



City of Fort Saskatchewan

Final Report

Summary of Growth Study and Annexation Consultations, 2014-2018

March 2019





ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, and land projects.

Table of Contents

1.0	Introduction	1
1.1	Consultation Activities and Events	1
2.0	Initial Responses from Public and Owners	5
2.1	Landowners	5
2.2	Mines and Mineral Rights Owners	9
3.0	2015 Open House Events	10
3.1	2015 Open House Format	10
3.2	2015 Open House Feedback	11
3.3	2015 Open House Questionnaire Responses	17
4.0	2018 Open House Events	20
4.1	County's 2018 Open Houses	20
4.2	City's 2018 Public Open House Format	24
4.3	2018 Open House Feedback	25
4.4	2018 Open House Questionnaire Responses	30
5.0	Consultation with Affected Parties	33
5.1	2015 Key Stakeholder Feedback	33
5.2	2018 Key Stakeholder Feedback	34
6.0	Overall Themes of Consultation Feedback	35
6.1	2015 Themes of Consultation Feedback	35
6.2	2018 Themes of Consultation Feedback	36
7.0	Conclusion and Next Steps	38



APPENDICES

- Appendix A City News Releases
- Appendix B Draft Growth Study Council Report
- Appendix C Growth Study Webpage and Engagement Materials
- Appendix D 2015 Open House Advertisement Materials
- Appendix E 2015 Invite Letters to Owners and Key Stakeholders
- Appendix F 2015 Open House Packages and Display Boards
- Appendix G 2015 Key Stakeholder Meetings Presentation
- Appendix H 2018 County Invite Letters to Affected Residents
- Appendix I City and County Joint News Releases and Webpages
- Appendix J 2018 City Invite Letters to Owners
- Appendix K Notice of Intent to Annex
- Appendix L 2018 Open House Advertisement Materials
- Appendix M 2018 Open House Packages and Display Boards

TABLES

Table 1.1:	Consultation Activities and Events	2
Table 2.1:	Summary of Initial Responses from Owners and Public	5
Table 3.1:	Summary of 2015 Open House Events.....	10
Table 3.2:	Summary of 2015 Open House Feedback	11
Table 3.3:	Summary of 2015 Open House Questionnaires.....	17
Table 4.1:	Feedback Summary of County's Open Houses	21
Table 4.2:	Summary of 2018 Open House Events.....	25
Table 4.3:	Summary of 2018 Open House Feedback	25
Table 4.4:	Summary of 2018 Open House Questionnaires.....	30
Table 5.1:	Summary of Key Stakeholders.....	33
Table 6.1:	Summary of Themes from Remaining South Expansion Area Landowners.....	35
Table 6.2:	Summary of Themes from Remaining Negotiated Annexation Area Landowners	37

MAPS

[Following Page](#)

Map 1:	Originally Proposed Expansion Areas.....	4
Map 2:	Negotiated Annexation Area	4

1.0 Introduction

The City of Fort Saskatchewan (the City) announced its intent to undertake a growth study to investigate future expansion in July 2014 (see Appendix A). The results of its *2015 Growth Study* (the Growth Study) were announced in September 2015 with a Council report (see Appendix B) and a news release (see Appendix A). The Growth Study proposed two expansion areas within Strathcona County (the County) comprising a combined 31 quarter sections of land as presented in Map 1 – one quarter section to the northeast of the City and 30 quarters to the south. After the proposed expansion areas were announced, the City conducted a set of four open houses with affected owners and the general public in the early fall of 2015, a set of two meetings with affected authorities and other targeted stakeholders in mid-October 2015, and a direct engagement with the residents of Pointe-Aux-Pins Estates (PAPE) at their annual general meeting in November 2015. The City then proceeded through a sustained period of negotiations with the County. Direct consultation continued with interested parties as needed following the events described above before the September 2018 announcement that the City and the County had reached an annexation agreement. The annexation agreement involved the City reducing its proposed annexation area from an estimated 50-year land supply to an estimated 35-year land supply.

The annexation area agreed to by the City and the County comprised approximately 15 quarter sections to the south of the City as presented in Map 2. This announcement triggered a second round of consultation activities. The County conducted its own set of two open houses for affected residents on September 14 and October 1, 2018. This was followed by the City facilitating its second set of four open houses with affected owners and the general public on October 2 and 4, 2018. Meetings were held and additional correspondence was exchanged with interested parties from October 2018 onward.

This *Summary of Growth Study and Annexation Consultations, 2014–2018* report (Report) presents the consultation activities and events that occurred between September 2015 and December 2018. It also summarizes the feedback received from members of the public and owners through direct consultation and through ten open houses. It also presents the consultation processes involving affected parties, such as local authorities, other authorities/agencies, and utility providers, and summarizes their feedback where received.

Overall, the intent of this Report is to satisfy sections 118(1)(b) and (c) of the Municipal Government Act (MGA), which states:

- 118(1)** On conclusion of the negotiations, the initiating municipal authority must prepare a report that describes the results of the negotiations and that includes
- (b) a description of the public consultation processes involved in the negotiations, and
 - (c) a summary of the views expressed during the public consultation processes.

This Report will be appended to the City of Fort Saskatchewan's 2019 Annexation Application, which contains content that fully satisfies other report on negotiations requirements of section 118 of the MGA.

1.1 Consultation Activities and Events

Table 1.1 lists the consultation activities and events facilitated by the City and the County that engaged the public, impacted owners, and affected authorities and other targeted stakeholders with respect to, firstly the City's proposed expansion areas from the Growth Study, and secondly the annexation area agreed upon by the City and County. It does not list activities and events associated with reporting on the progress of negotiations. This is covered in a separate report on negotiations.

Table 1.1: Consultation Activities and Events

Activity/Event	Date
1. News release announcing Growth Study initiation (see Appendix A)	Jul-30/14
2. News release initiating Growth Study public engagement (see Appendix A)	Sep-8/15
3. City's Growth Study webpage unveiled with engagement materials (see Appendix C)	Sep-8/15 onward
4. Open houses advertised through on-air announcements by the local radio station	Sep-Oct/15
5. Sep-29/15 and Oct-7/15 public open houses advertised on City Hall televisions	Sep-10 to Sep-29/15
6. Sep-29/15 and Oct-7/15 public open houses advertised a first time in the Fort Saskatchewan Record (see ad design among all ad materials in Appendix D)	Sep-10/15
7. Letters sent to affected owners of land and mines and mineral rights notifying them of the Growth Study and inviting them to open houses in September/October (see Appendix E)	Sep-11/15
8. Invites sent to key stakeholders (developers, service commissions, industry representatives and Alberta Transportation) to attend stakeholder information sessions in October (see Appendix E)	Sep-11/15
9. Postcards placed at the front desks of the City's major public facilities such as City Hall, the Public Works building, and Dow Centennial Centre, and distributed by the City's Community Liaison Officer while door knocking within the recommended expansion areas (see Appendix D)	Sep-11 to Oct-7/15
10. Sep-29/15 and Oct-7/15 public open houses advertised a first time in the Sherwood Park News (see ad design among all ad materials in Appendix D)	Sep-15/15
11. Sep-29/15 and Oct-7/15 public open houses advertised a first time in the Sturgeon Creek Post (see ad design and excerpt from newspaper among all ad materials in Appendix D)	Sep-16/15
12. Sep-29/15 and Oct-7/15 public open houses advertised a second time in the Fort Saskatchewan Record (see ad design among all ad materials in Appendix D)	Sep-17/15
13. Community Liaison Officer sends a letter to affected owners reiterating invites to open houses (see Appendix E)	Sep-18/15
14. Sep-29/15 and Oct-7/15 public open houses advertised a second time in the Sherwood Park News (see ad design among all ad materials in Appendix D)	Sep-22/15
15. Sep-29/15 and Oct-7/15 public open houses advertised a second time in the Sturgeon Creek Post (see ad design among all ad materials in Appendix D)	Sep-23/15
16. Sep-29/15 and Oct-7/15 public open houses advertised a third time in the Fort Saskatchewan Record (see ad design and excerpt from newspaper among all ad materials in Appendix D)	Sep-24/15
17. Sep-29/15 and Oct-7/15 public open houses advertised a third time in the Sherwood Park News (see ad design among all ad materials in Appendix D)	Sep-25/15
18. Sep-29/15 and Oct-7/15 public open houses advertised on electronic signage at the Dow Centennial Centre (see among all ad materials in Appendix D)	Sep-25 to Sep-29/15
19. First of two open houses held with affected owners (land and mines and mineral rights) to discuss annexation process and hear views of affected owners (see display boards and hard copy materials in Appendix F)	Sep-29/15 (afternoon)
20. First of two open houses held with general public to discuss annexation process and hear views of the public (see display boards and hard copy materials in Appendix F)	Sep-29/15 (evening)

Activity/Event	Date
21. Oct-7/15 public open house advertised as a banner ad on the City's website (see among all ad materials in Appendix D)	Sep-30 to Oct-7/15
22. Oct-7/15 public open house advertised on electronic signage at the Dow Centennial Centre	Oct-1 to Oct-7/15
23. Oct-7/15 public open house advertised a fourth time in the Fort Saskatchewan Record (see ad design and excerpt from newspaper among all ad materials in Appendix D)	Oct-1/15
24. Oct-7/15 public open house advertised a fourth time in the Sherwood Park News (see ad design among all ad materials in Appendix D)	Oct-2/15
25. Oct-7/15 public open house advertised a third time in the Sturgeon Creek Post (see ad design among all ad materials in Appendix D)	Oct-7/15
26. Second of two open houses held with general public to discuss annexation process and hear views of the public (see display boards and hard copy materials in Appendix F)	Oct-7/15 (afternoon)
27. Second of two open houses held with affected owners (land and mines and mineral rights) to discuss annexation process and hear views of affected owners (see display boards and hard copy materials in Appendix F)	Oct-7/15 (evening)
28. First of two stakeholder information sessions is held (see presentation in Appendix G)	Oct-14/15
29. Second of two stakeholder information sessions is held (see Appendix G)	Oct-15/15
30. News release advising City Council's acceptance of Growth Study as information (see Appendix A)	Nov-10/15
31. Meeting is held with the City of Edmonton to discuss Growth Study and answer questions (at the request of the City of Edmonton)	Nov-18/15
32. City meets with residents of Pointe-Aux-Pins Estates at its regularly schedule annual general meeting for the Estate Pointe-Aux Pins Water Co-op Ltd.	Nov-30/15
33. Letter sent by County to affected residents notifying them of the negotiated annexation area and inviting them to the County's first open house on Sep-14/18 (see Appendix H)	Sep-12/18
34. News releases by the City and the County announcing a negotiated annexation agreement (see Appendix I)	Sep-12/18
35. City's annexation webpage unveiled with engagement materials (see Appendix I)	Sep-12/18 onward
36. Oct-2/18 and Oct-4/18 public open houses advertised as a banner ad on the City's website (see among all ad materials in Appendix L)	Sep-12 to Oct-5/18
37. Oct-4/18 public open house advertised on electronic signage at the Dow Centennial Centre	Sep-12 to Oct-5/18
38. First of two County-facilitated open houses with affected residents to discuss the negotiated annexation and hear their views	Sep-14/18
39. Letters sent by City to affected owners of land and mines and mineral rights notifying them of the negotiated annexation area and inviting them to the City's open houses Oct-2/18 and Oct-4/18 (see Appendix J)	Sep-19/18
40. Oct-2/18 and Oct-4/18 public open houses advertised a first time in the Fort Saskatchewan Record (see ad design and excerpt from newspaper among all ad materials in Appendix L)	Sep-20/18
41. Oct-2/18 and Oct-4/18 public open houses advertised on electronic signage at the Dow Centennial Centre (see among all ad materials in Appendix L)	Sep-20 to Sep-30/18

Activity/Event	Date
42. Letter sent by County to affected residents inviting them to the County's second open house on Oct-1/18 (see Appendix H)	Sep-21/18
43. Oct-2/18 and Oct-4/18 public open houses advertised in the Sturgeon Creek Post (see ad design and excerpt from newspaper among all ad materials in Appendix L)	Sep-26/18
44. Oct-2/18 and Oct-4/18 public open houses advertised a second time in the Fort Saskatchewan Record (see ad design among all ad materials in Appendix L)	Sep-27/18
45. Notice of Intent to Annex sent by the City to the County, the MGB, affected local authorities, and other targeted stakeholders (see Appendix K)	Sep-28/18
46. Oct-2/18 and Oct-4/18 open houses advertised through on-air announcements by the local radio station	Sep-Oct/18
47. Second of two County-facilitated open houses with affected residents to discuss the negotiated annexation and hear their views	Oct-1/18
48. Oct-4/18 public open house advertised as a banner ad on the City's website (see among all ad materials in Appendix L)	Oct-1 to Oct-4/18
49. First of two City-facilitated open houses held with affected owners (land and mines and mineral rights) to discuss the negotiated annexation area and annexation process, and hear views of affected owners (see display boards and hard copy materials in Appendix M)	Oct-2/18 (afternoon)
50. First of two City-facilitated open houses held with general public to discuss the negotiated annexation area and annexation process, and hear views of the public (see display boards and hard copy materials in Appendix M)	Oct-2/18 (evening)
51. Second of two City-facilitated open houses held with general public to discuss the negotiated annexation area and annexation process, and hear views of the public (see display boards and hard copy materials in Appendix M)	Oct-4/18 (afternoon)
52. Second of two City-facilitated open houses held with affected owners (land and mines and mineral rights) to discuss the negotiated annexation area and annexation process, and hear views of affected owners (see display boards and hard copy materials in Appendix M)	Oct-4/18 (evening)

The questions and comments received from owners, the 2015 open houses, the two 2015 stakeholder information sessions, and the six 2018 open houses are summarized in Sections 2.0 through 4.0. The overall themes arising from the feedback are presented in Section 5.0.



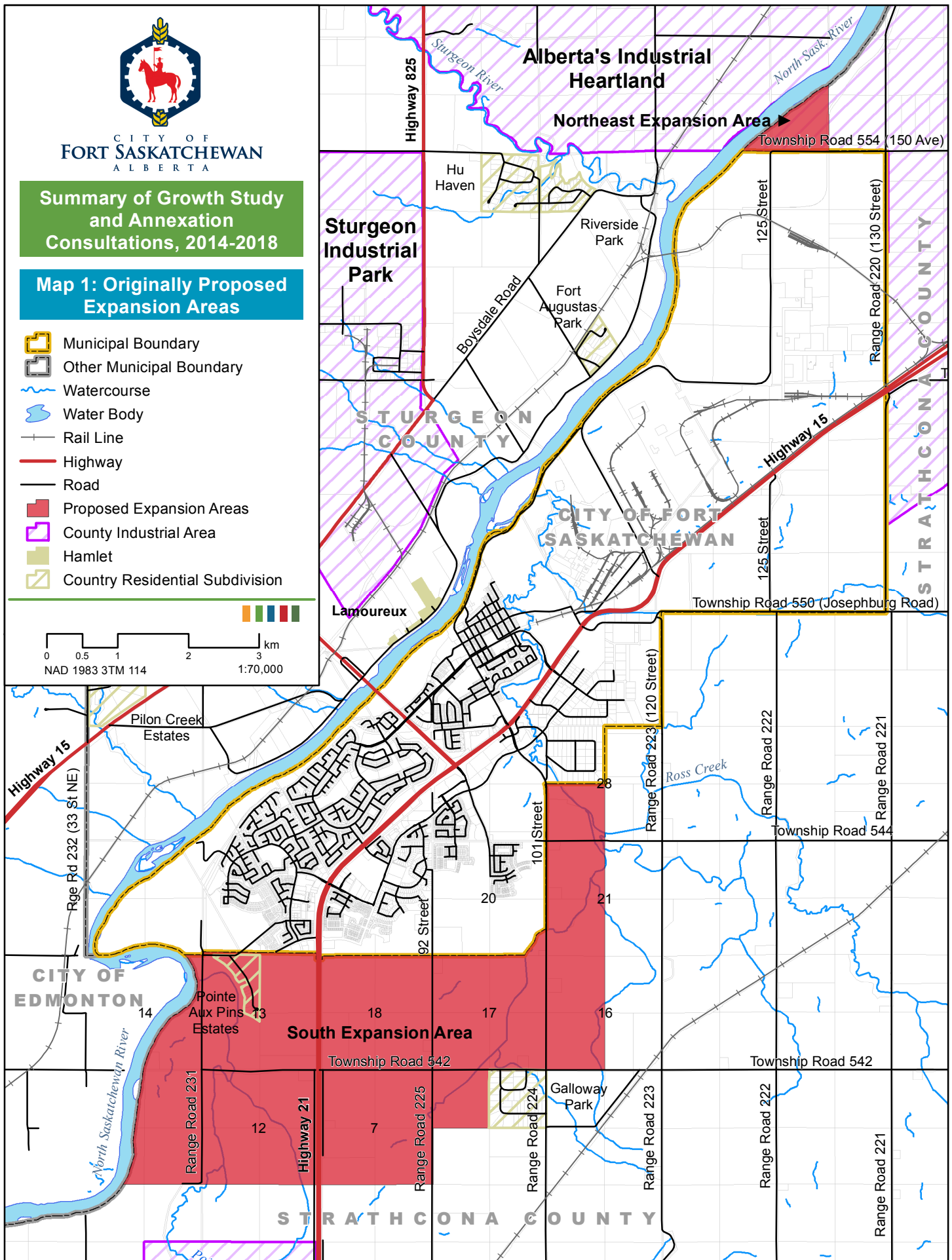
CITY OF
FORT SASKATCHEWAN
ALBERTA

Summary of Growth Study and Annexation Consultations, 2014-2018

Map 1: Originally Proposed Expansion Areas

- Municipal Boundary
- Other Municipal Boundary
- Watercourse
- Water Body
- Rail Line
- Highway
- Road
- Proposed Expansion Areas
- County Industrial Area
- Hamlet
- Country Residential Subdivision

