
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 FORT SASKATCHEWAN

NOTICE OF PROPOSED ANNEXATION

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BY THE CITY OF FORT SASKATCHEWAN

NOTICE OF PROPOSED ANNEXATION

TO: **Alberta Municipal Government Board**
1229 - 91 Street, SW
Edmonton, Alberta
T6X 1E9

TO: **Strathcona County**
2001 Sherwood Drive
Sherwood Park, Alberta, Canada T8A 3W7

TAKE NOTICE that pursuant to Section 116 of the *Municipal Government Act*, the City of Fort Saskatchewan ("Fort Saskatchewan") hereby gives notice of its request for the annexation of the lands hereinafter described. This notice includes:

- (a) Authorization;
- (b) Description of the land proposed to be annexed to Fort Saskatchewan;
- (c) List of local authorities that have been notified and other authorities that may be affected;
- (d) Reasons for the proposed annexation;
- (e) Proposals for consultation with the public and meeting with owners of the land to be annexed.

This notice has been filed by:

THE CITY OF FORT SASKATCHEWAN

Per:



10005 102 St

Fort Saskatchewan, Alberta T8L 2C5

1. Authorization

On ~~September 11~~ 2018, City Council passed the following motions:

- (a) Fort Saskatchewan will provide written notice of its proposed annexation of the lands in Schedule "A" to this Notice pursuant to Section 116 of the *Municipal Government Act*.
- (b) The report by City administration will be private pursuant to Sections 24, 25 and 27 of the *Freedom of Information and Protection of Privacy Act*.

2. Description of Land Proposed to be Annexed to the City of Fort Saskatchewan

- (a) Schedule A: List of Legal Descriptions for Lands within the Proposed Annexation Area
- (b) Schedule B1: Proposed Annexation Area (map)
- (c) Schedule B2: Roads Within The Proposed Annexation Area (map)

3. Notifications

This Notice is being sent to the following local authorities:

- (a) Affected Local Authorities:

Sturgeon County
City of Edmonton
Capital Region Northeast Water Services Commission
Capital Region Wastewater Services Commission
Capital Region Assessment Services Commission
Elk Island Public School Board
Elk Island Catholic School Board
Alberta Health Services Edmonton Zone

- (b) Other Notifications:

Alberta Transportation (North Central)
Direct Energy
Fortis Alberta Inc.
EPCOR
ATCO Gas
ATCO Pipelines
Shaw Communications
Telus
TransAlta

Estate Pointe-Aux Pins Water Co-op Ltd.
Josephburg Water Co-op Ltd.
Battle River Rural Electrification Association

4. Reasons for the Proposed Annexation

- (a) Fort Saskatchewan is being proactive in planning for its expected growth over the next 35 years.
- (b) Over the past 50 years, Fort Saskatchewan's population increased at an average annual rate of 3.6%, from 4,430 in 1968 to 26,328 in 2018.
- (c) At its 2018 population of 26,328, Fort Saskatchewan nearly doubled its population over the previous 20 years since recording a population of 13,109 in the 1998 municipal census.
- (d) Between 2003 and 2018, Fort Saskatchewan's average annual growth rate varied between 2.2% and 6.8%.
- (e) Between 2006 and 2011, Fort Saskatchewan was the fifth-fastest growing city in Alberta, behind Chestermere, Airdrie, Leduc and Spruce Grove. It was also the ninth-fastest growing municipality in Alberta and twenty-eighth in Canada. Between 2011 and 2016, Fort Saskatchewan's rankings improved further. It was the fourth-fastest growing city and seventh-fastest growing municipality in Alberta and twelfth in Canada.
- (f) Fort Saskatchewan's historic population growth pattern over the past 50 years is reflective of Fort Saskatchewan's role in the oil and gas industry, proximity to Alberta's Industrial Heartland, proximity to a large population and employment base within the Edmonton Metropolitan Region, and its high quality of life that makes it attractive to families.
- (g) Fort Saskatchewan's accelerated growth pattern is reflective of the emergence of additional employment opportunities in Alberta's Industrial Heartland, investments in social capital infrastructure, the lower cost of living benefits in Fort Saskatchewan compared to other high growth municipalities in the Edmonton Metropolitan Region, and overcoming the historical stigma of heavy industrial developments and the correctional facility within Fort Saskatchewan.
- (h) In the period between 2007 and 2017 inclusive, the total amount of lands consumed through the subdivision registration process in Fort Saskatchewan amounted to 557.25 ha. This total of 557.25 ha is 2.1 times the amount of land added to Fort Saskatchewan on January 1,

