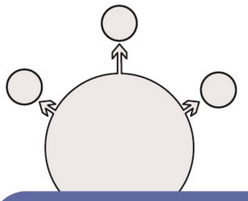
Welcome to the City of St. Albert — Sturgeon County Annexation Virtual Information Session

Project and Timeline Overview

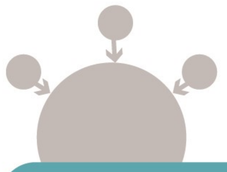
LEVEL 1 INFORM



Notice of Intent to Annex

- Identified maximum potential annexation area

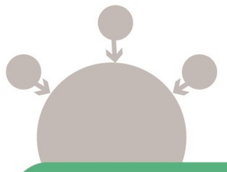
LEVEL 2 CONSULT



Landowner & Stakeholder Engagement

- One-on-one interviews
- Group discussions with impacted agencies
- First set public & landowner open houses

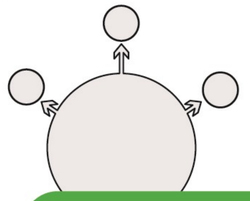
LEVEL 2 CONSULT



Technical Analysis

- Background studies to support recommended annexation area
- Second set of public & landowner open houses

LEVEL 1 INFORM



Negotiations Between City & County

- Present outcomes of negotiations
- Describe next steps toward an MGB application
- Final information sharing opportunities

MGB Application Process

June 2017 → November 2018 → November 2019 → October 2020 → 2020-2021

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Annexation Process

Background Analysis

City of St. Albert and Sturgeon County collaborate on preparation of Joint Infrastructure Review and Joint Growth Boundary Study.

Notice of Intent to Annex

St. Albert City Council passes a resolution to submit a formal Notice of Intent to Annex to Sturgeon County, the Municipal Government Board (MGB), and other local authorities.

Growth Management Study

City of St. Albert initiates a Growth Management Study and other supporting studies to inform its forthcoming formal Annexation Application.

Public Participation

City of St. Albert facilitates multiple rounds of public participation opportunities throughout the project. Participation ranges from information sharing to consultation. Consultation activities took place earlier in the process. This round of public participation falls under “information sharing” as all decisions at the municipal government level have now been made.

Current Stage

Negotiations and Mediation

City of St. Albert and Sturgeon County continue negotiations throughout process, entering into mediation if necessary, until a final Annexation Agreement is reached.

Formal Annexation Application

City of St. Albert submits a formal Annexation Application (including a Report on Negotiations and Consultation).

Q4 2020

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 Public 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.

Provincial Decision

Provincial Cabinet considers the MGB’s report, and an Order in Council is issued if annexation is approved in whole or in part.

Notification of Decision

MGB notifies affected parties of decision.

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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

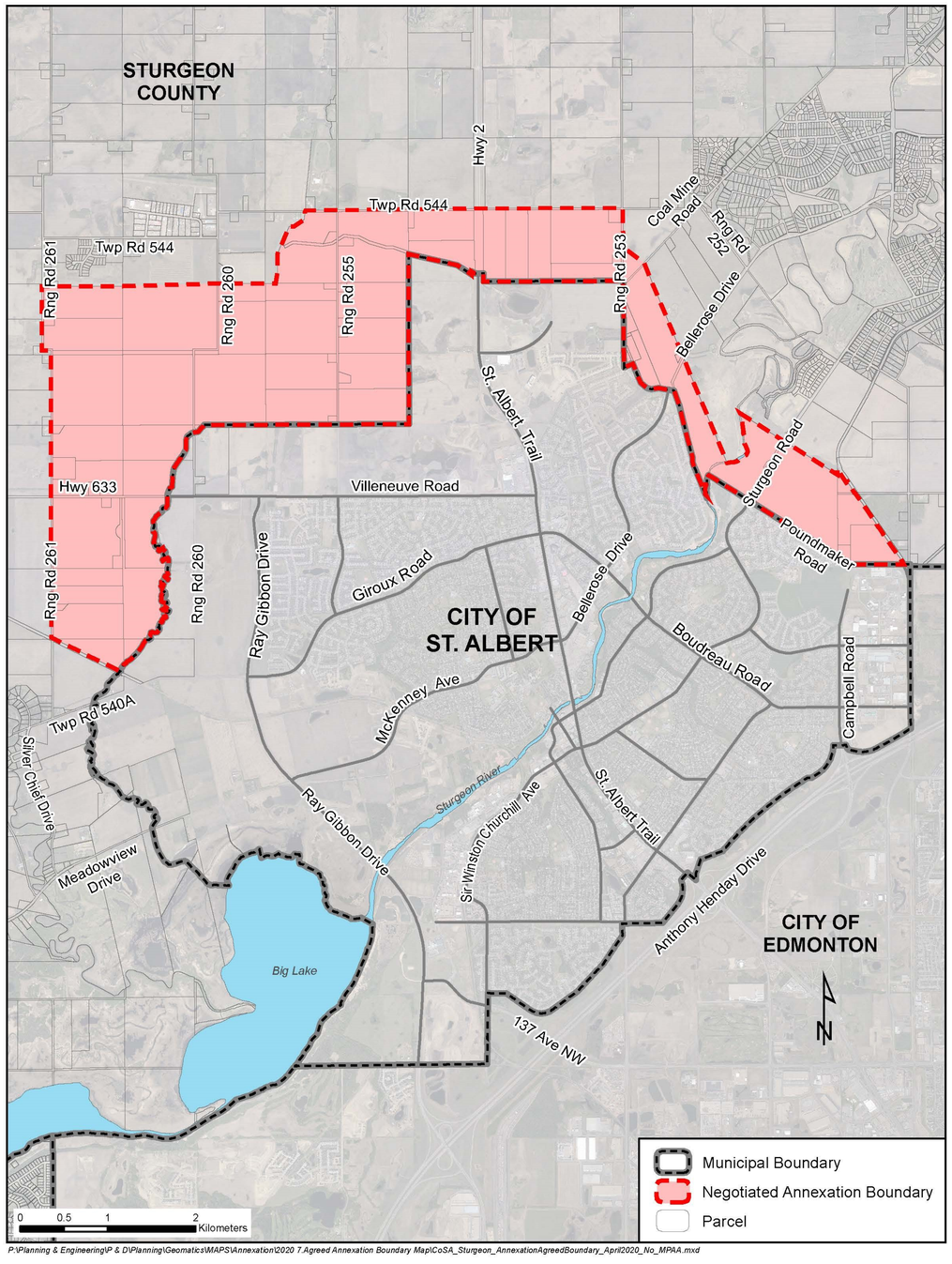
1. Annexation boundary
2. Roads jurisdiction
3. City tax activation
4. Compensation to Sturgeon County
5. Transition plan for residents