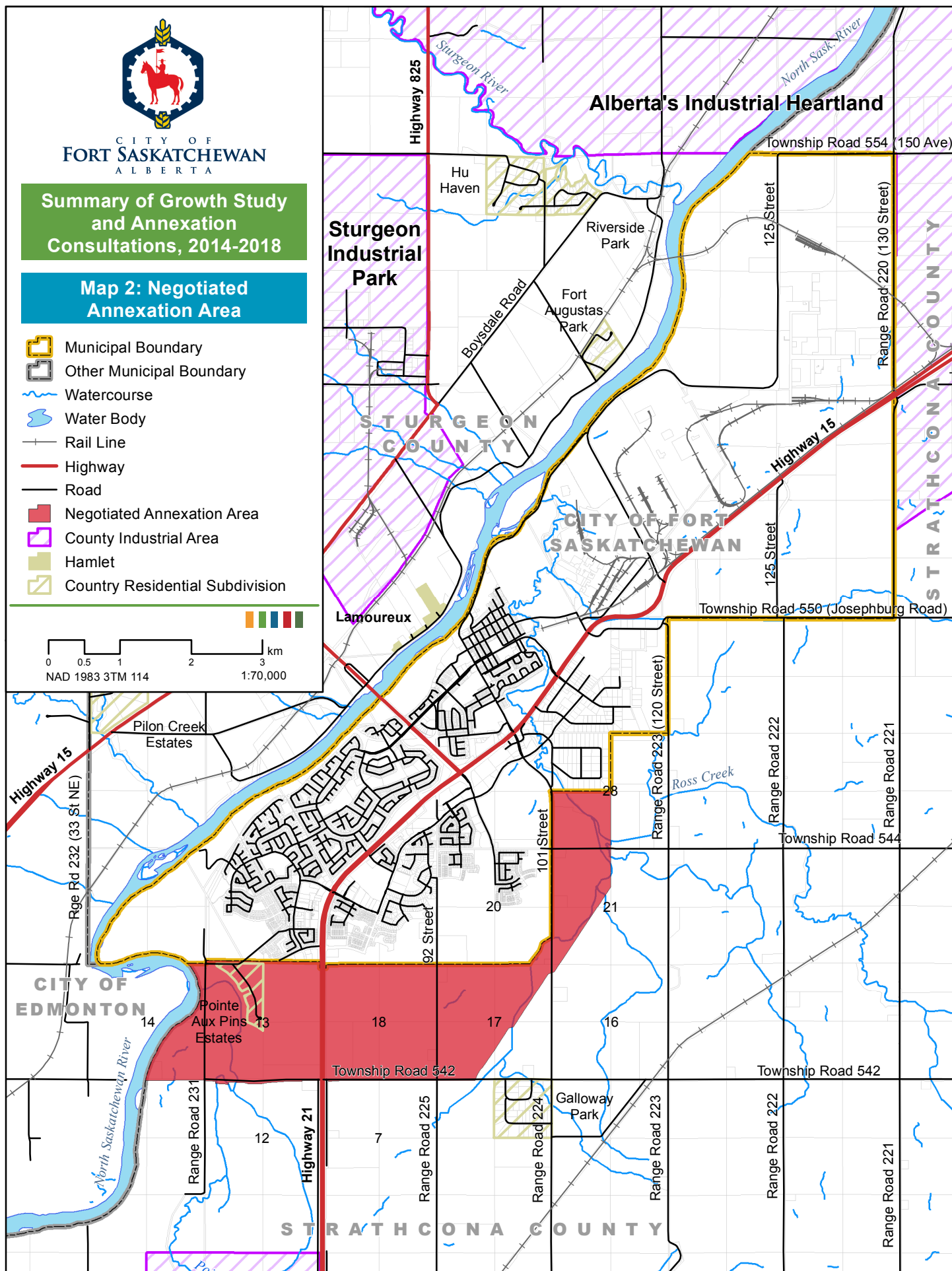
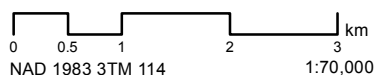
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Map 2: Negotiated Annexation Area

-  Municipal Boundary
-  Other Municipal Boundary
-  Watercourse
-  Water Body
-  Rail Line
-  Highway
-  Road
-  Negotiated Annexation Area
-  County Industrial Area
-  Hamlet
-  Country Residential Subdivision



2.0 Initial Responses from Public and Owners

2.1 Landowners

The City of Fort Saskatchewan mailed an introductory letter from the project sponsor to 62 unique surface owners (landowners) on September 11, 2015. The City then mailed a package on September 18, 2015 that included a second letter from the City's Community Liaison Officer for the project, two maps, and a list of legal descriptions for affected parcels. Copies of the two letters are included in Appendix E while the maps and list of legal descriptions are included in Appendix F. The mailing list for the recipients of the two letters was based on addresses listed on the land titles of the affected parcels.

Nine of the packages sent using addresses on land titles were returned undeliverable. Of these nine, the City was able to determine alternate addresses for six of the landowners and reissued packages to them. In response to the mailed packages or outreach by the City's Community Liaison Officer, five landowners issued questions and comments to the City. Table 2.1 lists parcels represented by the respondents, the questions and comments they provided, and the responses to those concerns from the City. The questions/comments with the City's responses are provided.

Table 2.1: Summary of Initial Responses from Owners and Public

Parcel ¹	Questions/Comments	City Response
7	I am a Land Use Planner with [a government department] and was wondering if a proposed or draft ASP exists for the lands Fort Saskatchewan intends to annex from Strathcona County?	The Growth Study is still in its early stages, and the plans that we have are conceptual. We do not have detailed plans at the Area Structure Plan level for these lands. We have a preliminary land use map, which I have attached. This map shows tentative land uses within the recommended expansion area (the plan is conceptual). This is the link to the City of Fort Saskatchewan's Growth Study page http://www.fortsask.ca/city-government/growth-study. A copy of the Growth Study can be found here including additional maps of the Study Area.
18, 66 and 75	[Our company] owns land at W1/2 of Sec 12-54-23-W4 and it is within the Growth Study area. We have sand and gravel extraction and processing operation on the land, and the final reclamation goal is to return the land back to agricultural use. We understand that the city is in need of the expansion and the subject land may be annexed in the future. Browse through the growth study by ISL, I would like clarification on the following: Map 14, page 64. The subject land is identified as	The intent of this preliminary "Environmental" designation is to indicate that these lands will not be used for future urban development (i.e., residential, commercial or industrial). Rather, existing legal uses will be allowed to continue in accordance with existing development permits until eventual conversion to passive and active recreational uses or natural spaces. Further, reclaimed extraction/processing uses such as [your company's] will be allowed to be used for agricultural purposes in accordance with Strathcona County's Agriculture: River Valley (AR) District as an alternative to passive or active recreation or natural spaces. If a boundary adjustment is pursued by the City and is eventually successful, Strathcona County's zoning would continue to apply until such time as the

¹ See Appendix F for the map and list of legal descriptions associated with each numbered parcel.

Parcel ¹	Questions/Comments	City Response
	Environmental. What is the future development constraints in this land use category? Can you leave it as Agricultural zoning in this study until further study being done for appropriate zoning.	landowner or the City applies to rezone that land to a district within the City's land use bylaw. If the City pursues this for the subject lands, the City will consult with affected landowner, whether it is still [your company] at that time or a different party.
18, 66 and 75	Map 16, page 73, the subject land is identified as "undevelopable". It is too early to decide it is developable or not. Again, suggest to leave it as Agricultural zoning until future planning is complete.	Agreed that it is too early to confirm if the lands are developable or not. In this case, this preliminary "Undevelopable" designation coincides with the preliminary "Environmental" designation applied on Map 14 that is discussed above. Do note however that nearly all of the subject lands are within the North Saskatchewan River's flood fringe, which will limit the future development opportunities beyond agricultural, recreation or natural uses.
18, 66 and 75	3. Displayed on the map (page 11 of the display boards), also indicated that the expansion area in the close proximity of west of Hwy 21 industrial in Strathcona County. So the subject land may be available for certain development under the proper planning.	Most of the land within the West of Highway 21 Area Concept Plan (ACP) is beyond the North Saskatchewan River valley. The West of Highway 21 ACP, which can be reviewed at the link below, designates those lands within the river valley as a combination of "Environmental Reserve" and "Agriculture Large Holdings Policy Area" and acknowledge an "Existing Golf Course" and an "Aggregate Extraction Operation". http://www.strathcona.ca/files/files/at-pds-1-2015-west_of_21_area_concept_plan .pdf If a potential boundary adjustment is successful, further investigation at a more detailed planning stage will confirm the appropriate development potential of your subject lands. This more detailed planning stage will involve technical reviews; consultation with landowners, the public and other stakeholders; etc. As mentioned above however, the presence of the flood fringe will likely limit development options for the subject lands.

Parcel ¹	Questions/Comments	City Response
18, 66 and 75	Which year is the proposed boundary adjustment, 2030, 2035? I could not identify it from the draft report. Please give me an estimate.	The Fort Saskatchewan Growth Study provides a 50 year timeframe projection through to 2066. The Growth Study is the first step in the process of the City's determination whether to seek a boundary adjustment. Any proposed boundary adjustments must go through negotiations between the City and the County. Annexation applications must be reviewed by the Municipal Government Board (MGB). The Municipal Government Board sends its recommendations to Municipal Affairs (Provincial Government). If the City decides to submit a formal annexation notice, the process is anticipated to take anywhere from eighteen months to three years. The length of the process will largely depend on how negotiations progress with the County. As it is early in the process, the City has not made a final decision whether to seek a boundary adjustment and if so, which lands will be included. Once the City has input from the County and other stakeholders, it will decide how to proceed.
19 (via Community Liaison Officer)	I would like to know if there are any plans to move the road north of Pointe Aux Pins that goes down to the ball fields. I know we reviewed that item the other day but without [the City's Project Management Director] there we did not finalize an answer on if there were any future plans to move that roadway in the future.	There are currently no planned changes to the location of the access to the DOW Diamonds / WRE area. The road itself may be upgraded and revised over time, but the location is likely to remain.
59 and 78 (via Community Liaison Officer)	Yesterday I met with [the owner of parcels 59 and 78] and her big concern was about her animals on the acreage. She presently has 12 cats and 2 dogs and she wanted assurance that if her property were to be annexed would she be able to keep her animals until they died (grandfather the animals so to speak). I told her I did not think that was going to be a problem but that I would check with the City and get a response to her.	The City's Animal Control Bylaw currently allows for 2 dogs and 2 cats. With possible growth into rural areas, the City would look at amending the Bylaw to accommodate different numbers and types of animals. Changes to this Bylaw would include consultation with affected animal and land owners.

Parcel ¹	Questions/Comments	City Response
59 and 78 (via Community Liaison Officer)	Her other concern had to do with taxation. I explained of the proposal of paying of the lesser between the County and the City but her concern was about what would trigger the change to not have an option. The question she posed was if the land around her was sold for development and she did not sell [her land] would she still have to pay City taxes because the land around her was going to be used for future development. I told her I would inquire of the City and get back to her with an answer.	
69	Will taxation be re-assessed by the City or is the same information to be transferred from the Strathcona County assessment? When will this transition take place? Are easy payment options available?	To assist landowners with the transition, the City is proposing that the lands in the expansion areas will be taxed at the lower of the City's and County's tax rates and assessed on the same basis as though they were in the County for a certain timeframe or until specific triggering events occur. The timeframe and the triggering events will be determined through landowner consultation and negotiation with the County.² This type of arrangement has been successfully implemented in other jurisdictions. This link is to the City of Fort Saskatchewan's webpage on paying property taxes. http://www.fortsask.ca/city-government/finance/taxes/paying-your-property-taxes There are a number of payment methods available including Monthly Tax Payment Plans, telephone and internet banking, chartered banks and financial institutions, by mail, in person at City Hall, and an after hour's mail deposit box at City Hall.
69	From one of the maps in the report, I see our location is considered to be re-zoned commercial property. What timeframe is anticipated?	The land use designation is preliminary. If a boundary adjustment is pursued by the City and is eventually successful, Strathcona County's zoning would continue to apply until such time as the landowner or the City applies to rezone that land to a district within the City's land use bylaw. If the City pursues rezoning for specific lands, the City will consult with affected landowner According to the preliminary conceptual maps, Map 14 of the Growth Study shows that your property is anticipated to be developed for commercial uses based on its frontage on Highway 21, while Map 16 shows that development is anticipated to arrive in your area around 2061.

² Note that the triggering events have since been agreed to by the City and the County, the specifics of which are included in the Conditions of Annexation.

Parcel ¹	Questions/Comments	City Response
		Regarding land use, the note on Map 14 states “Ultimately, future land use designations will be formally assigned to lands within the proposed expansion areas through an update to the City’s Municipal Development Plan. Future designations of these lands will be informed by things such as: input from the public, affected landowners and other stakeholders through a public consultation program; more detailed technical review of development potential; and land use and infrastructure planning principles and best practices.” Regarding staging, the note on Map 16 states “Ultimately, the actual timing of development will be influenced by municipal policy, approved land use plans, landowner motivation and market conditions. In the meantime, this estimated staging is utilized as a foundation for the Fiscal Impact Assessment that has been prepared in support of the proposed boundary adjustment.”

2.2 Mines and Mineral Rights Owners

The City issued two mailouts to 35 unique subsurface owners (mines and mineral rights owners) on September 11, 2015 and September 18, 2015. The contents of the mailouts were identical to those sent to the landowners presented above.

Nine of the packages sent using addresses on mines and minerals titles were returned undeliverable. Of these nine, the City was unable to determine alternate addresses for these mines and minerals owners. The City did not receive any formal responses from the remaining 26 mines and minerals owners.

3.0 2015 Open House Events

The City of Fort Saskatchewan facilitated four open houses in late September and early October 2015. Two open houses were for affected owners within the annexation area, and two 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 specifically for them. All four open houses were held at the Lions Pride in Dow Centennial Centre at 8700 – 84 Street in Fort Saskatchewan. Table 3.1 provides a summary of the open house events, which were attended by 76 attendees.

Table 3.1: Summary of 2015 Open House Events

Open House (OH)	Date and Time	Attendees (excluding City representatives and consultants)
OH #1 – Affected Owners	Tuesday, September 29, 2015 1:00 – 4:00 pm	20 (all owners)
OH #2 – General Public	Tuesday, September 29, 2015 6:00 – 9:00 pm	21 including: • One owner • 10 members of the public • Six elected officials (three City and three County) • Two administrators from the County • Two members of the media
OH #3 – General Public	Wednesday, October 7, 2015 1:00 – 4:00 pm	19 including: • Two owners • 13 members of the public • Four elected officials (three City and one County)
OH #4 – Affected Owners	Wednesday, October 7, 2015 6:00 – 9:00 pm	16 (all owners)
Total		76 attendees including: • 39 landowners • 23 members of the public • 10 elected officials (six City and four County) • Two administrators from the County • Two members of the media

3.1 2015 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 and proposed expansion area maps that cross-referenced to a list of legal descriptions of parcels within the proposed expansion areas (see Appendix F). Members of the public also received a package upon registering that consisted of a questionnaire specific to them and proposed expansion area maps (see Appendix F).

Upon registering and receiving their packages, the attendees were guided through a series of 20 sequential display boards posted chronologically around the room (see display boards in Appendix F). Numerous City representatives were in attendance to answer questions, provide clarifications and field concerns from the attendees. Representatives of the City's two consultants – ISL and CORVUS Business Advisors (CORVUS) – were also in attendance to do the same and provide greater detail with respect to the Growth Study and an associated Financial Impact Analysis in support of the proposed expansion areas respectively.

The City's staff and consultants recorded feedback received from the attendees, which is summarized in Table 3.2. Table 3.2 also includes feedback received through meetings with the City's Community Liaison Officer subsequent to the open house events.

3.2 2015 Open House Feedback

The feedback collected by the City's staff and consultants during the four open houses held in September and October 2015 is summarized in Table 3.2.

