

ANNEXATION APPLICATION EXECUTIVE SUMMARY

April 15, 2019

Executive Summary

The City of Fort Saskatchewan submits an Annexation Application as per council resolution R68-19 carried unanimously on April 9, 2019 at their regular scheduled Council meeting.

Provided below is a summary of the City of Fort Saskatchewan's Annexation Application for lands currently within Strathcona County's jurisdiction. These lands are as defined in the City's September 2018 Notice of Intent to Annex.

The annexation area encompasses 952.32 ha. The lands are directly south and east of Fort Saskatchewan's current boundaries. The proposed annexation area is supported by both municipalities, as per our Alliance Exploration Agreement entered on September 11, 2018. This Agreement includes the Growth Planning Framework, which documents our methodology for calculating future land needs, and commits the two municipalities to ongoing conversations as to how best serve our residents and prepare for growth.

The City has received two landowner response forms in opposition to the annexation. The two landowners are located on Parcel's 26, 46 and 47 as identified in Section 5 (iv) and 8 (ii) of this application. Therefore a merit hearing will be required.

This Annexation Application sets out the rationale and justification for the City's request. The *Fort Saskatchewan Growth Study (Growth Study)* prepared by ISL Engineering and Land Services and Strategic Projections in November 2015 indicated that 2095.30 ha were needed to accommodate an estimated population of 71,216 people by 2066. Within the *Growth Study* is a description of the intended uses for the annexation area, as well as a general description of how the area will be serviced. The *Growth Study* also includes the Growth Principles that were used to guide the rationale for the amount and location of the annexation lands.

The Growth Planning Framework was developed collaboratively between both municipalities. The process involved refinement of previous estimates, and a reduction in the annexation lands from a 50 year land supply to a 30 year land supply. The results indicated 952.32 ha is needed to accommodate an estimated population of 54,029 people by 2047. The results also indicate Fort Saskatchewan currently has 10 years of land supply remaining within our current boundaries. Our annexation application is based on the methodology and results defined within the Growth Planning Framework.

Our Annexation Application is comprised of the following:

1. Notice of Intent to Annex
Including a list of all legal land descriptions of each parcel within the annexation area. Service letters (County and other local authorities).

2. Maps

Including:

- i. Map identifying location of existing municipal boundary, the proposed municipal boundary;*
- ii. Map identifying Township Road 543 to be included as the boundary road within the annexation area; and*

3. Statutory Plans Excerpts

Including related excerpts from relevant statutory documents.

- i. City of Fort Saskatchewan Municipal Development Plan Sections 6 & 14;*
- j. Strathcona County Municipal Development Plan Sections 2 & 6.*

4. Technical Studies

Including:

- i. City of Fort Saskatchewan: Expansion Area Financial Impact Analysis prepared by Corvus Business Advisors (February 8, 2019);*
- ii. Fort Saskatchewan Growth Study prepared by ISL Engineering and Land Services and Strategic Projections (November 2015)*

5. Record of Negotiations

Including:

- i. Alliance Exploration Agreement*
- ii. Conditions of Annexation*
- iii. Reports on negotiations, including:*
 - a. Negotiations between Municipalities Summary*
 - b. Public Engagement Summary*
 - c. Stakeholders Mitigation Report*
- iv. Landowner Consent Forms*

6. Council meeting minutes

Including:

- i. City of Fort Saskatchewan resolutions for Notice of Intent and Alliance Exploration Agreement*
- ii. Strathcona County resolution for Alliance Exploration Agreement*
- iii. City of Fort Saskatchewan resolution for Annexation Application*

7. Land Title Certificates

Including certificates for all parcels and mineral titles identified within the annexation area.

8. Mailing List

Including:

- i. List of names and mailing addresses of each landowner*
- ii. Parcel identification map*

The City respectfully requests the Municipal Government Board (MGB) recommend to the Lieutenant Governor in Council that this Annexation Application be accepted in its entirety with an effective date of January 1, 2020.