2002. From 2002 to 2015, Fort Saskatchewan consumed 654.7 ha or 2.5 times the amount of the last boundary adjustment.

- (i) The changes in Fort Saskatchewan's average annual growth rates from before to after the last boundary adjustment, and the magnitude of land absorbed since the last boundary adjustment underscore that higher than expected growth in Fort Saskatchewan has triggered unprecedented land consumption.
- (j) From 2014 to 2018, Fort Saskatchewan and Strathcona County engaged in collaborative discussions regarding Fort Saskatchewan's growth. As a result of the discussions, Fort Saskatchewan and Strathcona County reached an agreement regarding annexation based on the variables and calculations set out below.
- (k) Fort Saskatchewan and Strathcona County agreed that when Fort Saskatchewan's current land supply is below a minimum land supply threshold of 15 years of developable land, then Fort Saskatchewan may initiate the annexation process to return Fort Saskatchewan's land supply to an optimum land supply of 30 years of developable land.
- (l) Fort Saskatchewan's current land supply was calculated using the following variables and data:

Variables		Data:	
Overheads		Gross Available Land:	965.1 ha
Roads:	20 %	Commercial Available Land:	18.6 ha
Municipal Reserve:	10 %	Industrial Available Land:	572.5 ha
Public Utilities:	5 %	Undevelopable Overheads:	86.9 ha
Institutional Land Uses:	7 %	Short-term Growth Rate:	
Density Target:	28 du/ndha	Year 1:	2.1 %
Average Household Size:	2.55 ppl/du	Year 2:	7.5 %
Short-term Duration:	7 years	Year 3:	6.5 %
		Year 4:	4.7 %
		Year 5:	5.4 %
		Year 6:	2.2 %
		Year 7:	3.9 %
		Current Population:	25,533 ppl

- (m) Using the variables and data set out above, Fort Saskatchewan and Strathcona County determined Fort Saskatchewan's current land supply as follows:

- (i) Gross available residential land – 287.1 ha

- (ii) Net available residential land – 166.518 ha
 - (iii) Additional population at buildout – 11,889.4 people
 - (iv) Average annual population increase – 1,178 people
 - (v) Current land supply – 10.09 years
- (n) Fort Saskatchewan's additional population over the next 30 years was calculated using the following variables and data:
- (i) Variables:
 - (A) Optimum land supply – 30 years
 - (B) Forecasted growth rate – 2.53%
 - (ii) Data:
 - (A) Base population – 25,533 people (2017 Municipal Census)
- (o) Using the variables and data set out above, Fort Saskatchewan and Strathcona County determined Fort Saskatchewan's additional population over the next 30 years as follows:
- (i) Future population in 30 years – 54,029 people
 - (ii) Additional population – 28,496 people
- (p) The additional lands required to return Fort Saskatchewan's land supply to the optimum land supply of 30 years were calculated using the following variables and data:

Variables:		Data:	
Average Household Size:	2.55 ppl/du	Additional Population:*	28,496 ppl
Assumed Land Percentages:		Current Density Target:	28 du/ndha
Commercial:	20 %	Future Density Target:	35 du/ndha
Institutional:	7 %	Net Available Residential Land:**	166.518 ha
Municipal Reserve:	10 %	Environmental Reserve:	198.20 ha
Public Utility:	5 %	Developed Lands:	ha
Residential:	38 %	Pipeline/Power/Utility Rights-of-Way:	9.97 ha
		Future Pipeline Corridor Expansions:	15.89 ha
		Internal Road Allowance:	37.26 ha
		Rail Rights-of-Way:	0 ha
		Country Residential Developments:	11.11 ha
		Provincially Owned Lands:	58.15 ha
		Boundary Rounding:	132.08 ha

**Calculated within Additional Population*
***Calculated within Land Supply*

- (q) Using the variables and data set out above, Fort Saskatchewan and Strathcona County determined the additional lands required to return Fort Saskatchewan's land supply to the optimum land supply of 30 years as follows:
- (i) New dwelling units – 11,174.902 dwelling units
 - (ii) New dwelling units beyond Fort Saskatchewan boundary – 6,512.398 dwelling units
 - (iii) Net residential lands beyond Fort Saskatchewan boundary – 186.0685 ha
 - (iv) Gross developable land beyond Fort Saskatchewan boundaries – 489.65 ha
 - (v) Gross land beyond Fort Saskatchewan boundaries – 952.32 ha **(Note: This amount is sufficient land supply for 35 years. It is based on boundaries being placed in logical locations).**
- (r) Fort Saskatchewan and Strathcona County agreed to annexation of the lands set out in Schedules A, B1 and B2 to this Notice because they:
- (i) represent a logical extension of Fort Saskatchewan's existing boundaries;