Table 3.2: Summary of 2015 Open House Feedback

Attendee ³	Owner Type	Comments
Owner of Parcels 8-9, 17, 41-42, 43, 76	Surface	- Members of the family also own N½-1-54-23-W4 that is immediately south of Parcels 75 and 76. They are wedged in a half mile of no-man's land between south expansion area and West of Highway 21 Area Concept Plan (Wo21 ACP) recently adopted by Strathcona County. Preference is to not be within this no-man's land. - Also have land on the SW corner of the crossroads in the Hamlet of Josephburg (NE-31-54-21-W4). Wanted to do a leased manufactured home park (MHP) on that corner, but has been held up due to servicing capacity constraints and servicing extension requirements from the County. Also owns NE-2-54-22-W4, which is immediately east of Parcel 9 but outside the south expansion area. Have been considering doing their MHP development in Fort Saskatchewan instead, but would prefer to do it on this parcel just outside the south expansion area rather than on Parcel 9 inside. Can this parcel be added to the south expansion area? - What are the tax rates for agricultural lands in the City? - What is the commercial tax comparison as it relates to their driving range? - How are agricultural lands assessed in the City? Market value/productive value. - Concerned land will become environmental reserve when right now it is developable. - Wants to make sure garden suites and building pump station are still allowed. - Call both municipalities now with respect to the Land Use Bylaw. Sherwood Park's response is slow, so would be glad to tap into the City's services.
Owner of Parcel 12	Surface	- Would he have to upgrade services? He currently has a diesel furnace and septic tanks. - Could he have a chicken coop and pigs? - Range Road 224 (101 Street) has become a thoroughfare. He doesn't want affordable housing and is concerned about dust impacts. - Would like to see equivalent housing – small acreages.

³ See Appendix F for the map and list of legal descriptions associated with each numbered parcel.

Attendee ³	Owner Type	Comments
Owner of Parcels 18-41, 47-48, 53 & 47-48	Mines and Minerals	- What are the implications on mines and mineral rights if the surface rights owners of the same parcels choose to develop their land for urban purposes? - Double-check accuracy of mines and mineral rights ownership of Parcel 48 across from Parcel 47. - All its annexed mines and mineral rights won't be leased out. - Decreases investment. - Taking something away – compensation. - If it's part of the City, no one will want the lease rights. - Why does the Fort have to grow? - Good farmland; don't want high density. - New areas are too tight. - Developers push to get skinny lots and roads. - If you're taking good farmland, use it wisely: parks, trees, no high rises that look at the back of another building. - Why do we have to be squished, effects well-being, want to look farther out, beauty and visuals. - Would like to see it so it's good for everyone: snow, garbage, etc. - Keep the river valley for the public: benches, old trees, trail, integrate senior citizens and kids, walk around, seniors home along the river.
Owner of Parcel 25	Surface (PAPE)	- Why was Pointe-Aux-Pins Estates (PAPE) included? - Why was Galloway Park not included? - Can PAPE stay in the County? - Can PAPE be hooked up into the City's sewer system? - Overall, this owner from PAPE was very content with their property and viewed it as ideal. The owner was very concerned that future development particularly across the road from their property might impact the value of their property, add to congestion in the area and spoil the benefits they currently enjoy from their property. The owner did not want any development in the area and wanted the area to remain undeveloped.
Owner of Parcel 29	Surface (PAPE)	This owner is also located in PAPE and has similar comments as Owner #25 above.
Owner of Parcel 30	Surface (PAPE)	This owner is also located in PAPE and has similar concerns as Owner #25 above.
Owner of Parcel 42	Unconfirmed	Though not in the direct path of a future potential bridge and road alignment this owner had the same concern as Owner #68. They wish to be kept informed on any developments regarding plans for the river crossing, road alignment and interchange.
Owner of Parcel 44	Surface	- For those lands bisected by the major pipeline corridor, what are the pipeline setbacks that apply to those pipelines, and what are the products shipped within them? - Inquired about the second river crossing as to when and where.

Attendee ³	Owner Type	Comments
Owner of Parcels 46-47	Surface	- Envelope label also includes Parcel 48 but doesn't own it (label error). - Did the growth study consider the growth studies prepared in support of the past annexations since the 1970s? It was suggested that a study in the 1970s had progressive growth rates that never materialized, so there is little confidence in the growth rates within this one being realized. Why were past growth studies not considered as part of this study? - How were economic downturns considered? - Did the study consider "why" Fort Saskatchewan's growth occurred when it did (as opposed to confirming that the growth occurred)? He referred to the cost of living here compared to other municipalities, and the stigma of heavy industrial in the community making the City less desirable to prospective residents while also making it more affordable. - Did the growth study consider agricultural land for food over the long-term (e.g., next 100 years) so that future generations could have food? - Landowner farms his lands and is opposed to the proposed expansion. Does not want agricultural lands to be used for urbanization. Farmland retention is required due to the uncertain future. - There is an abundance of marginal soil in the country and elsewhere in this region, citing poorer agricultural lands in the Redwater area (e.g., are known as the "sand hills"). - Why not grow in other municipalities rather than Fort Saskatchewan? - Wanted to know about the infrastructure assumptions. - Wanted to know how the boom and bust cycle of the oil and gas sector was considered in the growth scenarios. Feels a loss of power over his land. - Current needs must be weighed against the long-term (outside of growth needs for future generations). - There should be a focus on the reclamation of industrial lands, due to the negative impact on the environment. Referred to the City signing a Boundary Accord with the County. Boundary Accord should be respected; implications on long-term planning for individual land owners (e.g. expectation that land will remain as farmland, and the financial decisions that are made on that expectation). - Did the growth study consider any redevelopment opportunity within Clover Park?
Owner of Parcel 49	Unconfirmed	The owner was most interested in the timing of development staging that was estimated for their land holdings. The owner saw opportunity to benefit from a future sale of their property for development purposes however the estimated staging resulted in development in the immediate area of their property too far into the future for them to directly benefit.
Owner of Parcels 51-53, 64-65, 73-74	Surface	- Will they be able to pursue gravel extraction within the Galloway Park area? - Their current landholdings are in the river valley where there are currently extracting sand and gravel. Will their current permits from Strathcona County be upheld?

Attendee ³	Owner Type	Comments
Owner of Parcels 54-55	Surface	Seeking only information at this point.
Owner of Parcel 62	Surface	- Doesn't want to see a loss of trees and wildlife. - Do the farmers get to keep farming, or are they forced to sell? - Can they skeet shoot? - Concerned about loss of lifestyle (use of ATVs and snowmobiles).
Owner of Parcel 67	Unconfirmed	This owner's property is located adjacent to that of Owner #68 and shares concern over the alignment associated with a future potential bridge across the North Saskatchewan and associated road alignment and interchange. The owner wishes to be kept abreast of any development of the future bridge, road alignment and interchange.
Owner of Parcel 68	Surface	- Will their existing dog daycare business be permitted to continue? - Will there be any impact on their personal or business taxes? - Where would the new highway bridge go? - How would we plan to provide power to the new development area? - Their property may be in the path of a future bridge over the North Saskatchewan River and related road alignment and interchange at Highway 21. They were concerned that the bridge, road and interchange may impact future value or ability to retain their property as it may be required for the road right-of-way and acquired or expropriated by Alberta Transportation at some future date. They wish to be kept informed of any developments regarding plans for the river crossing, road alignment and interchange.
77	Surface	- Though label on envelope says Parcels 76 & 77, she really only owns 77 - What has been the County's involvement to date? - How would taxes and assessment rates be affected? - Would she be forced to sell?
8-9, 17, 43	Surface	Concerned about future development potential of portion of Parcel 17 north of creek above the flood plain. Does not want it to be considered "undevelopable" or "environmental reserve". Though below the river valley escarpment, would prefer some consideration for urban development, similar to what will happen to the north in the southwest corner of Westpark.
27	Surface	Sorry to see land developed but happy it will finally be finished (i.e., no more construction).
48	Surface	- Will he be able to continue using his lands as is now? He has a welding shop and outdoor storage. - Would he be allowed to build an additional residence on the property? - His parcel is landlocked by pipelines. Could he request special zoning? - When will we be discussing this with the County? - What is our reasoning for jumping across Range Road 224?

Attendee ³	Owner Type	Comments
25	Surface (PAPE)	What would the timing and/or requirements for connecting to services?
26	Surface (PAPE)	- Why is PAPE included but not Galloway Park? The optics and perceptions are such that Galloway Park was not included in the proposed expansion areas. - What type of residential will be developed across the road from PAPE? Does not want multi-family residential development across from their estate homes. - Can PAPE be maintained as a dead-end road rather than converted to a through road? Concerned about additional traffic.
Mayor Carr	Strathcona County	- Concern expressed about councillors not being invited to landowners meeting, and that it was not open to the public, and that there was no formal presentation. - What is the population projected for the south expansion area? - What is Fort Saskatchewan's current debt load?
Mayor's media relations staff member	Strathcona County	Concern about there being no formal presentation at the open house.
County's demographer	Strathcona County	Questions from the demographer about the approach used to generate population projections.
Unknown	General public (County resident)	- Wants no annexation of Galloway Park. - Concerned that the study proposes too much land, and that there are pipelines within the proposed expansion areas near Galloway Park.
62	Surface	There is an existing natural area in the parcel adjacent to their property. Could it be considered environmental reserve?
29	Surface (PAPE)	- When will PAPE be connected to services and what will be the costs associated connecting? - What will be built across street? Complimentary housing rather than smaller lots, higher density residential, etc.?
Unknown	General public (Southfort resident)	Interested in understanding what it's all about.
1	Surface & Mines and Minerals	- Owns the northernmost 1.77 ha parcel within the northeast expansion area that is north of Plains Midstream and adjacent to the river. Also owns the balance of the quarter across the river in Sturgeon County. His holdings are bisected by the river. - Has tentative plans to build a heavy industrial facility on the Sturgeon County lands that would be tied into the William Energy plant in Strathcona County (east of the proposed northeast expansion area). Intent is to develop a pipeline link between the two facilities under the river via his 1.77 ha parcel. - Opposed to annexation simply for efficiency purposes. Like Plains Midstream, would prefer minimizing the number of municipalities involved when seeking planning approvals. While the lands to the south would unify the Plains Midstream lands under one municipality, annexing his 1.77 ha parcel would mean approvals would have to go through three municipalities – Sturgeon County, the City and Strathcona County (connection to the Williams Energy plant).

Attendee ³	Owner Type	Comments
34	Surface (PAPE)	- Concerned about the change of pace that expansion would bring. - Fort Saskatchewan annexed Clover Park 30 years ago and those residents still don't have water and sewer. - Does not want the existing road within PAPE to become a through road. She has concerns about their quiet road becoming busy with traffic. - PAPE residents currently have trickle water and no municipal sewer services.
12	Surface	- Curious to know about the capital improvements that are associated with the Yorkville Ditch. The ditch currently has a floodplain that floods nearly all of his neighbouring property and comes close to him. - Wants to know if he can continue using his diesel furnace and septic tank. - Can they develop a chicken coop on their property? Can they have pigs?
13, 79	Surface	- He owns the last two untouched quarter sections in southeast Fort Saskatchewan, and also has lands in the southeast of the proposed south expansion area. - Last time around in 2001/2002, there was a transitional taxation period for the annexed landowners. There were no impacts on him, but his neighbour to the west got dinged significantly because he had developments classified as "agricultural improvements" on his land. Agricultural improvements are exempt from taxation in rural municipalities, but are subject to taxation in urban municipalities. - Though not affected last time, he would be affected this time as he has agricultural improvements on his parcels in the southeast portion of the south expansion area. - Is supportive of the proposed expansion if his agricultural improvements are not taxed.
numerous	Surface (PAPE)	- These numerous PAPE landowners congregated at a table upon reviewing the boards and expressed that they want things to stay as is, i.e., the country feel. - They seem skeptical of any future land uses, and that the lands to the west of PAPE will remain parkland as proposed.
33	Surface (PAPE)	Against annexation. Development will bring too much dust and mess and is not looking forward to having development happen in their neighbourhood.
19	Surface (PAPE)	Concerned over roadway past his house leading to the ball diamonds. Had been told by a past City authority that the roadway would be relocated northward by about 150 feet; the road would be cut lower causing a berm to be created thus a natural noise attenuation wall between roadway and his property. Does not like the looks of existing City development on the way to PAPE and if future development looks the same he would certainly not want it across the road from his property. He wants information back about the future location of the roadway. He would be in favour of larger estate type lots across from his property.

Attendee ³	Owner Type	Comments
78 & 59	Surface & Mines and Minerals	Concern over number of animals she will be able to have on her property after annexation. Is against development of good farm land. Concerned over taxation options if all the land around her 5 acres is sold to developers and she does not sell. Will she still have option with which tax bill she can pay?

3.3 2015 Open House Questionnaire Responses

In addition to the feedback recorded through conversations during the open house, the attendees were asked to complete their questionnaire and submit it at the registration desk before they left, or submit to the City prior to the deadline of October 14, 2015. Despite the attendance of 39 landowners and 23 members of the public, only 14 attendees submitted a completed questionnaire during the open houses. Seven additional questionnaires were subsequently submitted directly to the City before the submission deadline resulting a total of 21 questionnaires. The position of those that completed the questionnaires are summarized in Table 3.3. A summary of the feedback received through questionnaires provided to participants who attended the open houses for the City of Fort Saskatchewan's Growth Study follows Table 3.3 in Sections 3.4.1 and 3.4.2.

Table 3.3: Summary of 2015 Open House Questionnaires

Attendee Type	In Favour	Conditionally in Favour	Opposed	Both (Undecided)
Landowners	3	2 ‡	6 ^	1
Mines and Minerals Owners			3 ^	
General Public	5 †		2 *	

† Includes one elected official from the City of Fort Saskatchewan.

‡ One owner in favour as long as their business can continue to operate, while the other owner in favour as long as concerns about property taxes on farm improvements are addressed.

^ Note the one landowner had owner mines and mineral rights as well, so this position is counted in both rows above.

* Includes one member of the general public that expressed no position.

3.3.1 Owner Questionnaire Responses

1. Are you in favour of your parcel(s) being included within the recommended expansion areas as depicted in the City of Fort Saskatchewan's Growth Study?

In Favour: Yes = 5 (2 conditional)

- Strathcona County's development process is complex, expensive, time consuming and the regulations are excessive.
- Bought property as an investment; better potential for redevelopment if annexed vs. remaining in Strathcona County.
- As long as business can continue to operate.
- Concerned about property taxes on farm improvements – currently zero in rural municipalities.

In Favour: No = 8

- Loss of good agricultural land; would require compensation for loss.
- Impacts mines and minerals rights.
- Increased cost and time delays on a forthcoming industrial development project in Sturgeon County that is fed by another industrial development under construction in Strathcona County; a pipeline to link the two under the river would travel through subject parcel meaning approval from a third municipal jurisdiction would be required.
- Loss of good agricultural land for residential, which wouldn't be used for years.

- Strathcona County better caters to the farming community.
- Uncertainty of future development increases concerns; confirm lot sizes and expected home sizes.
- Moved to area to live in country vs. city and pay taxes accordingly.

In Favour: Yes and No = 1

- Concerns about development west of Highway 21 and south of Township Road 542 – existing residences and businesses and maintaining access to them.

2. **After reviewing today's displays, do you have specific questions about the Growth Study or the proposed expansion areas?**

- Reserve areas for parks and community amenities.
- Environmentally friendly; consider green energy (e.g. solar).
- Concerns about mines and mineral owner's rights if lands are annexed; how will mineral rights be addressed?
- No mention of prior growth plans that indicated a population of 30,000-50,000 in the late 1970s.
- Shift lands more to the east.
- Questions were not answered; this is only a short-term growth spurt – not likely to require so much land to accommodate.
- Need to maintain existing ponds/wetlands and provide additional green buffers for migratory birds and other animals.
- Would like the following parcels included in the annexation: N½-1-54-23-W4 and NE-21-54-22-W4.
- Consider cost sharing with Strathcona County for sewer infrastructure.
- If new bridge across the river west of Highway 21 is considered, would like to be informed of the where and when.

3. **Do you have any other comments about Fort Saskatchewan's Growth Study or the proposed expansion areas?**

- Annexation of the proposed lands will affect the ability to lease oil and gas rights; especially if land not used for years.
- Annexation would have negative impacts to quality of life (e.g. taxes, noise, air quality).
- Only expand lands opposite of Pointe-Aux-Pins Estates after land on east side of Highway 21 is developed; also consider a green belt buffer.
- Annexed land could be used for recreation (lots of water, wildlife and trees).

3.3.2 General Public Questionnaire Responses

1. **Are you in favour of the recommended expansion areas as depicted in the City of Fort Saskatchewan's Growth Study?**

In Favour: Yes = 5 (includes one elected official from the City of Fort Saskatchewan)

- Important to control the growth of communities.
- No option but to use good agricultural land for residential.
- Fort Saskatchewan is growing quicker than expected and land is needed.
- Expansion needs to be strategic and thoughtful: limit sprawl, provide a mix of housing, work with communities to create vibrant neighbourhoods.

