North Central Region
Box 4596, 4513-62 Avenue
Barrhead, AB T7N 1A5 Canada
Telephone 780-674-4700
Toll Free Dial 310-0000
www.alberta.ca

October 29, 2020

File No. 2120-STAL

Ms. Vikki Dodge
City of St. Albert
5 St. Albert Street
St. Albert, AB T8N 3Z9

Dear Ms. Dodge:

RE: City of St. Albert – Annexation in Sturgeon County

Further to the proposed annexation by the City of St. Albert located within Sturgeon County and depicted in the enclosed graphic, we would like to provide the following comments.

Alberta Transportation has no objection to the annexation subject to the following:

1. The City of St. Albert coordinate with Alberta Transportation any future Area Concept Plans (ACP) or developments north of Villeneuve Road that could impact the future extension of Ray Gibbon Drive with ultimate tie-in to Highway 2.

2. Should the City of St. Albert want to incorporate Highway 2 and/or Highway 633 within the newly proposed City limits, the City must officially make request for the commencement of the highway de-designation process with Alberta Transportation.

In conclusion, although Alberta Transportation has no objection to the annexation proposal, we will continue to work with the City of St. Albert to ensure future development and land use patterns do not negatively impact the safe and efficient operation of provincial highways.

Thank you for giving us the opportunity to comment.

Yours truly,

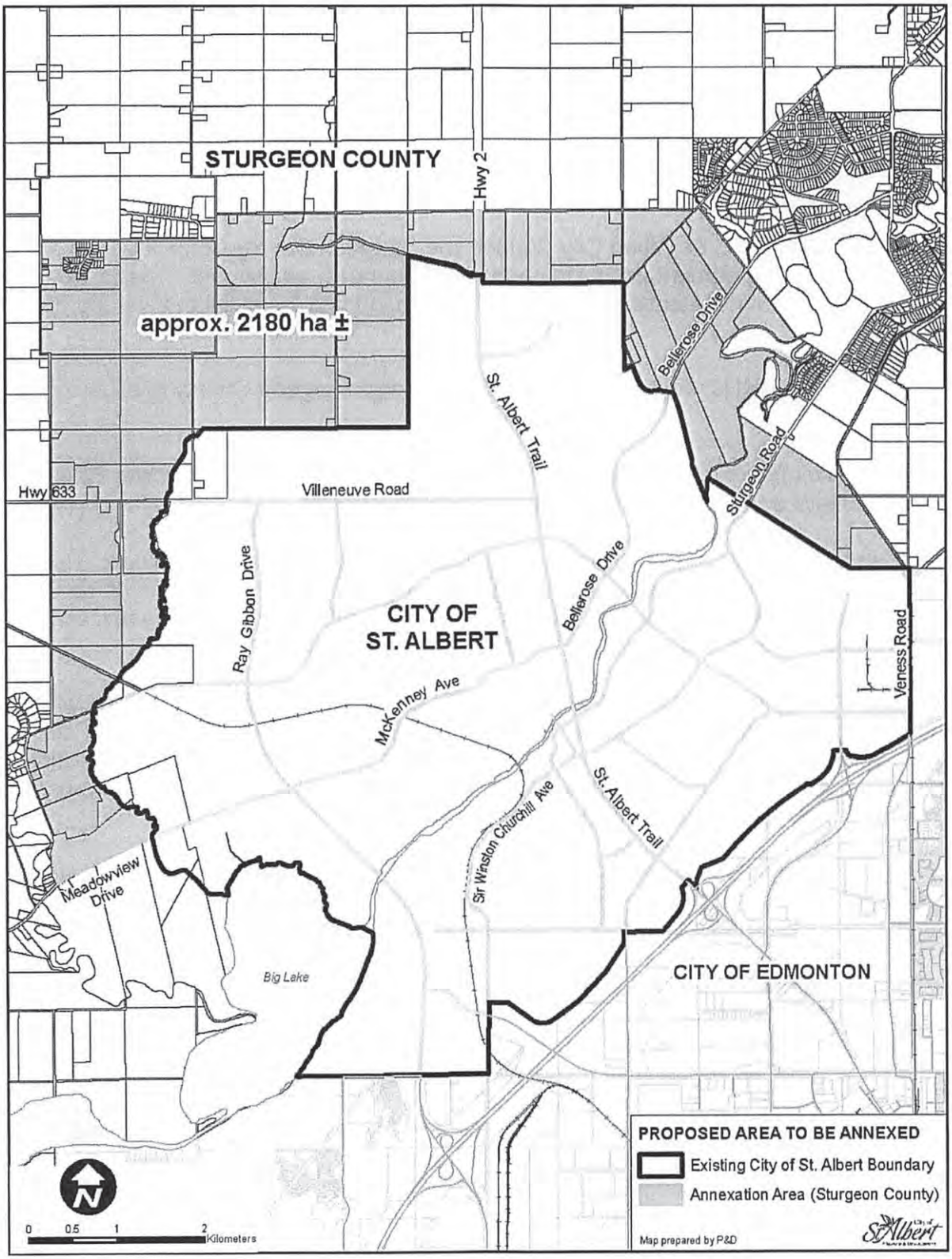
Miranda Rowda, P.Eng.
Infrastructure Manager
North Central Region