Annexation Boundary

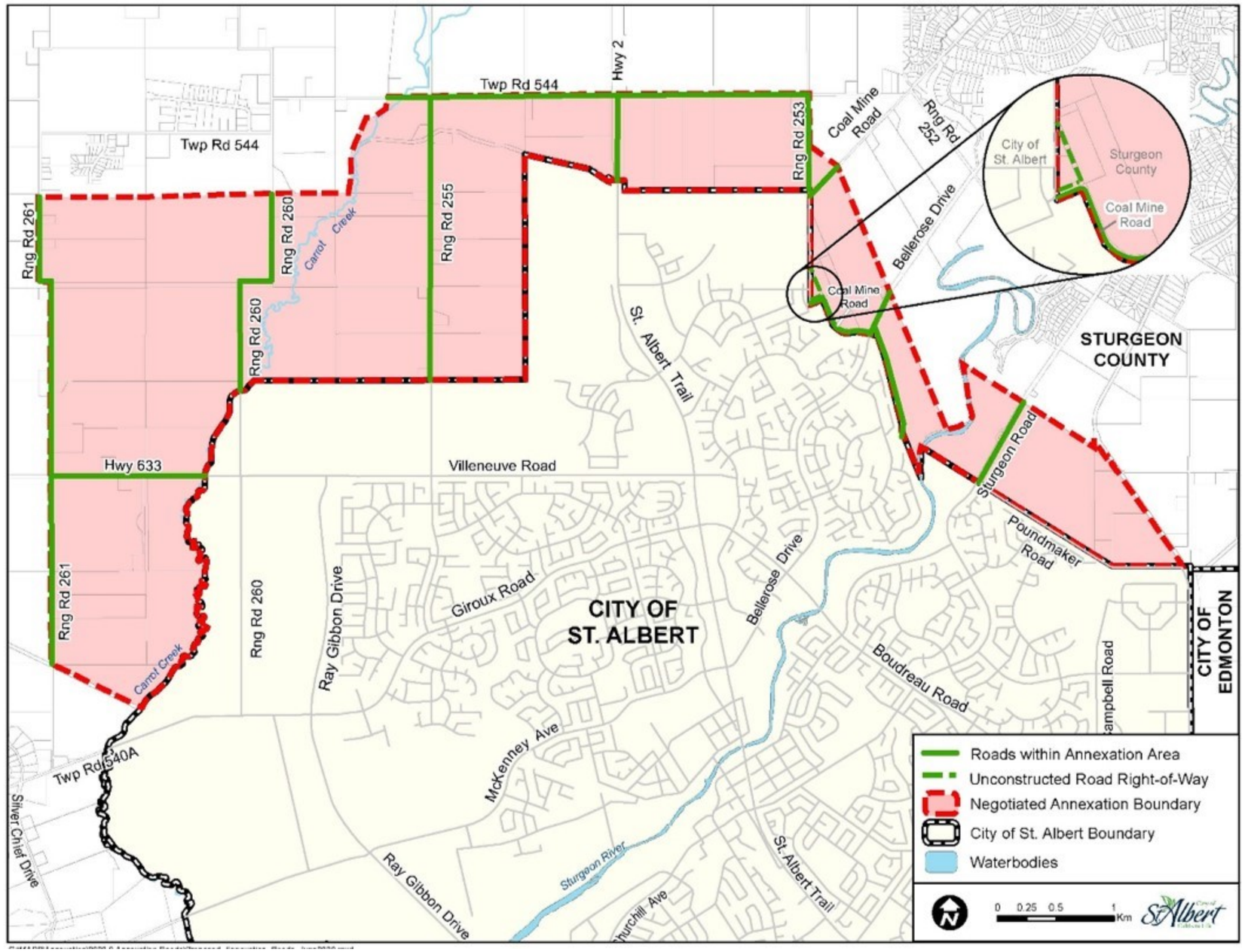
- Negotiated boundary generally reflects technical recommendations, input from residents, the City of St. Albert's growth needs and future development interests of Sturgeon County.