In Favour: No = 2 (includes “No Position”)

- Loss of good agricultural land.
2. **After reviewing today’s displays, do you have specific questions about the Growth Study or the proposed expansion areas?**
 - No comments.
 3. **Do you have any other comments about Fort Saskatchewan’s Growth Study or the proposed expansion areas?**
 - Presentation was well done and staff were informative and friendly.

4.0 2018 Open House Events

4.1 County's 2018 Open Houses

In September and October of 2018, the County facilitated two meetings for affected residents, which were also attended by the representatives of the City. The following is a summary of those meetings as provided by the City.

Open House (OH)	Date, Time, Location	Attendees From Strathcona County	Attendees From the City of Fort Saskatchewan	Residents in Attendance (based on parcel number) ⁴
Affected Residents Meeting/Open House #1	Friday, September 14, 2018 6:00 – 8:00 pm Dow Centennial Centre, Fort Saskatchewan – Lions Pride Room	- Mayor Rod Frank - Councillor Paul Smith - Rob Coon, Chief Commissioner - Nancy Lyzaniwski, Manager, intergovernmental Affairs - Jackie Porayko, Strategist, intergovernmental Affairs	- Councillor Ed Sperling - Troy Fleming, City Manager - Janel Smith-Duguid, General Manager	12 19 21 22 23 39 46-47 51-53 59-60
Affected Residents Meeting/Open House #2	Tuesday, October 1, 2018 6:00 – 8:00 pm Comfort Inn Hotel, Fort Saskatchewan – Alberta Room	- Mayor Rod Frank - Councillor Paul Smith - Jackie Porayko, Strategist, intergovernmental Affairs - Brittney McClinton, Mayor's Office	Troy Fleming, City Manager	12 20 24 26 32

4.1.1 Summary of September Affected Residents Open House #1

Mayor Frank delivered a brief presentation after which questions were fielded from the audience. One-on-one conversations took place throughout the evening.

Questions and comments received from residents were recorded by administrative personnel from both municipalities, which were compiled in Table 4.1 below.

4.1.2 Summary of October Affected Residents Open House #2

Councilor Smith hosted this open house in an informal format. Displays were put in three corners of the room along with post-it-notes for comments. Comments were collected by staff and Mayor Frank and Councilor Smith also sat down with the residents to discuss their concerns in a group discussion.

Questions and comments received from residents were recorded by administrative personnel from both communities, compiled in Table 4.1 below.

⁴ See Appendix M for the map and list of legal descriptions associated with each numbered parcel.

4.1.3 Feedback Summary of Affected Residents Open Houses

Table 4.1 provides a summary record of the conversations within the room during the County's September and October Affected Residents Open Houses. As well, administration undertook to answer as many of the questions posed by residents as possible for reference at future resident meetings. It will also ensure that residents' comments are referenced during the upcoming Municipal Government Board (MGB) process or as part of negotiations between the municipalities.

Table 4.1: Feedback Summary of County's Open Houses

Affected Residents Open House (AR-OH)	Parcel Number ⁵	Feedback	Response
AR-OH #1	51-53	1. We own a gravel pit that straddles the annexation boundary, how will this be regulated? 2. We currently hold a permit on the gravel pit. Will this continue and will they require two permits once the annexation is complete? Will they be subject to two different set of rules from the municipalities and potentially two different decisions on the same request, i.e. expansion, extension, change to permit conditions? 3. The lands we are mining are not suitable for development, why were they included in the annexation? 4. Will there be any changes in the future that could impact our ability to use our land, i.e. park or environmental designation?	1. RMRF – Strathcona County Land Use Bylaw (LUB) will continue to apply until replaced by City (s.135(1)(d) MGA) 2. Development permit continues. If the City's LUB, when made applicable to the annexed lands, excludes this use, the use becomes non-conforming and can continue subject to the provisions in the MGA. It is also noted by the City that the permits on file for their current operations are temporary. 3. Contiguous border – future land use will be Fort Saskatchewan's to determine if annexation approved. 4. Fort Saskatchewan will set land use (public input required)
AR-OH #1	23	1. There is a suggestion that taxes will be grandfathered for 30 years. What happens when the property is sold? Does it follow the title? 2. What will trigger a change in taxes? 3. The City is already so close. How will you protect our rural lifestyle? 4. We have always received good service from the County. How will Fort Saskatchewan keep up this service? 5. If the County will save dollars on servicing us will this come back to the affected landowners? 6. If the County is saving money not fighting the annexation, will this money come back to the affected landowners?	1. Decision on grandfathering taxes stays with the property until development triggers a change. 2. Development as specified within the Conditions of Annexation. 3. Fort Saskatchewan will work with residents and Strathcona County. 4. Fort Saskatchewan has stated its commitment to ensure services are maintained, and understanding levels of service will be part of the City's conversations with affected landowners. 5. Services paid through taxes, if annexation approved then taxes go to Fort Saskatchewan.

⁵ See Appendix M for the map and list of legal descriptions associated with each numbered parcel.

Affected Residents Open House (AR-OH)	Parcel Number ⁵	Feedback	Response
		7. Does the affected landowner get any compensation? 8. As there is currently a glut of housing on the market, why is this being done now when there is no apparent need?	6. Legal battles are not normal therefore not regularly part of budgets. 7. Compensation to landowners is not usually part of annexation. The MGB will be looking for municipalities to mitigate impacts on affected residents 8. Development does not start until needed. Changes in housing market will impact timeline.
AR-OH #1	46-47	1. What happens when the city boundary line cuts a landowner's parcel in two? Do you need to change land titles? Who pays for this, i.e. is the landowner compensated? Is there assistance with the process if it is needed? 2. His recollection is that the family tried to develop for housing twice on their property adjacent to Pointe-Aux-Pins Estates. He believes they were denied based on the Boundary Accord. Why is it okay to develop now? 3. He mentioned that he owned quite a bit of mineral rights in the area and wondered if there was any impact?	1. Subdivision is not required. The proposed boundary of the City will be described by reference to the surveyed right-of-way plan. 2. Any application would have been reviewed based on land use and not related to the Boundary Accord. 3. Annexation will not impact development of mineral rights but as development occurs it may become more difficult to exploit minerals due to proximity of residential development.
AR-OH #1	12	They have an acreage right on the boundary. Their home is very close to Range Road 224 and would be greatly impacted by road widening. How will they be protected and for how long?	Fort Saskatchewan is working to mitigate impacts on affected residents.

Affected Residents Open House (AR-OH)	Parcel Number ⁵	Feedback	Response
AR-OH #1	General Questions	1. Will we be assessed differently? 2. Does the transitional period mean that you will not develop for 30 years? 3. How can we be considered rural in an urban setting? 4. Why are we not being compensated for the grief we will go through? 5. Why didn't the expansion go into Sturgeon County (across the river)? 6. What was the point of annexing undevelopable land? 7. What stops this from becoming a domino effect where the City just keeps expanding out?	1. Assessment is regulated provincially not by municipality. 2. There is no correlation between grandfathering period and when the property will develop. It is intended to be in place until development triggers a change in land use. 3. Fort Saskatchewan is looking at bylaw changes to protect rural lifestyle as best as possible until development. 4. Premise of the MGB is that impacts are mitigated. Compensation is not usually included. 5. This was explored but the associated costs were prohibitive. 6. Logical boundary lines. 7. Estimated 30-35 years of developable land. Both communities are committing to working closer together to best serve sub-regional residents. Agreement does not eliminate possibility of future City expansion.
AR-OH #1	22	Happy with Strathcona County, hopes he enjoys being a part of Fort Saskatchewan	
AR-OH #1	32	Was always impressed by County services and proud to be a resident of water co-op investment – will it be protected?	
AR-OH #1	21	Dangerous corner right near Pointe-Aux-Pins Estates entrance – needs more room for those heading down to trails and diamonds in river valley	
AR-OH #1	19	Dust control and maintenance on road next to Pointe-Aux-Pins Estates	

Affected Residents Open House (AR-OH)	Parcel Number ⁵	Feedback	Response
AR-OH #1	59 - 60	- Runs animal (cat) rescue – needs bylaw that allows for additional number of cats on her 5-acre parcel. - When will my land be developed? Explain grandfathering taxes and for how long? - Needs to be able to still burn dead trees and pruning materials	
AR-OH #2	General Comments	- Maintaining green space in river valley - Maintain Pointe-Aux-Pins-Estates as a cul-de-sac not a through road - Fix safety issues at entrance to Pointe-Aux-Pins Estates - Will alarm permits issued in Strathcona County be transferred to the City? - What are the differences between the current dog and cat bylaws and how will impacts be mitigated? - They have a tree line on the property boundary. If property is sold, what about a real property report and variance?	

4.2 City's 2018 Public Open House Format

The City and its annexation consultants – ISL and CORVUS – facilitated the second round of open houses for owners and the public on October 2, 2018, and October 4, 2018. All four of the events were held in the Lions Mane room in the Dow Centennial Centre, 8700 – 84 Street in Fort Saskatchewan. Table 4.2 provides a summary of the 2018 Open House Events, in which attendees 38 attended.

The format was similar to the open houses conducted in 2015. All attendees were required to sign-in. Each owner was provided a questionnaire and a map (see Appendix M), while each member of the public was provided a questionnaire (see Appendix M). All attendees were guided through 14 sequential display boards (see Appendix M). The City representatives and its annexation consultants answered questions, provided clarifications, and fielded concerns from the attendees.

Table 4.2: Summary of 2018 Open House Events

Open House (OH)	Date and Time	Attendees (excluding City representatives and consultants)
OH #1 – Land/Mines and Minerals Owners	Tuesday, October 2, 2018 1:00 – 4:00 pm	13 including: • 11 owners • 1 City Staff • 1 County Staff
OH #2 – General Public	Tuesday, October 2, 2018 6:00 – 9:00 pm	6 including: • 1 media • 1 County Staff
OH #3 – General Public	Thursday, October 4, 2018 1:00 – 4:00 pm	8 including: • 1 owner • 1 City elected official
OH #4 – Land/Mines and Minerals Owners	Thursday, October 4, 2018 6:00-9:00 pm	11 (all owners)
Total		38 attendees including: • 23 landowners • 10 members of the public • 1 elected official • 1 member of the media • 3 City or County staff

4.3 2018 Open House Feedback

The City's representatives and annexation consultants engaged with the attendees at the 2018 public open houses. Table 4.3 presents the substantive feedback received from the attendees, whether recorded by the City representatives or its consultants.

Table 4.3: Summary of 2018 Open House Feedback

Attendee ⁶	Position ⁷	Comments
Owner of Parcel 13	✓	• were interested in the general timeline • no concern or comments were mentioned
Owner of Parcel 19, Pointe-Aux-Pins Estates (PAPE)	✗	• Concerned about traffic generated by ball diamonds now and increasing in the future as a result of development • Most concerned about what happens to the east in the annexation area and north of his property in Windsor Pointe • Wants certainty that the trees along his property adjacent to Township Road 543 will be retained if/when road is upgraded • Concerned about the state of the fencing (lack of maintenance) along Wilshire Boulevard to the east • Concerned about the size of lots that will be developed near PAPE • The City's standards are not good enough (e.g. fences with three colours) • Want a berm to the south

⁶ See Appendix M for the map and list of legal descriptions associated with each numbered parcel.

⁷ ✓ = in favour (supportive) of annexation while ✗ = not in favour of (opposed to) annexation.

Attendee ⁶	Position ⁷	Comments
		• Or just cut the bank to create a berm • Could the existing road become a bike path? • Doesn't want 32-foot lots across from PAPE • land use interface – concerned about future development to the east • Township Road 543 – buffering (road noise) and concerned about additional traffic • Wants to know answers now • Has issue with development (density/skinny lots) Next two comments provided by owner: • “Township Road 543 from Wilshire Blvd sees hundreds of cars every day in the summer months as people travel to the Dow Diamonds, the dog park, and the playground. These facilities are wonderful and used extensively by the [residents] of the City. A lot of the traffic ignores all speed limits as they try to arrive on time for their ball games. There is a fairly steep hill as one comes up from the river valley which restricts visibility for vehicles entering Township Road from PAPE residences.” • “The City has proposed to improve Township Road 543 [from] Wilshire Blvd to 100 m past PAPE road and leave balance of the road to the County to deal with. Now that the City will own that property, I propose that when they choose to upgrade that road, that they cut the hill such that they have a consistent grade from the lower portion of the hill to the PAPE road. This has been done in the area immediately north of Township Road 543 as the City prepared the land for housing development. Cutting to existing road into the bank serves two purposes: It improves visibility and therefore safety, and secondly, it creates a natural berm which acts as a sound barrier to the hundreds of vehicles that use that road every day, thereby reducing the noise pollution for the PAPE [residents].”
Owner of Parcel 25, PAPE	✓	• Wants to connect to City sewer as their current septic field is old and requires costly upgrades • Wants a sewer system – needs a new septic system • Most owners want a new one and are willing to pay what they have to • On-site sewer system is freezing • Wants to have proper sewer - hoping annexation will mean upgrades • Wants certainty that the road in PAPE remains a cul-de-sac • What is development going to be / look like? • Does not want through traffic • Worry about traffic volumes increasing • Do not want to see the closed crescent changed to a through road • Wilshire Road be changed where it connects to the old road • Water line is currently perfectly good • Will the City change this? “if it ain't broke don't fix it!” • Want to see sewer line as soon as possible! • Storm drainage for dog park into pond • Roads from Windsor to ball fields • Upgrade existing road to PAPE • Trails to be added • Curve on road to Windsor Park (Wilshire road) is very dangerous

Attendee ⁶	Position ⁷	Comments
		Redesign is in the works with the County
Owner of Parcel 26, PAPE		- Has speed control concerns along Township Road 543 where cars are going 80 kph up the hill when it is (or becomes) 50 kph limit; safety concerns coming out of their subdivision. - Lack of pedestrian trail and street lights along Township Road 543, which are needed for safety given the speed. - Concerned about the intersection of Township Road 543 and Wilshire Boulevard; they are having to yield to construction and truck traffic when they aren't supposed to. - Wants PAPE road to remain a cul-de-sac; no connection or extension. - Concerned about institutional land uses being developed in residential areas. - Is it possible the lands in the river valley (shown as environmental reserve) be developed with a golf course? - Pet ownership: can they continue to have three dogs? - They currently have caveats registered on title that state no small businesses. Will the caveats remain?
Owner of Parcel 28, PAPE		- Wants a three-way stop – even temporarily – at Township Road 543 and Wilshire Boulevard; now that Wilshire Road is a through road, they have to wait to turn left onto Township Road 543. - Will the PAPE road remain a paved rural cross section with ditches on either side or will it be urbanized over time? - What is going to happen with the PAPE Water Co-op? - What about future sewer? When will it come and how can we be tied in? - How soon could we see ASPs being prepared and approved on adjacent lands? - The City currently leads the preparation of ASPs. Is there a potential that developers will lead preparation of ASPs for City approval in the future?
Owner of Parcel 34, PAPE		- Will Strathcona County be notified of proposed ASPs? - What is the status of the planned road upgrades to Township Road 543? Will the County abandon it as a result of the change of jurisdiction? - Concerned about the current condition of the City's West River's Edge Road. Does not want the same to happen to PAPE road over time. - Wants PAPE road to remain a cul-de-sac; no connection or extension.
Owner of Parcels 46 & 47	x	- Prefers to remain in County and not be annexed whatsoever to keep his land agricultural - If annexed does not want the title of his Parcel 47 to be split by municipality and does not want to subdivide to match the new boundary - Asked if there were other situations where single titles were split by a municipality and how that would or could work - Inquired about City's 20-year history of mill rates - Range Road 224 – who is going to maintain? ^ Township Road 542 - Which is the first phase to be developed? West side? - Problem with growth stats. Recently they are okay, historically they have been off. - More comfortable being in Strathcona County

Attendee ⁶	Position ⁷	Comments
		- Where do I go to get Fort Saskatchewan tax rates (current and historical back 40 years)? - Why different tax rates for agricultural lands - How much of the northwest corner has been developed? - What is environmental reserve? - How do the City and County address the severing/splitting of title to match municipal boundary?
General Public (County Resident/Owner of Parcel 69 within the original expansion area)		- Expressed concern that the twinning of Highway 15 over the North Saskatchewan River will be insufficient for trucks - Difficult to travel/keep up speed due to lights and slope up river escarpment - Expressed concern about lack of service roads in Fort Saskatchewan where truckers cannot stop to access services
Owner of Parcels 52-53 (representative of gravel operation)		- No zoning in the City for gravel extraction - Timing of operation could be different in two jurisdictions - Going to two municipalities for any development permit is a concern - Preference to be in Strathcona County - As things remain the same, inquired about future opportunities to stay engaged - Reclaimed but not certified - Parcels 65 & 74 are where most of the operations occur - City is annexing for growth, so why take those lands? - Logistic challenge - Having restrictions, operating hours, time limited? - Had two discretionary permit approvals, two public hearings, and two appeals - If they amend, could they lose the entire permit - What about their provincial approvals? - Do they have to get amended? Code of practice? 320 ac of extraction
Owner of Parcels 39 and 40, PAPE		- Hopes that the wetland near PAPE will be preserved - Cul-de-sac - Doesn't want "sardine style" houses across the street from them - Narrow road to the dog park has had some near misses with pedestrians - The bend in the road - Thinks their road is narrow too - Could a fire engine fit on their road? - Would they keep their water system? - Thru traffic would increase speeds - Have some issues with hooligans now (drugs, condoms, etc.) - Why are they gravel crushing on Parcel 66 instead of at the pits? Thinks there was an agreement that they had to 2 km away from PAPE - Banging and lights from gravel crushing sets off the dogs in PAPE
Renter of Parcel 17		Concerned about the future development of park next to the property

Attendee ⁶	Position ⁷	Comments
PAPE Owners (Parcels unknown)		• Road to the ball diamonds • Speed concerns • Sidewalk required • Stakes are gone • Controlled intersection not working • Road materials are not good • Pot holes
Owner of Parcel 12		• Transfer of property to kids; is that okay or not? • Services – who picks up garbage and compost? • Does compost and garbage get picked up and how often? • County has • small green bins – alternating weeks • Regular black bins – alternating weeks • Recycling – every week • Prefers same level of servicing • Snow ploughs • Traffic on Range Road 224 is like a secondary highway; will that be widened? • Were concerned with development demand for their 2½ ac parcel. Their land fell into the staging map at approximately 2042; i.e. 25 years. The owners wanted to know if their land would lose their tax grandfathering if it were sold. The owner felt that his property had new well with adequate capacity and did not see a need for either water or sewer services near them and was happy to grandfather forward this with no immediate need to connect to city systems.
PAPE Owner (Parcel unknown)		• Road down to ball diamonds – dangerous • Wilshire Blvd intersection southbound three-way stop – Township Road 543 • What about the water co-op? (currently in Strathcona County) • Green areas – to be parks forever? • When will a geotechnical study be required? • Possibility for green area to be a golf course • Bike path on road would be very good. Really improve safety and visibility • When would we see the plan? • How will this impact the tax base?
General Public (County resident)		• situated well beyond annexation boundary • no impact on resident
Owner of Parcels 59 & 60		• Operating an animal sanctuary for unadoptable cats and dogs on her property and wants to continue this use. She has more than two and does not want a limit on the number that she can have. Is therefore concerned about animal control. • Concerned that the City may force her to develop her land. Stated that she knew of an example where the City of Edmonton forced a landowner to develop about 20 years ago (it was golf course and then forced to develop).