MR/ld

cc: Rob Huston, P.Eng.
Stony Plain Operations

Michal Pylko, P.Eng.
Director, Network and Highway Planning

Enclosure



Note: Includes all roadways, right of ways and public utility lots.

Mayor's Office

5 St. Anne Street
St. Albert, AB T8N 3Z9
www.stalbert.ca

File: M3010

April 27, 2020

Brad Cardinal, Executive Director
Poundmaker's Lodge Treatment Centre
25108 Poundmaker Rd
Sturgeon County, AB T8T 2A2

Dear Mr. Cardinal:

Re: City of St. Albert Support for Poundmaker's Lodge Treatment Centre's Application to Establish an Urban Reserve

I am very pleased to provide this letter on behalf of the City of St. Albert in support of an application by Poundmaker's Lodge Treatment Centre (Poundmaker's Lodge) to establish an Urban Reserve. On April 20, 2020, The City of St. Albert Municipal Council unanimously supported this application.

Poundmaker's Lodge has had a long history in the St. Albert area, and has brought tradition, cultural diversity and wellness to both our community and those it has helped at its healing centre. The City also recognizes the historical significance of the Poundmaker's Lodge site and the importance of preserving and protecting it.

We are truly honoured with Poundmaker's Lodge recent verbal acceptance of our invitation to join the City of St. Albert as part of an annexation underway, which will incorporate Poundmaker's Lodge within St. Albert's new boundary. The City welcomes Poundmaker's Lodge and we look forward to discussing desired mutual goals, objectives and outcomes in our joint future together.

I would welcome the opportunity to discuss any inquiries from the Government of Canada related to your application, or if we can assist Poundmaker's Lodge further with its application, I can be reached at 780-459-1606 or by email mayorheron@stalbert.ca.

Sincerely,

C. Heron

Cathy Heron,
Mayor, City of St. Albert
The Botanical Arts City

cc: City Council
Kevin Scoble, Chief Administrative Officer, City of St. Albert

Darren Young

From: Vicki Dodge <vdodge@stalbert.ca>
Sent: November 12, 2020 2:23 PM
To: Darren Young
Cc: Nathalia Schwind; Beth Frigo
Subject: Fwd: Question from Virtual Information Session Regarding Annexation

Fyi
Get Outlook for iOS

From: Kevin Scoble <kscoble@stalbert.ca>
Sent: Thursday, November 12, 2020 2:09:47 PM
To: Libby Szarka <Libby-Szarka@poundmaker.org>
Subject: Question from Virtual Information Session Regarding Annexation

Hello Libby,

You submitted a question through the online Virtual Information Session in regard to annexation. Below is the response.

Question: What are some of the changes or benefits Poundmaker's Lodge Treatment Centres can expect as a result of the annexation?

Response: Poundmaker's Lodge Treatment Centres can continue to use the property as it currently does; there will be no changes to the land use rights or ownership as a result of the annexation. The Province of Alberta has decided to continue the River Lot 56 Society's management lease, so River Lot 56 adjacent to Poundmaker's Lodge will continue being used for recreational purposes as it is today. One change to expect post-annexation is to the Lodge's physical address. Once annexation takes place, there will be a change of physical address from Sturgeon County to St. Albert. Additionally, there may be potential for stronger working relationships and possible future partnership opportunities between Poundmaker's Lodge and the City of St. Albert which may be benefits of the annexation.

Regards,

Kevin Scoble
Chief Administrative Officer
City of St. Albert, The Botanical Arts City
P: 780-459-1502 | **F**: 780-459-1591

City of St. Albert | 5 St. Anne Street | St. Albert, AB | T8N 3Z9
kscoble@stalbert.ca | www.stalbert.ca