- (ii) avoid crossing the major pipeline right of way;
- (iii) provide 608.44 ha of additional developable land, which is anticipated to provide Fort Saskatchewan with an additional 24.7 years of land supply (on the basis that Fort Saskatchewan requires 490 ha of developable land for 30 years of land supply).
- (s) It is prudent that Fort Saskatchewan proceed with a boundary adjustment in the short-term to obtain sufficient residential, commercial and institutional land supplies to accommodate long-term growth over the next 35 years.
- (t) Overall, a 35 year annexation is reasonable and appropriate as Fort Saskatchewan is one of the fastest growing communities in Alberta and its major growth factors – its role within and close proximity to Alberta's Industrial Heartland to the north and northeast, the City of Edmonton to the southwest, and existing and future employment within Strathcona County to the south – will continue to spur growth.

5. Proposals for Public Consultation

Fort Saskatchewan has conducted and intends to conduct the following specific initiatives to inform and consult with the public and with the owners of the land that is proposed to be annexed.

1. UPDATE FOR ADDITIONAL CONSULTATION

(a) Public Open House

Fort Saskatchewan conducted open house style meetings to inform the public of the potential expansion of Fort Saskatchewan's boundary and to provide members of the public with an opportunity to ask questions and provide input. The dates of the Public Open Houses were as follows:

September 29, 2015

October 7, 2015

Fort Saskatchewan advertised the location, dates and times of the public open house meetings in the local newspaper and invited members of the public to attend and participate.

(b) Landowner Open House

Fort Saskatchewan invited the owners of land that is proposed to be annexed to Fort Saskatchewan to open house style meetings specifically for landowners. Owners of mineral rights within the areas proposed to be annexed were also invited. The purpose of the open house meetings was

to inform the owners of the potential expansion of Fort Saskatchewan's boundary and to provide owners with an opportunity to ask questions and provide input. The dates for the Landowner Open House Sessions were as follows:

September 29, 2015

October 7, 2015

Fort Saskatchewan notified owners by letter to inform them of the open house meetings. Owners of land within the area proposed for annexation were identified on the basis of land titles information.

(c) Stakeholder Meetings

Fort Saskatchewan invited other affected stakeholders (identified on Schedule "C") to meetings to inform them of the potential expansion of Fort Saskatchewan's boundary and to provide them with an opportunity to ask questions and provide input. The dates of the Stakeholder Meetings were as follows:

October 14, 2015

October 15, 2015

Fort Saskatchewan notified stakeholders by letter to inform them of the meetings.

In addition, Fort Saskatchewan attended an Estate Pointe-Aux-Pins Water Co-Op Ltd. meeting on November 30, 2015.

(d) Future Meetings

Fort Saskatchewan proposes to conduct additional Open House style meetings with both the public and landowners. In addition, Fort Saskatchewan will hold further stakeholder meetings.

(e) Notices

Fort Saskatchewan proposes to issue periodic notices to affected owners regarding the annexation process.

(f) Website

Fort Saskatchewan proposes to post information regarding the annexation process on its website and will periodically update the website.

(g) Media

Fort Saskatchewan proposes to issue periodic news releases regarding the annexation process to the following media outlets:

- Fort Saskatchewan Record
- Edmonton Journal
- Sherwood Park News
- Sturgeon Creek Post
- Global Edmonton
- CTV News Edmonton
- CBC Edmonton TV and Radio
- Golden West Radio (Mix 107.9)
- 630 CHED
- iNews880

Schedule A
List of Legal Descriptions for Lands within the Proposed Annexation Area