Attendee ⁶	Position ⁷	Comments
		Burning of brush and deadwood; will they be able to continue?
General Public (City resident, Hillside Terrace)		No questions or concerns
General Public (City resident)		No questions or concerns
General Public (City resident)		No questions or concerns
General Public (County resident/Owner of Parcel 62 within the original expansion area)		Wanted a general overview of annexation area staging and use etc. He understood staging would not result in area near-term development of property. Was told that a developer would provide compensation when near development. Was quite content with annexation, and saw no impact on his property as a result of annexation.
General Public (County resident)		interested in open house information

4.4 2018 Open House Questionnaire Responses

In addition to the feedback recorded through conversations during the open houses, the attendees were asked to complete their questionnaire and submit it at the registration desk before they left, or submit to the City prior to the deadline of October 19, 2018. Despite the attendance of 38 attendees, only 5 attendees submitted a completed questionnaire during the open houses. The positions of those that completed the questionnaires are summarized in Table 4.4. A summary of the feedback received through questionnaires is provided in Sections 4.4.1 and 4.4.2.

Table 4.4: Summary of 2018 Open House Questionnaires

Attendee Type	In Favour	Uncertain	Not Indicated
Landowners		1	2
Mines and Minerals Owners			
General Public	1	1	

4.4.1 Owner Questionnaire Responses

1. **After reviewing today's displays and speaking with our staff, do you have specific questions about the proposed annexation?**
 - Every question was answered with "That hasn't been decided yet."
 - What kind of provisions will be made by the City regarding the annexation of existing aggregate extraction operations given that the City does not currently have land use provisions for gravel or resource extraction? Would the municipalities give consideration to adjusting the annexation boundaries to avoid bisecting Sureway Contracting's existing gravel operations?

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

- Township Road 543 past Point-Aux-Pins Estates (PAPE) - hundreds of cars pass everyday, most between 5 PM and 10 PM, the intersection with PAPE road can be dangerous because of visibility issues caused by the river bank (hill) and the speed of some drivers; most are reasonable, a few travel very fast. Cutting away the hill promotes safety and creates a natural berm reducing traffic noise.
- The current annexation boundary bisects an active gravel extraction operation in Parcels 18, 51-53, 64, 73, 74. What would the permitting process look like within active operations in both municipalities given that we have an existing development permit for the entire operation with Strathcona County? What is the benefit of annexing these lands when, once reclaimed, they can't be developed for residential use? What provisions will the City make for gravel extraction and how can we be sure our existing permit conditions and any potentially pursued changes to the new permit will be upheld?
- My concern is immediate that the roadway down to Dow diamonds/dog park – in its current condition and location, it is extremely dangerous for vehicle and pedestrian traffic. Needs immediate lighting and pedestrian walkway.

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

- Not a lot has been decided, so it was hard to know if there will be issues. Some things were explained well
- bisecting our existing operations at our active gravel extraction pit will impose some logistical issues in maintaining or altering development permits within two different municipalities, and open concerns regarding how potential changes could be made to the permit that would fall under the jurisdiction of two regulators

4. **I found today's meeting to be: Informative/Fairly Informative/Not Informative?**

- Not informative
- Fairly Informative

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

- Yes - Sureway

6. **Are you in favour of your parcel(s) being annexed to the City of Fort Saskatchewan? (Yes/No/Uncertain)**

- Uncertain

a. **Explain your reasons in the space below.**

- Too little detail is known. I suspect it will be OK, as the city says it will listen to residents concerns once details are forthcoming.

4.4.2 General Public Questionnaire Responses

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

- No comments

2. **Are you in favour of the City of Fort Saskatchewan proposed annexation? (Yes/No/Uncertain)**

- Yes
- Unsure



a. Explain your reasons in the space below.

- Would like to see a cap on the population growth. 30,000 is a nice amount. Would rather see funds used to maintain and upgrade existing facilities and infrastructure. I prefer to live in a smaller community. This is why I live here as opposed to a large impersonal community.

3. Do you have any other comments about the City of Fort Saskatchewan's proposed annexation?

- No comments

4. I found today's meeting to be: Informative/Fairly Informative/Not Informative.

- Informative
- Informative

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

- No

5.0 Consultation with Affected Parties

5.1 2015 Key Stakeholder Feedback

The City of Fort Saskatchewan identified three key stakeholder groups – business associations, infrastructure providers and developers – to consult with regarding the Growth Study and future annexation. The eleven key stakeholders that were identified are presented in Table 5.1 below. They were invited to attend one of two drop-in meetings comprising a presentation from the consultant team and a period to ask questions and provide comments. The meetings were held on October 14 and 15, 2015. Seven of the eleven key stakeholders attended a drop-in session while one submitted feedback through their consultant via email. A summary of the feedback received through the key stakeholder consultations follows Table 5.1.

Table 5.1: Summary of Key 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

Alberta's Industrial Heartland Association

- Where is the future river crossing and where is the Fort Saskatchewan bypass, and what are their implications on the Growth Study?
- Did the Growth Study contemplate any additional heavy industrial development within the City?

SouthPointe Estates Inc. (Email from consultant acting on behalf)

- "Thank you for your invitation to the Fort Saskatchewan Growth Study stakeholder information meetings held earlier this month. Although we were not able to attend, we have reviewed the September draft of the Growth Study prepared by ISL Engineering, and found the analysis to be comprehensive and the resulting conclusions to be logical as directions for Fort Saskatchewan's future growth. Please consider this email as a statement of support for the draft report on behalf of SouthPointe Estates Inc."

Strata Developments

- Consider changing the road alignment within Southfort in the Growth Study mapping to manage public expectations.
- Asked questions about pipeline crossings and the location of the future highway and bridge crossing over the North Saskatchewan River.



Trans America Group

- Suggested double-checking the recent industrial land consumption.
- Suggested showing the correlation between land consumption rates and population growth, and thus map how growth has occurred.
- Commented that pipeline corridors are a barrier.
- Spoke in general about wetlands.
- Indicated that expansion to the northeast did not make sense and asked if there was content relating to rationale for the northeast in the Growth Study.

Alberta Capital Region Wastewater Commission (ACRWC)

- Asked what assumptions were made in the transfer agreement relationship between the ACRWC and the City of Edmonton.

Capital Region Northeast Water Services Commission (CRNWSC)

- Indicated that the Growth Study's predictions do align with the CRNWSC's own forecasts.
- Indicated that a water diversion license is currently in the works and is three years out.
- The work the City has done with its Growth Study dovetails nicely into the CRNWSC's master planning work.

5.2 2018 Key Stakeholder Feedback

Josephburg Water Co-op

The following comments were directly received from this stakeholder in response to the City's Notice of Intent to Annex (see the Notice in Appendix K).

- "I recently went through an annexation affecting our gas franchise area. The current severance rate is \$79.83/acre (valid until July 1/2024). Over and above the \$/acre, we are compensated for 'five X annual revenue' per customer(s) annexed. Currently, JWC does not have any customers in the proposed annexed area – therefore, at the present time, no loss of annual revenue. JWC would be looking at compensation/acre for loss of franchise area, similar to the process currently in place affecting gas distribution."

6.0 Overall Themes of Consultation Feedback

6.1 2015 Themes of Consultation Feedback

The summary below identifies the emerging themes as outcomes of the consultation activities in six categories. The six categories are:

1. Pointe-Aux-Pins Estates landowners
2. Remaining south expansion area landowners
3. Northeast expansion area landowners
4. Mines and minerals owners
5. Key stakeholders
6. General public

6.1.1 Pointe-Aux-Pins Estates Landowners

Feedback from landowners within Pointe-aux-Pins Estates (PAPE) focused on:

- protecting the status quo with respect to the existing form of development and surrounding undeveloped land uses;
- concern with the form of residential development and impacts on existing properties if the lands east of PAPE were to develop in the future (e.g. increase traffic, property values); and
- existing and future servicing standards.

6.1.2 Remaining South Expansion Area Landowners

Themes that emerged from the feedback received from the remaining owners within the south expansion area are presented in Table 6.1 below.

Table 6.1: Summary of Themes from Remaining South Expansion Area Landowners

Theme area	Comments
Galloway Park	Rationale for the subdivision not being included within the expansion area
Future transportation infrastructure	Impacts of possible redevelopment of the existing bridge, new river crossing west of Highway 21, and improvements to Township Road 542
Tax rates	Changes to tax rates (agricultural, residential and business)
Agricultural land	Loss of productive agricultural land and impacts over the long-term
Land use	Impacts on existing and future development opportunities (e.g. home based businesses, outdoor storage, second dwellings, secondary suites)
Servicing	Changes to level of servicing and servicing requirements
Pipelines	Impacts that pipelines and associated setbacks may have on future development opportunities
Development staging	Timing and staging of future development and the impacts on the property values and long-term planning
Lifestyle	Impacts of growth on country lifestyle (e.g. outdoor storage, recreation)
Study methodology	Desire to understand, as well as noted skepticism, on the assumptions and methodology used to determine future land needs



6.1.3 Northeast Expansion Area Landowners

One owner (land and mines and minerals) provided feedback. The owner is opposed to the proposed expansion as it would result in future planning applications having to be submitted to three municipalities (Sturgeon County, Strathcona County and City of Fort Saskatchewan) as opposed to two. The landowner has larger holdings across the river in Sturgeon County and the smaller parcel in the expansion area would be a means to develop a pipeline connection between future development on the Sturgeon County lands and the Williams Energy adjacent development in Strathcona County.

6.1.4 Mines and Minerals Owners

In addition to the one owner in the northeast expansion area, two more mines and minerals owners who submitted completed questionnaires are not in support of their parcels being included within the proposed expansion areas. Common themes among these owners included loss of farmland and questions with respect to changes to their leasing rights if municipal jurisdiction was to change.

6.1.5 Key Stakeholders

As key stakeholders represent their own interests and the business sector, common themes across all stakeholders are limited. What is noted though is infrastructure as a general theme, and specifically transportation infrastructure. Stakeholders mentioned the new highway and bridge crossing to the southwest, while one stakeholder asked the status of a Fort Saskatchewan bypass to the southeast. Stakeholders had questions about the assumptions and methodology for both the Growth Study and the associated Financial Impact Analysis with respect to population projections, growth sequencing and infrastructure financing.

6.1.6 General Public

Two themes emerge from the feedback received from the participants at the public open houses. They focus on the loss of good agricultural land and a desire that future development within the expansion areas should demonstrate efficient use of land (e.g. form of development and increased residential density).

6.2 2018 Themes of Consultation Feedback

The summary below identifies the emerging themes as outcomes of the consultation activities in six categories. The six categories are:

1. Pointe-Aux-Pins Estates landowners
2. Remaining negotiated annexation area landowners
3. Mines and minerals owners
4. Key stakeholders
5. General public

6.2.1 Pointe-Aux-Pins Estates Landowners

Feedback from landowners within Pointe-aux-Pins Estates (PAPE) focused on:

- An increase of traffic, and the subsequent enforcement, that development of the area might cause,
- A desire for their road to remain a cul-de-sac
- Components of the adjacent Township Road 543: pedestrian crossings, sidewalks, bike paths, width of the road
- Questions on the timeline of development: when the development process will occur and what development will look like, particularly across the road from them to the east
- Safety concerns with the intersection of Township Road 543 and Wilshire Boulevard.

6.2.2 Remaining Negotiated Annexation Area Landowners

Themes that emerged from the feedback received from the remaining owners within the negotiated annexation area are presented in Table 6.2 below.

Table 6.2: Summary of Themes from Remaining Negotiated Annexation Area Landowners

Theme area	Comments
Timeline	When and what will development bring?
Land split by annexation	Concerns about development permits having to be split by two jurisdictions (in the case of gravel extraction operations) or having to subdivide the land to match new municipal boundaries.
Services	What will change and when? Who will maintain boundary roads?
Tax	What will change? Questions on grandfathering tax rules.
Pet Limit	Will this change? Concern surrounding an animal sanctuary operation and changes in regulation.
Land Maintenance	Concerns about rural land maintenance regulation changes, such as brush burning

6.2.3 Mines and Minerals Owners

Two mines and minerals owners attended the open house. One of which indicated they would be against being included in annexation due to municipal jurisdiction splitting their lands. The other owner was concerned with the pet limit regulations that might occur in annexation of their lands and was concerned about their rights to refuse development.

6.2.4 Key Stakeholders

The Josephburg Water Co-op seeks compensation in an amount per acre for the loss of its franchise area.

6.2.5 General Public

Themes from the general public included concerns with existing major roads and a general curiosity about the process.



■ 7.0 Conclusion and Next Steps

Extensive consultation on Fort Saskatchewan's Growth Study and proposed annexation has occurred over four years across two affected stakeholder meetings, a meeting with the residents of Pointe-Aux-Pins Estates, ten open houses, and direct consultations. This report, *Summary of Growth Study and Annexation Consultations, 2014-2018*, will serve as a basis for the City's Stakeholder Mitigation Report in support of its proposed annexation. Both reports will be included in the City's forthcoming formal annexation application to the Municipal Government Board.



APPENDIX
City News Releases

A

News & Announcements

Growth Study Underway

Post Date: July 30, 2014 2:00 pm

Fort Growth Study Underway

FORT SASKATCHEWAN, ALBERTA, (July 30, 2014) – At the April 22 regular meeting, Council authorized a Growth Study to determine the growth projections and land requirements for Fort Saskatchewan over a 50 year horizon.

The Growth Study is underway with the selection of consulting team **ISL Engineering and Land Services** in partnership with **CORVUS Business Advisors** and **Strategic Projections**. This team has extensive knowledge and experience in the preparation of Growth Studies in the region.

The consultants will research and report on future impacts around:

- the rate at which our community is growing;
- the rate at which our land is being developed, and;
- a sufficient land supply to accommodate future residential, commercial and industrial development.

“The process will include background research, data compilation and analysis, population projections, a land inventory, and supplementary studies including a financial analysis, serviceability analysis, and an environmental overview. These supplementary studies will outline the subsequent impacts of growth in Fort Saskatchewan over the next 50 years,” explained project lead Claire Negrin, Long Range Planner for the City of Fort Saskatchewan.

“The background study will continue into late fall. Once the Growth Study has been completed, we will be conducting a number of stakeholder meetings and open houses in order to collect input and discuss next steps with community stakeholders, organizations, landowners, and the public. This should happen early in 2015,” Negrin said.

Any questions about the Growth Study should be directed to Claire Negrin, Long Range Planner at the City of Fort Saskatchewan by calling 780-992-6573 or emailing: cnegrin@fortsask.ca.