- 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, unsightly 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:

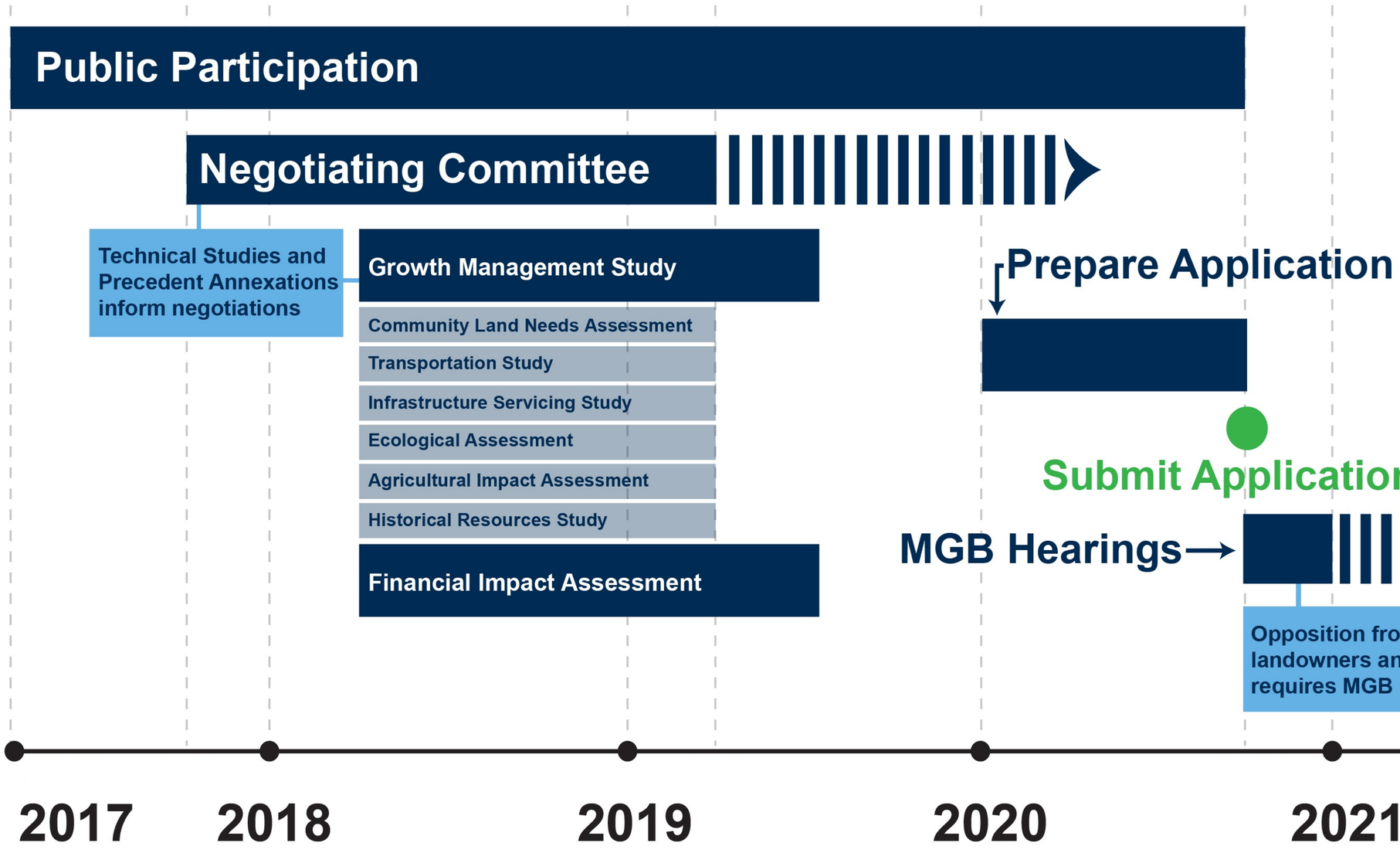
- Residents may access the Mike Mitchell Recycling centre for household-scale recycling needs.

**"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



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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?

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