A	Portion of SE 29-54-22-W4M within Road Plan 872 2128
B	All of SW 28-54-22-W4M including: Lots 1A and 2A, Plan 902 0569 Adjacent Government Road Allowances to the west and the south
C	Portion of W½ 21-54-22-W4M north and west of Right-of-Way Plan 792 1434, also including: Lot 1, Plan 932 3480 Area 'A' (Substation Site), Plan 122 1687 Lot A, Plan 772 3007 Adjacent Government Road Allowance to the west
D	Portion of S½ 24-54-23-W4M including: Portion of SW 24-54-23-W4M (metes and bounds) Portion of Right-of-Way Plan 5815RS (Power Line Right-of-Way) south of a line produced from the north boundary of Road Plan 042 1351 Road Plan 042 1351 in two parts Portion of Road Plan 3536AU Portion of Fort Saskatchewan Settlement Government Road Allowance south of a line produced from the north boundary of Road Plan 042 1351 Portion of Road Plan 822 1665 south of a line produced from the north boundary of Road Plan 042 1351
E	Portion of SE 20-54-22-W4M south and east of the north and west boundary of Right-of-Way Plan 902 0154, also including: Portion of SE 20-54-22-W4M (metes and bounds)
F	Portion of Section 14-54-23-W4M south and east of the right bank of the North Saskatchewan River, also including: Portion of SE 14-54-23-W4M (metes and bounds) Portion of the adjacent Government Road Allowance to the south, east of the right bank of the North Saskatchewan River
G	All of Section 13-54-23-W4M, also including: All those lands within Subdivision Plan 752 1001 Portion of Road Plan 3536AU Portion of SE 13-54-23-W4M (metes and bounds) Portion of Road Plan 822 1665 south of a line offset 50 m from the most northerly limit of NE 13-54-23-W4M Adjacent Government Road Allowances to the west and the south

H	<p>All of Section 18-54-22-W4M, also including: Lots 1 and 2, Block 1, Plan 072 7005 Lot 1, Block 1, Plan 062 2015 Portion of Road Plan 822 1665 south of a line offset 50 m from the most northerly limit of NW 18-54-22-W4M Portion of the adjacent Government Road Allowance to the west, south of a line offset 50 m from the most northerly limit of NW 18-54-22-W4M Adjacent Government Road Allowance to the south</p>
I	<p>All of NW 17-54-22-W4M, also including: Lot 1, Plan 892 2284 Adjacent Government Road Allowance to the west</p>
J	<p>Portion of NE 17-54-22-W4M north and west of Right-of-Way Plan 822 1180</p>
K	<p>Portion of NW 16-54-22-W4M north and west of Right-of-Way Plan 792 1434, and north of Right-of-Way Plan 822 1180, also including: Portion of the adjacent Government Road Allowance to the west, north of a line produced along the north boundary of Right-of-Way Plan 822 1180</p>
L	<p>Portion of SW 17-54-22-W4M north and west of Right-of-Way Plan 162 1125, also including: Portion of the adjacent Government Road Allowance to the south, west of a line produced along the north and west boundary of Right-of-Way Plan 162 1125 Adjacent Government Road Allowance to the west</p>
M	<p>Portion of SE 17-54-22-W4M north and west of Right-of-Way Plan 822 1180, and north and west of Right-of-Way Plan 162 1125</p>
N	<p>Portion of N½ 12-54-23-W4M within Road Plan 487TR</p>
O	<p>Portion of NW 7-54-22-W4M within Road Plan 852 1637</p>

Schedules B1 and B2

Schedule B1: Proposed Annexation Area (map)

Schedule B2: Roads Within The Proposed Annexation Area (map)