–30–

Fort Saskatchewan is a vibrant economic and cultural hub located just 15 minutes northeast of Edmonton on the banks of the North Saskatchewan River. Home to more than 22,000 people, the City proudly manages state of the art recreation, culture and historic amenities including 50 km of outdoor trails, a performing arts theatre and fitness centre within the Dow Centennial Centre and the 1875 – 1885 NWMP Fort Representation in historic downtown.

For more information, please contact:

Claire Negrin
Long Range Planner
City of Fort Saskatchewan
T: 780.992.6573  / E: cnegrin@fortsask.ca

Web: fortsask.ca / Twitter: [@FortPlanning](https://twitter.com/FortPlanning) / [Facebook](#)

[Return to full list >>](#)

News & Announcements

Rapid Growth a Trend in Fort Saskatchewan City Council looks to the future

Post Date: September 08, 2015 9:00 pm

FORT SASKATCHEWAN, ALBERTA, (September 8, 2015) – The *Fort Saskatchewan Growth Study*, completed by ISL Engineering, was presented to City Council at the September 8 regular council meeting. Council accepted the study as information and asked administration to start a public engagement process to collect feedback on the recommendations of the study as it relates to the future growth of the community.

The main focus of the *Growth Study* was to project Fort Saskatchewan's growth over the next 50 years, and to determine how much land will be required to accommodate growth both inside and outside of the existing boundaries. The *Fort Saskatchewan Growth Study* looks at both short and long-term growth objectives, the type of growth contemplated (i.e. residential, commercial, industrial, and institutional), and provides rationale for that growth.



“Council’s number one strategic priority is to position Fort Saskatchewan for future growth that is sensible, sustainable, planned and good for the region. That is why we tasked administration to complete a growth study with an in-depth analysis of how much land the City of Fort Saskatchewan has to accommodate future growth,” commented Mayor Gale Katchur.

“We have that information now so Council is ready to start the conversation with our community, Strathcona County residents and of course Strathcona County Council and administration. We want the conversation based on some solid research and to be as open, transparent and collaborative as is possible.” Katchur said.

“The study looked at several growth scenarios and land options before recommending expansion to the south in Strathcona County. Our goal is to collaborate with our neighbours and work together to ensure the collective success of everyone in the region,” commented Mayor Gale Katchur.

“We fully understand that conversations about changing borders are a significant issue for any community and we need to allow those that are affected by the process sufficient opportunity to understand the study and its recommendations before we decide how to move forward. We remain eager to collaborate and provide all stakeholders with any information they require at this point,” Katchur concluded.

Public consultation is scheduled for September 29 and October 7 at the Lions Pride meeting room in the Dow Centennial Centre.

Affected Strathcona County landowners will be contacted directly by the City to discuss opportunities to share information one on one. There are also special landowner meetings scheduled in September and October.

“We will meet with anyone who wants to sit down and discuss the growth study. They just need to give us a call at 780-992-6159 ,” suggested Troy Fleming, General Manager of Infrastructure and Community Services.

“This is a long process and we are in very early days at this point. The City of Fort Saskatchewan wants to ensure that everyone who needs to know what’s going on is not left out in the dark. We are committed to an open, transparent process,” Fleming concluded.

[Information on the Growth Study available here.](#)

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Fort Saskatchewan is a vibrant economic and cultural hub located just 15 minutes northeast of Edmonton on the banks of the North Saskatchewan River. Home to more than 24,000 people, the City proudly manages state of the art recreation, culture and historic amenities including 75 km of outdoor trails, a performing arts theatre and fitness centre within the Dow Centennial Centre and the 1875 – 1885 NWMP Fort Representation in historic downtown.

Media contact:

Troy Fleming
General Manager, Infrastructure
City of Fort Saskatchewan
Tel: 780-992-6159/ C: 780-983-2163/ E: tfleming@fortsask.ca

[Return to full list >>](#)

News & Announcements

Council Accepts Growth Study as Information

Post Date: November 10, 2015 4:10 pm

Council Accepts Growth Study as Information

FORT SASKATCHEWAN, ALBERTA, (November 10, 2015) – Tonight City Council accepted The Fort Saskatchewan Growth Study as information. This report will now be shared with Strathcona County officials through the Inter-Municipal Relations committee as well as our other municipal neighbours and stakeholders.

The Fort has experienced a significant rate of growth in recent years and has doubled in population in the last 20 years. City Council asked for a growth study to be completed to better understand future growth pressures the city will face.

“Council has accepted the information in the Growth Study and Financial Impact Study so now we can really start to look at collaborative solutions with our neighbours who face the same challenges we do,” stated Mayor Gale Katchur.

“In the spirit of the longstanding and positive relationship we have always enjoyed with Strathcona County and other regional partners, we intend on giving our neighbours appropriate time to analyze the study. Next steps are to start a dialogue and better understand about the growth challenges in our region,” Mayor Katchur continued.

“I know all municipalities are committed to having an open and honest dialogue about solutions to manage the tremendous growth pressures in this region,” said Mayor Katchur.

Representatives from both municipalities will plan the next steps in the process. For more information on the Growth Study visit fortsask.ca/growthstudy, contact grow@fortsask.ca or call us at 780-992-6286.

-30-

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Edmonton on the banks of the North Saskatchewan River. Home to more than 24,000 people, the City proudly manages state of the art recreation, culture and historic amenities including 75 km of outdoor trails, a performing arts theatre and fitness centre within the Dow Centennial Centre and the 1875 – 1885 NWMP Fort Representation in historic downtown.

Media Contact

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[Return to full list >>](#)



APPENDIX
Draft Growth Study Council Report

B

CITY OF FORT SASKATCHEWAN

Direction Regarding the Draft Growth Study

Motion:

This issue falls within Part 1, Division 2 Exceptions to Disclosure of the *Freedom of Information and Protection of Privacy Act (FOIP)*, as it involves intergovernmental relations.

1. That Council move in-camera.
2. That Council return to open session.
3. That Council accept the Draft Growth Study provided in-camera as information, and directs Administration to circulate the document as per the schedule provided in-camera, which includes a public release on September 10, 2015.
4. That Council direct Administration to proceed with public engagement once the Draft Growth Study has been provided to Strathcona County.

Purpose:

This report will provide information regarding the City's direction on the Draft Growth Study.

Background:

Fort Saskatchewan has experienced unprecedented levels of economic growth and prosperity over the last several years. The advancement of Alberta's Industrial Heartland as a world-class petro-chemical processing and logistics hub, has helped make our community an attractive place to live. Many people have moved to Fort Saskatchewan to take advantage of the employment opportunities, services, and recreational/natural amenities available here.

To ensure that Fort Saskatchewan remains a top destination for new residents and businesses in the Capital Region, we need to guarantee that future development is well planned, and that the needs of our current and future residents are met. A critical component of this will be ensuring that the City has an adequate and secure supply of land for development. The City of Fort Saskatchewan, with the help of independent consulting firms, have completed a Draft Growth Study to help understand our current and future growth needs and land inventories. The Growth Study process was initiated in April 2014.

Council has now been provided with a confidential copy of the document, which will be released to the general public on September 10, 2015. The City's goal now is to undertake the community engagement process to better understand the various perspectives of our stakeholders as we move through the finalization of the Growth Study, which will take place this fall.

The Draft Growth Study is showing that our current supply of residential land will run out in roughly 13 – 15 years, while our supply of commercial land will likely be depleted in less than 8 years. In addition, all of our residential developers, except for one, will be without a supply of developable land in the next eight years. All of these scenarios will create planning challenges for the City that may eventually create issues with respect to housing affordability and commercial service provision.

Our goal is to work as collaboratively as possible with our municipal neighbors as the process unfolds. The stakeholder engagement process is a key element in this process as it allows the

City to provide factual information to the general public, while answering any questions and concerns that may exist.

Topic Identification/Outcomes:

The Draft *City of Fort Saskatchewan Growth Study* completed by ISL Engineering and Land Services (ISL) provides a detailed study of the City's current growth trends, current supply of developable land, and the land supply needed for the next 50 years.

The Draft Growth Study has been shared with Council in-camera. Administration is now requesting Council to provide direction regarding next steps.

Should Council pass the recommended motion, Administration will proceed with public engagement which includes:

- Publishing the Draft Growth Study on the City's website.
- Public Open Houses to be held September 29 and October 7.
- Landowner Open Houses to be held September 29 and October 7.
- Invitational Stakeholder Meetings to be held October 14 & 15.

Plans/Standards/Legislation:

Section 197 of the *Municipal Government Act* requires Councils and Council Committees to conduct meetings in public unless the matter to be discussed is within one of the exceptions to disclosure in Part 1, Division 2 of the *Freedom of Information and Protection of Privacy Act*. The Draft Growth Study relates to intergovernmental relations. Fort Saskatchewan will publish the Draft Growth Study for public information after providing a copy to Strathcona County.

Preparation of the Growth Study is in accordance with the following policies from the Strategic Plan:

1.1 Complete a municipal growth study, which will provide a blueprint for the future growth of the City.

Alternatives:

1.
 - a) That Council accept the Draft Growth Study provided in-camera, and directs Administration to circulate the document as per the schedule provided in-camera, which includes a public release on September 10, 2015.
 - b) That Council direct Administration to proceed with public engagement after a copy of the Draft Growth Study has been provided to Strathcona County.
2. That Council not accept the Draft Growth Study provided in-camera, and advise how they wish to proceed.

Recommendation:

1. That Council accept the Draft Growth Study provided in-camera, and directs Administration to circulate the document as per the schedule provided in-camera, which includes a public release on September 10, 2015.

2. That Council direct Administration to proceed with public engagement after a copy of the Draft Growth Study has been provided to Strathcona County.

Prepared by:	Janel Smith-Duguid Director, Planning & Development	Date: August 21, 2015
Approved by:	Troy Fleming General Manager, Infrastructure & Community Services	Date: September 2, 2015
Reviewed by:	Kelly Kloss City Manager	Date: September 2, 2015
Submitted to:	City Council	Date: September 8, 2015



APPENDIX
Growth Study Webpage
and Engagement Materials

C

Growth Study

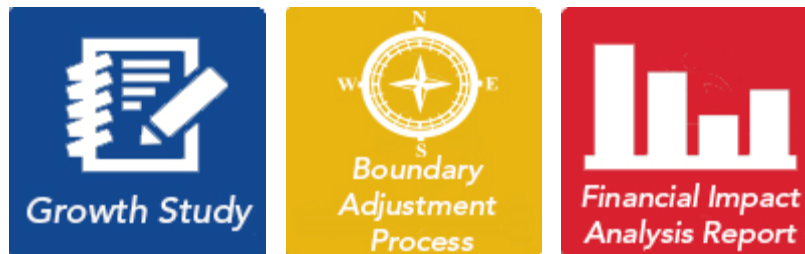
Growth Study

The City of Fort Saskatchewan has experienced unprecedented rates of population growth in recent years. As a result, land development has also occurred much faster than was previously anticipated.

Based on past population surges as well as future population projections in the region, the City of Fort Saskatchewan needs to understand what to expect in terms of future population growth, how to prepare for that growth, and what the effects of that growth may mean for the long term planning of the community.

In order to do this, a [Growth Study](#) was undertaken to assess current land supplies, and determine future land requirements.

The main focus of the [Growth Study](#) is to project Fort Saskatchewan's growth over the next 50 years, and determine how much land will be required to accommodate growth both inside and outside of the existing boundaries. [The Fort Saskatchewan Growth Study](#) looks at both short and long-term growth objectives, the type of growth contemplated (i.e. residential, commercial, industrial, and institutional), and provides rationale for that growth.



[Expand/Contract Questions and Answers](#)

1. What is a Growth Study and a Financial Impact Assessment?

The City has undertaken two studies. The first is a **Growth Study** and the second is a **Financial Impact Analysis**.

The **Growth Study** projects Fort Saskatchewan's future growth over a 50-year period ending in 2066, and determines how much land will accommodate that growth (both inside and outside of the City's current boundaries). The Growth Study looks at both short and long-term growth projections, contemplates different types of growth (i.e. residential, commercial, industrial, and institutional), and provides an assessment of future needs. The Growth Study also incorporates regional density targets and preliminary future land use. [The Growth Study is available here.](#)

To date, the **Financial Impact Analysis** has determined the financial impacts associated with growth within the current City boundary and the expansion areas over a 25-year period ending in 2041. The analysis includes forecasted costs, recoveries, assessment, and tax impacts associated with the combined area of the current City and the expansion areas. The Financial Impact Analysis considers the impact on: (1) the City, (2) the County, and (3) landowners within the expansion areas. An executive summary of the Financial Impact Analysis is available above. The full Analysis will be finalized in November.

2. Why is Fort Saskatchewan doing a growth study?

Fort Saskatchewan last adjusted its boundaries in 2002. In the time leading up to that adjustment, the City's population growth had been relatively slow but stable, with an average annual growth rate between -0.8% and 1.6% (from 1986 to 2001). Since that time, Fort Saskatchewan's growth rate has been significantly greater than anticipated. The City experienced an average annual growth rate of 2.7% between 2001 and 2006. That average growth rate nearly doubled to 5.0% between 2006 and 2011. It has since averaged 6.0% per annum between 2011 and 2015.

The unanticipated population growth and land consumption experienced since 2002 has depleted much of the City's land supply sooner than expected, which has lead the City to ask a number of questions of itself. How much land supply remains within the City of Fort Saskatchewan? How much land supply does the City need to accommodate its future growth? Where does the City grow from here?

3. According to the Growth Study, how much land does Fort Saskatchewan require?

To accommodate Fort Saskatchewan's growth for the next 50 years, the Growth Study projects that 2,007 ha of land (31 quarter sections) is required. This assumes a 'medium growth scenario' with a 2.2% population increase. The Growth Study also identifies areas suitable for expansion.

4. What are the next steps?

It is very early in the process. Fort Saskatchewan has provided Strathcona County with a copy of the Growth Study, and is entering into consultations with landowners, the public and other affected stakeholders. Following consultation, Fort Saskatchewan may submit a formal annexation notice to Strathcona County.

5. What are the opportunities to participate in the process?

The City is committed to providing opportunities to be fully informed. The City will hold open houses on September 29 and October 7 to provide information and obtain feedback. City Administration and the consultants involved in the Growth Study and draft Financial Impact Assessment will be present to provide information and answer questions.

For details about the [September 29 Open House click here](#), for the [October 7 Open House click here](#).

The City will also hold a landowner open house for landowners in the expansion areas. An invite will arrive in the mail shortly or contact 780-720-1994  or grow@fortsask.ca.

You are also welcome to contact the City's Community Liaison Officer, Glenn Pitman to receive more information, provide comments or ask questions (780-720-1994  or grow@fortsask.ca)

6. If the City proceeds with annexation and the boundaries are adjusted, how will landowners in the expansion areas be impacted?

Annexation is a change in municipal jurisdiction. It is not expropriation. Land ownership does not change. If annexation is approved:

- lands in the expansion areas will receive services from the City of Fort Saskatchewan;
- land use and development approvals will be processed by the City; and
- landowners will pay municipal property taxes to the City of Fort Saskatchewan.

7. If annexation is approved, will landowners in the expansion areas be able to continue using their land in the same manner? Will they be forced to develop their land?

Landowners within the expansion areas will be able to continue to use their land in the same manner. It will be up to owners when and whether to develop their land.

8. How can I stay informed?

Updates will be posted on the City's website at www.fortsask.ca/growthstudy

9. Who do I contact if I have any questions about the process?

Growth Study inquiries:

Troy Fleming
General Manager of Infrastructure and Community Services
City of Fort Saskatchewan
Phone: 780.992.6159 / Email: tfleming@fortsask.ca

Landowner inquiries:

Glenn Pitman
Community Liaison Officer
Phone: 780.720.1994 / Email: grow@fortsask.ca

Media inquiries:

Wendy Kinsella

Director, Communications & Marketing
City of Fort Saskatchewan
Phone: 780.992.6155 / Email: wkinsella@fortsask.ca

 [Agricultural Soils Study Area](#)

 [Annexation History](#)

 [Land Supply](#)

 [Preliminary Land Uses](#)

 [Proposed Expansion Areas](#)

 [Open House Display Boards](#)

Growth Study inquiries:

Troy Fleming
General Manager of Infrastructure and Community Services
City of Fort Saskatchewan
Phone: 780.992.6159  / Email: tfleming@fortsask.ca

Landowner inquiries:

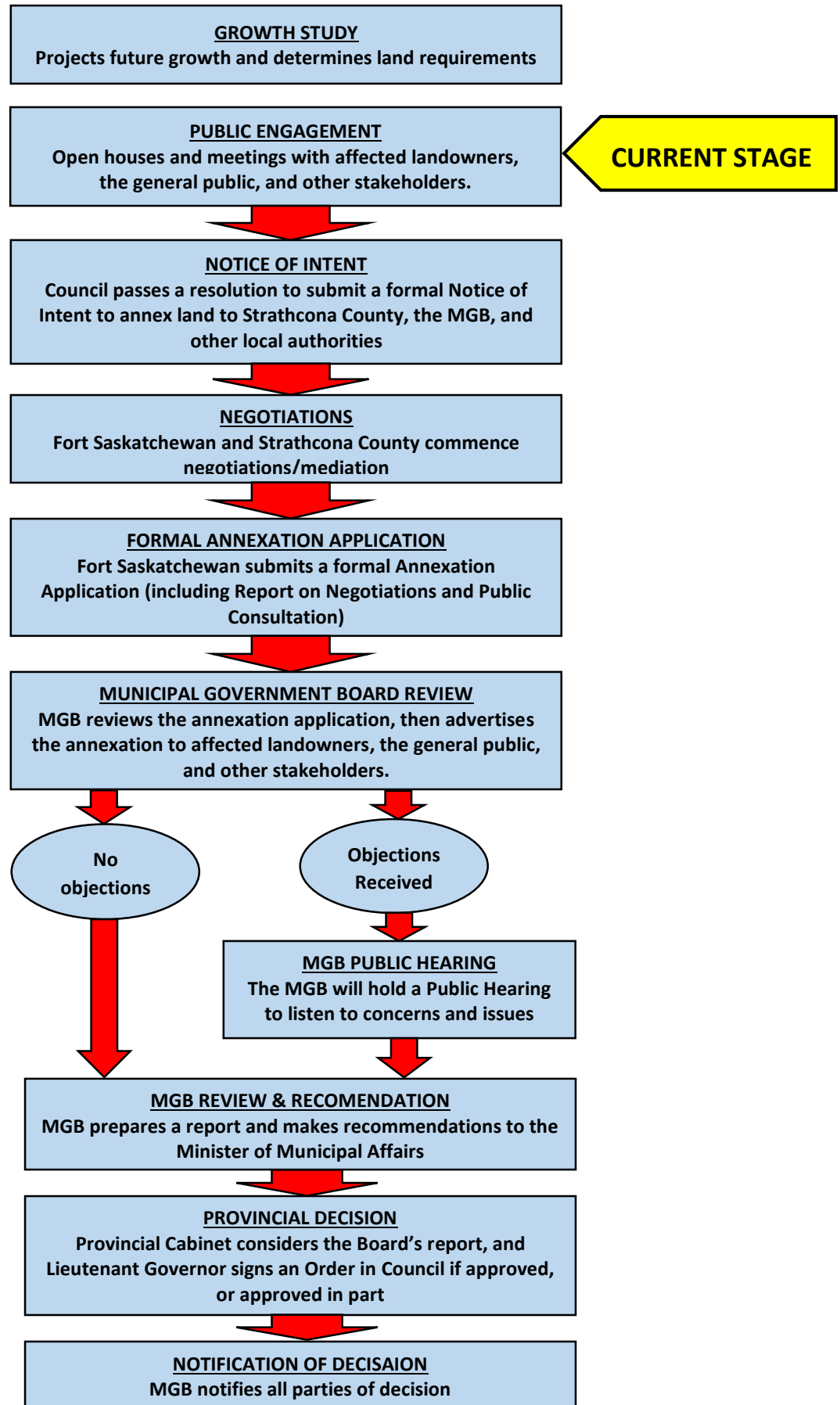
Glenn Pitman
Community Liaison Officer
Phone: 780.720.1994  / Email: grow@fortsask.ca

Media inquiries:

Wendy Kinsella

Director, Communications & Marketing
City of Fort Saskatchewan
Phone: 780.992.6155  / Email: wkinsella@fortsask.ca

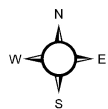
City of Fort Saskatchewan BOUNDARY ADJUSTMENT PROCESS



The Municipal Government Board (MGB) is quasi-judicial board created under the Municipal Government Act (MGA). Members are appointed by the Province.

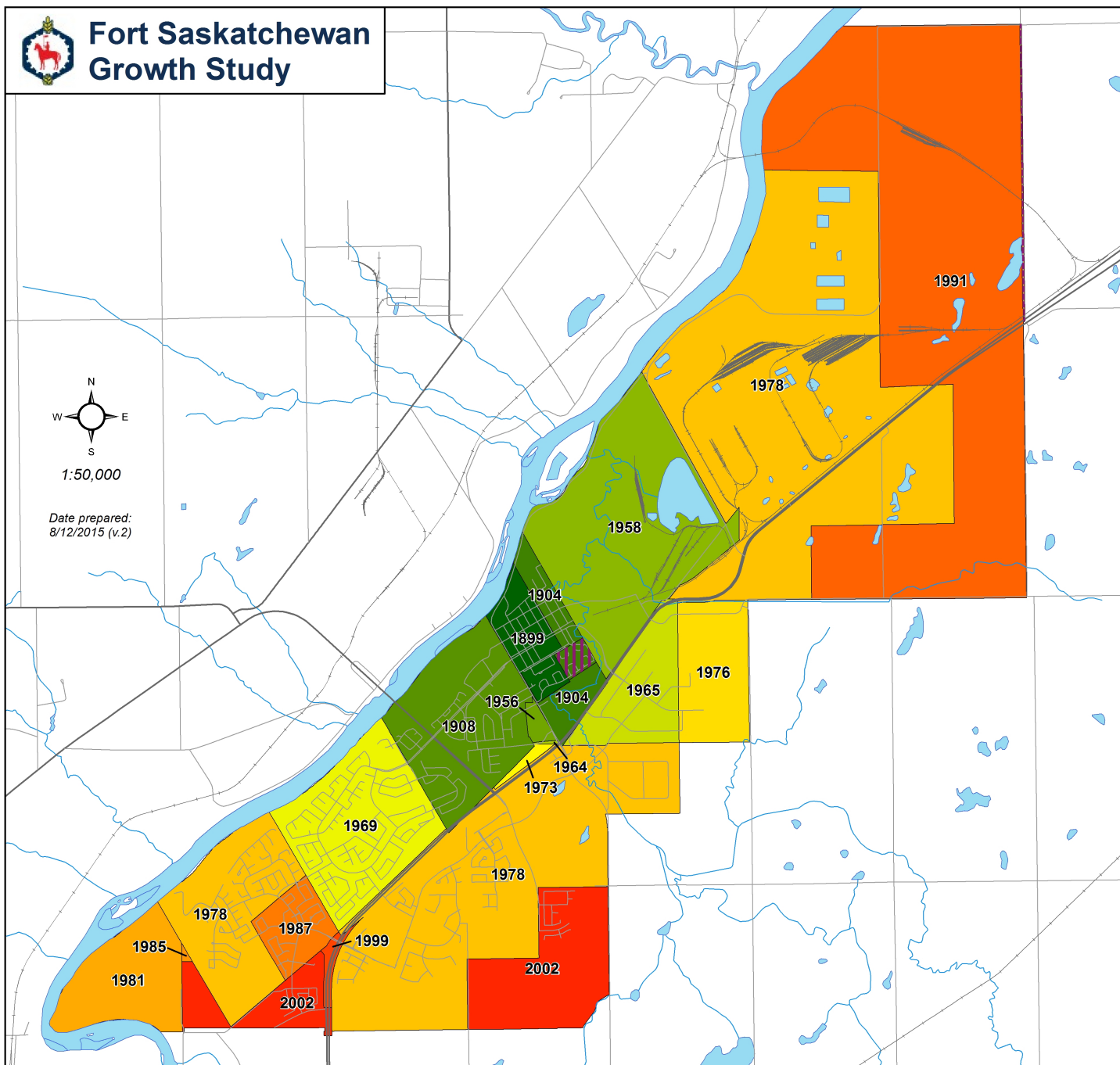


Fort Saskatchewan Growth Study



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Date prepared:
8/12/2015 (v.2)



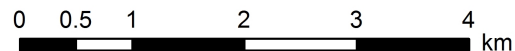
Map 1: Boundary Adjustment History

Rail Line	1899 (69 ha) †	1958 (412 ha)	1976 (128 ha)	1991 (1,186 ha)
Regional Road	1899 (1 ha)	1964 (1 ha)	1978 (1,858 ha)	1999 (11 ha)
Other Road	1904 (80 ha) †	1965 (122 ha)	1981 (144 ha)	2002 (264 ha)
Watercourse	1908 (239 ha)	1969 (242 ha)	1985 (1 ha) †	1939/1954 ^
Water Body	1956 (10 ha)	1973 (7 ha)	1987 (62 ha)	2002 (-7 ha) *

† Adjustments coincide with incorporations (village status on March 1, 1899, town status on July 1, 1904 and city status on January 1, 1985).

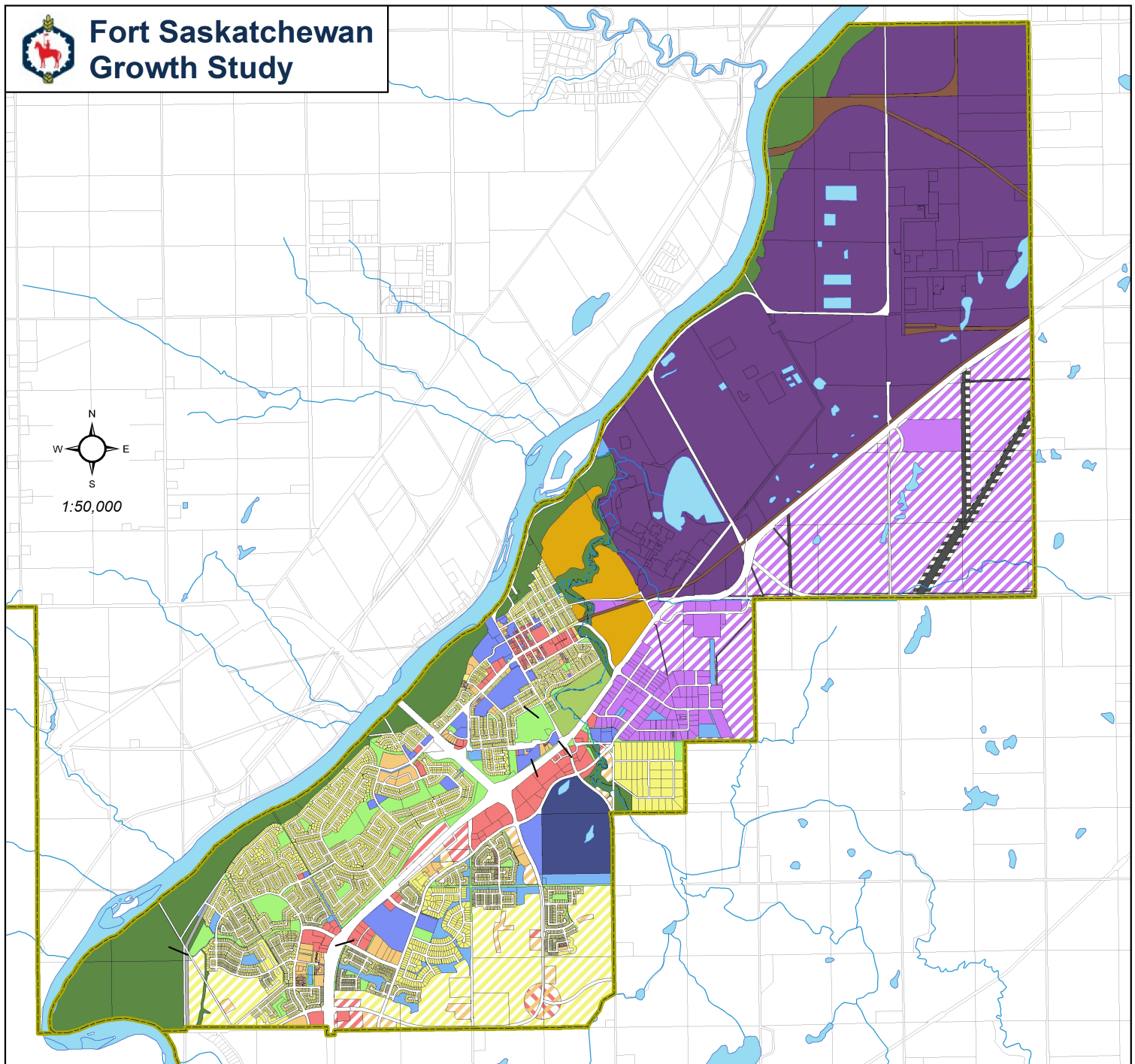
^ 12 ha of land annexed in 1904 were withdrawn in 1939 but annexed back in 1954.

* 7 ha of land annexed in 1991 were withdrawn on January 1, 2002 (portion of 130 Street/Range Road 220).





Fort Saskatchewan Growth Study



Map 3: Current Land Supply, 2014

Absorbed Net Developable Lands

- Low Density Residential
- Higher Density Residential
- Commercial
- Industrial (Light/Medium)
- Institutional

Available Gross Developable Lands

- Low Density Residential
- Higher Density Residential
- Commercial
- Mixed Use
- Industrial (Light/Medium) †

Other Land Uses

- Parks and Open Space
- Public Utility
- Circulation
- Industrial (Heavy)
- Environmental Reserve

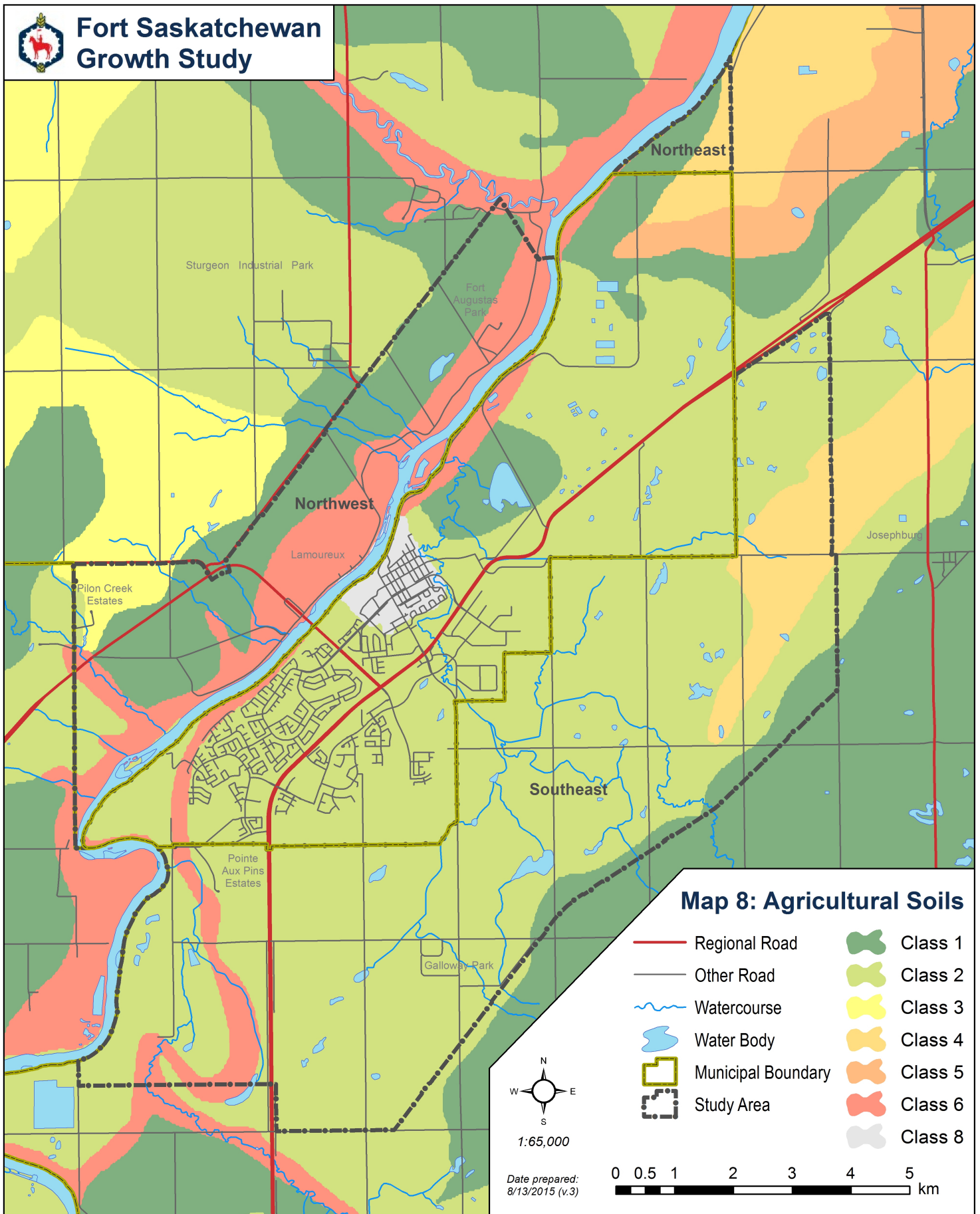
- Golf Course
- Correctional Institution
- Industrial Buffer
- Rail
- Power Line Right-of-Way
- Pipeline Right-of-Way
- Pipeline Corridor Expansion

0 0.5 1 2 3 4 km

Date prepared:
8/13/2015 (v.5)