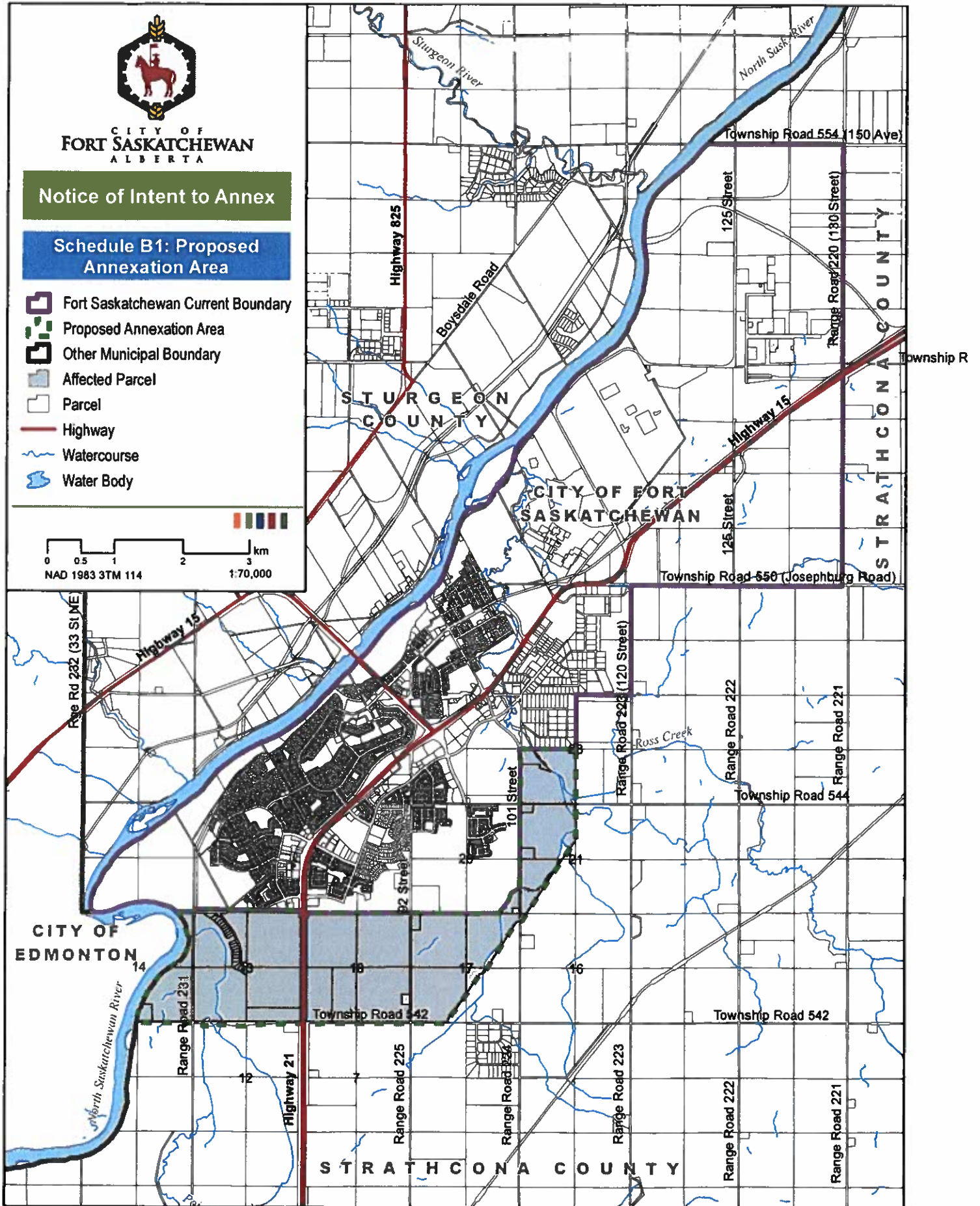
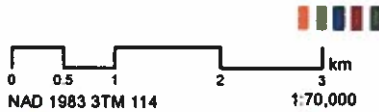


CITY OF
FORT SASKATCHEWAN
ALBERTA

Notice of Intent to Annex

Schedule B1: Proposed Annexation Area

- Fort Saskatchewan Current Boundary
- Proposed Annexation Area
- Other Municipal Boundary
- Affected Parcel
- Parcel
- Highway
- Watercourse
- Water Body



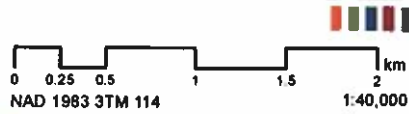


CITY OF
FORT SASKATCHEWAN
ALBERTA

Notice of Intent to Annex

Schedule B2: Roads Within Proposed Annexation Area

- Fort Saskatchewan Current Boundary
- Proposed Annexation Area
- Other Municipal Boundary
- Boundary Road Allowance/Road Plan
- Internal Road Allowance/Road Plan
- Parcel
- Watercourse
- Water Body



Schedule C
Other Affected Stakeholders

Key Stakeholder	Key Stakeholder Group	Attended
Alberta Industrial Heartland Association	Business Association	Yes
Fort Saskatchewan Chamber of Commerce	Business Association	Yes
Northeast Capital Industrial Association	Business Association	No
Landrex	Developer	Yes
Qualico	Developer	No
SouthPointe Estates Inc.	Developer	Email
Strata Developments	Developer	Yes
Trans America Group	Developer	Yes
Alberta Capital Region Wastewater Commission	Infrastructure Provider	Yes
Alberta Transportation, North-Central Region	Infrastructure Provider	No
Capital Region Northeast Water Services Commission	Infrastructure Provider	Yes