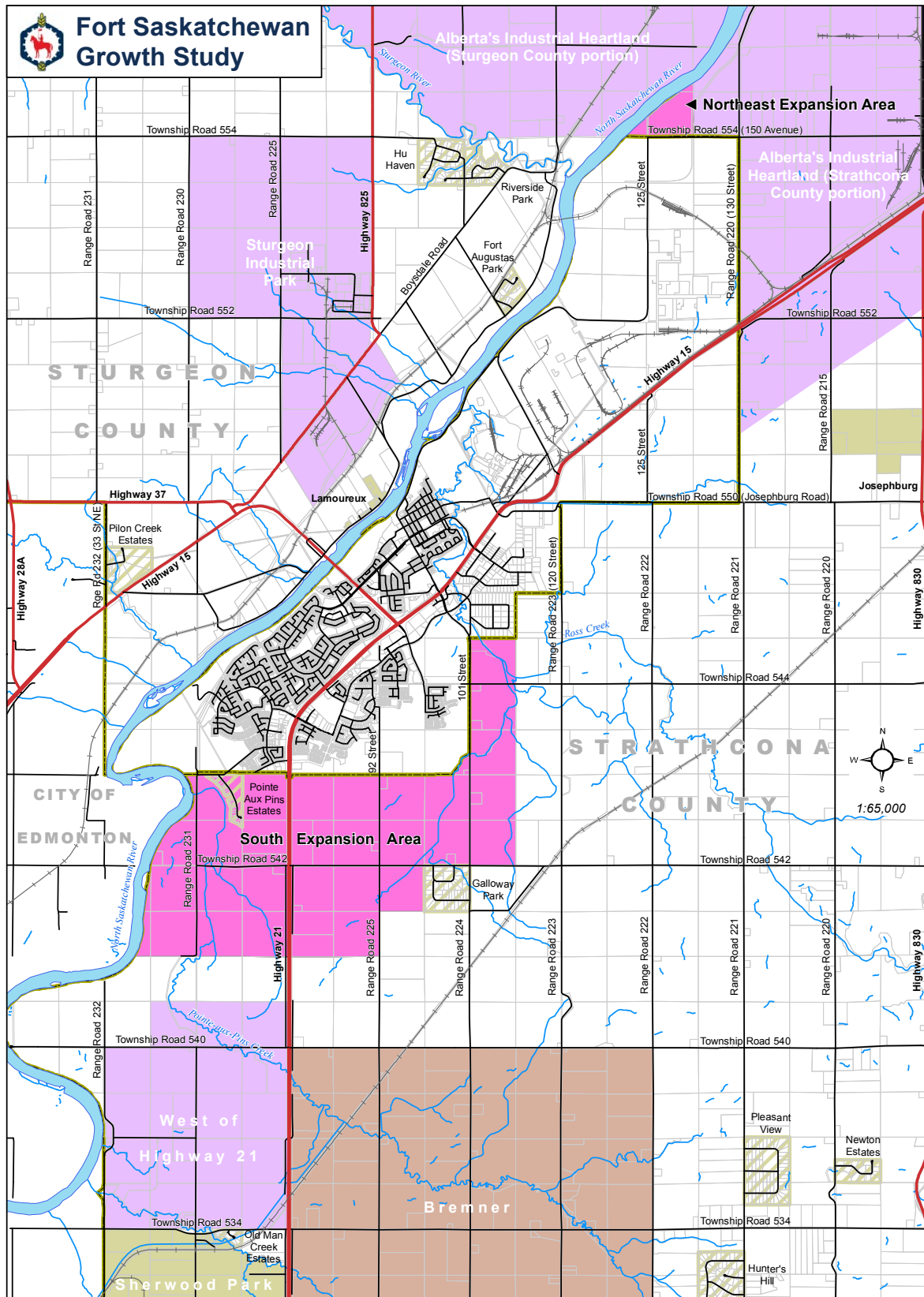


Fort Saskatchewan Growth Study





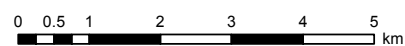
Fort Saskatchewan Growth Study



City of Fort Saskatchewan Proposed Expansion Areas

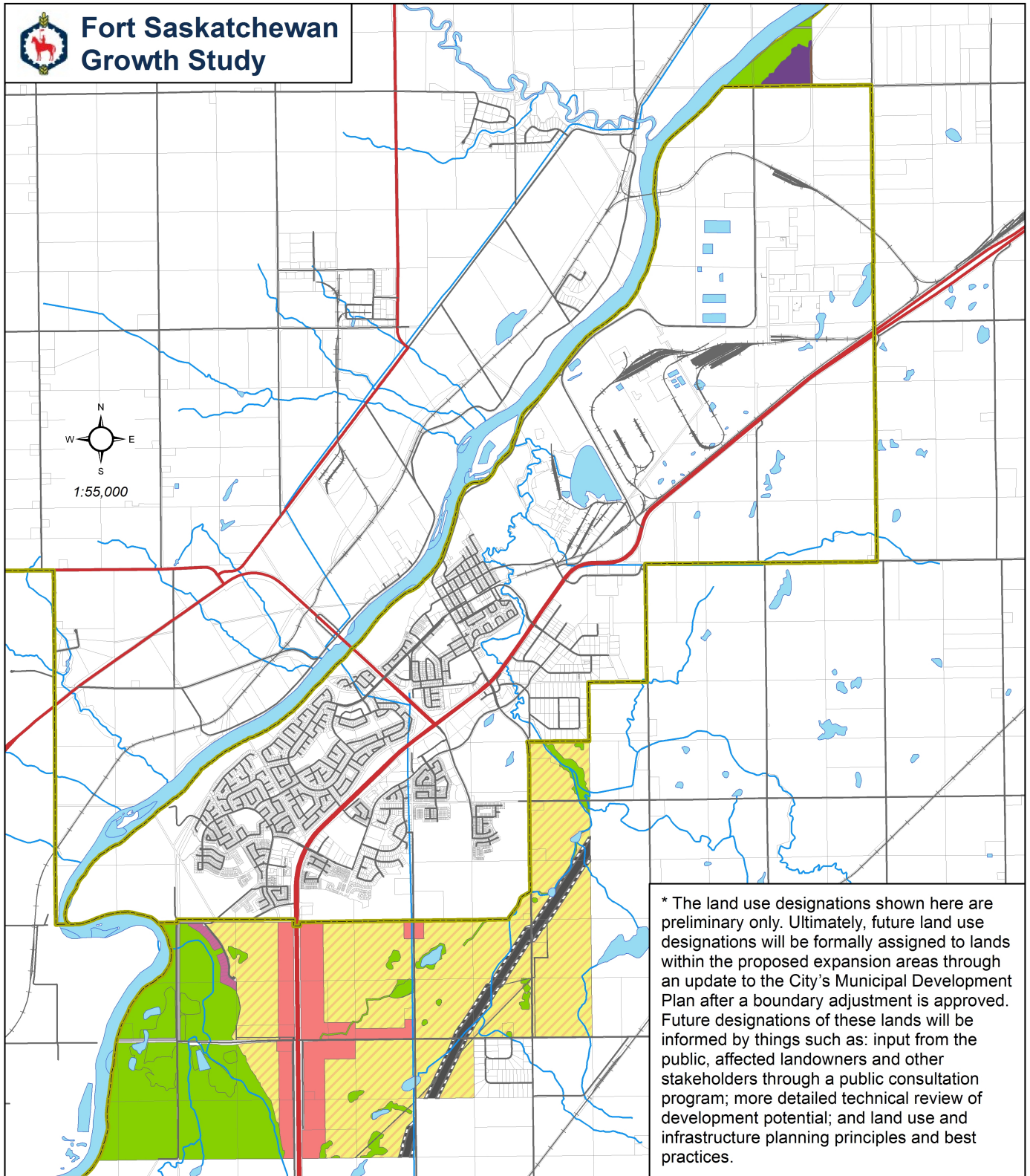
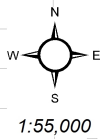
- | | | | |
|--------------------|-----------|----------------------------|---------------------------------|
| Municipal Boundary | Rail Line | Proposed Expansion Area | Hamlet or Urban Service Area |
| Watercourse | Highway | Proposed Urban Growth Node | Country Residential Subdivision |
| Water Body | Road | County Industrial Area | |

Date prepared: 9/8/2015



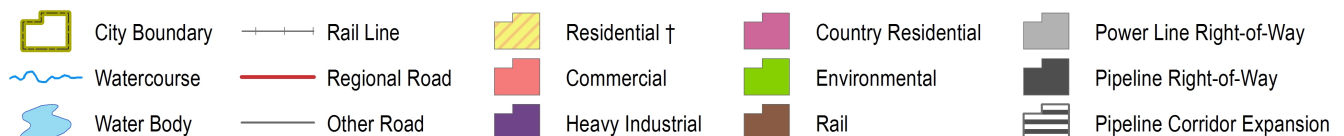


Fort Saskatchewan Growth Study



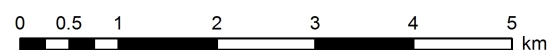
* The land use designations shown here are preliminary only. Ultimately, future land use designations will be formally assigned to lands within the proposed expansion areas through an update to the City's Municipal Development Plan after a boundary adjustment is approved. Future designations of these lands will be informed by things such as: input from the public, affected landowners and other stakeholders through a public consultation program; more detailed technical review of development potential; and land use and infrastructure planning principles and best practices.

Map 14: Preliminary Land Uses within Recommended Expansion Areas



† Residential is inclusive of institutional.

Date prepared:
8/18/2015 (v.5)





APPENDIX
2015 Open House Advertisement Materials

D

Let's Talk
**WHERE DO WE
GROW FROM HERE?**
Fort Saskatchewan Growth Study
OPEN HOUSE

Wed., Oct. 7, 1-4 PM

Meet with City of Fort Saskatchewan Staff
and Growth Study Authors

Lions Pride Meeting Room
Dow Centennial Centre, 8700 - 84 Street

View displays on:

- POPULATION PROJECTIONS
- PROPOSED GROWTH AREAS
- OUTLINE OF PROCESS

*Ask questions!
We will provide answers.*



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

Let's Talk
**WHERE DO WE
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- OUTLINE OF PROCESS

Ask questions! We will provide answers.

More information at fortsask.ca/growthstudy

Let's Talk

**WHERE DO WE
GROW FROM HERE?**

Fort Saskatchewan Growth Study

OPEN HOUSE

Sept. 29 & Oct. 7

Let's Talk

**WHERE DO WE
GROW FROM HERE?**

Fort Saskatchewan Growth Study

OPEN HOUSE

Sept. 29 & Oct. 7

Let's Talk

**WHERE DO WE
GROW FROM
HERE?**

**Fort Saskatchewan
Growth Study**

OPEN HOUSE

Sept. 29 & Oct. 7



OPEN HOUSE

Meet with City of Fort Saskatchewan
Staff and Growth Study Authors

Tues., Sept. 29, 1– 4 PM
Wed., Oct. 7, 6 – 9 PM

LIONS PRIDE MEETING ROOM,
DOW CENTENNIAL CENTRE, 8700 - 84 STREET



View displays on:

POPULATION PROJECTIONS
PROPOSED GROWTH AREAS
OUTLINE OF PROCESS



CITY OF
FORT SASKATCHEWAN
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Ask questions!

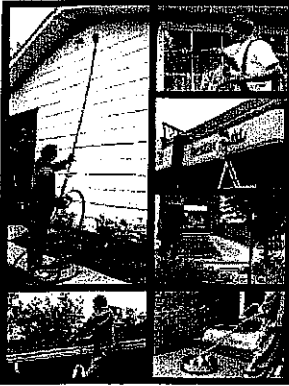
We will provide answers.



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

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- year-round window cleaning
- exterior home washing
- eaves trough cleaning
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Let's Talk WHERE DO WE GROW FROM HERE? Fort Saskatchewan Growth Study OPEN HOUSE

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Wed., Oct. 7, 1-4 PM
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and Growth Study Authors
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 - PROPOSED GROWTH AREAS
 - OUTLINE OF PROCESS

Ask questions! We will provide answers.

More information at fortsask.ca/growthstudy

Sports groups pitch ideas for new rec plan

Local organized recreation groups pitched their issues to City Council at a special meeting on the new Recreation Master Plan Wednesday Sept. 9.

Representatives from nine groups attended the meeting at city hall. These includes Minor Hockey, Minor Sports Association, Minor Football Association, Piranhas (swim club), Nordic Ski Club, Soccer, Gymnastics Club, Skateboarding Society and the Figure Skating Club.

The new Recreation Master Plan is set to come to Council this fall. Among other things, it will decide on the future of Fort Saskatchewan's major facilities, including Harbour Pool and the Dow Centennial Centre.

New fitness facility opens

The new outdoor fitness centre opens Wednesday, Sept. 16 at Pryce Alderson Park.

The Kinette Club project includes a number of fitness machines everyone can use for free because they are located outdoors in the park.

The \$41,000 project was started by the club in 2012. The fitness machines were purchased by the Kinettes and the City of Fort Saskatchewan has donated the land and site preparation work.

Paula Simons at Fort library

Get your free ticket now for a talk by Edmonton Journal columnist Paula Simons at the Fort Saskatchewan Public Library Saturday, Sept. 26.

Simons will speak about the changing role of the library in the digital age. A passionate reader, as well as writer, she says she has a complicated love-hate relationship with libraries.

Simons will talk at the fireplace area of the library on Sept. 26 from 3:15 to 4 p.m.

Although the event is free, space is limited, so registration is required. Call the library at 780-998-4275 or drop by in person to reserve your seat.

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truscott@sturgeoncreek.ca

Play classical guitar?

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Community Band for
performance opportunity!!

780-242-0890

Hear us at the Sept. 17
Farmers' Market - 5:30-7:30 pm



Planting for the future

Omar Mesleh Record Staff

Local volunteers Pam and Rachael Reddy (pictured above) help out planting trees at Henderson Park for TD Tree Day, while another local volunteer gets acquainted with a canine friend (on right). In total 314 trees and 40 shrubs were planted.



SHELL THEATRE PERFORMANCE SERIES 2015-2016



**DON ROSS &
CALUM GRAHAM**

October 3rd, 2015
7:30pm

\$28 Adult
\$24 Seniors/Youth

TICKETS ticketpro.ca

780.992.6400

1.888.655.9090

or at the Dow Centennial Centre

Shell Theatre - 8800 Victoria Park
8700 84 St. Fort Saskatchewan, AB T8E 4P5

shelltheatre.ca



**Let's Talk
WHERE DO WE
GROW FROM HERE?**
Fort Saskatchewan Growth Study
OPEN HOUSE

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Ask questions! We will provide answers.
More information at fortsask.ca/growthstudy



SHELL THEATRE



CITY OF
FORT SASKATCHEWAN

Opening of K-9 school likely to be pushed back

Lindsay Morey
Record Staff

The opening of the new Southfort kindergarten to Grade 9 school will likely be pushed back.

Elk Island Public School vice-chair, Harvey Stadnick said the scheduled opening of Fall 2016 is not a sensible goal with construction just starting this month.

"It's pretty ambitious to get that done by (next) September. I mean, it would be great, but realistically, it's just a year and we're still working on the piling," Stadnick said.

"I think we better be doing a good job rather than a rush job," he added.

Currently, the crews are installing the foundation and piling and construction will continue throughout the fall with the hopes of installing the steel framework in late fall in order for work on the inside to carry out throughout the winter.

The new K-9 will have a capacity of 500 students and with modulars it can be expanded to accommodate 600 students in total. Stadnick estimated the school will hold about 20 traditional classrooms.

"It's supposed to be built with some bright open spaces and it will

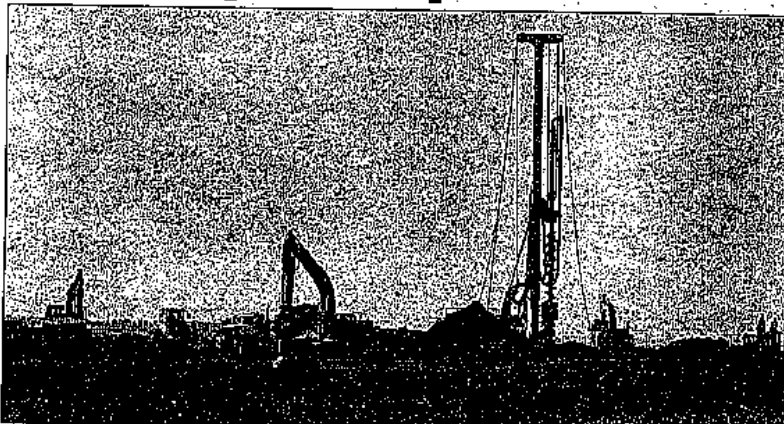
have nice natural lighting as well as an advanced ventilation system to improve the air quality throughout the school. In addition to conventional classrooms there will be spaces for informal and project-based learning as well as careers and technology spaces (for industrial arts, home-economics, and computers). It will have a library and learning common areas, of course a gymnasium," Stadnick said, explaining the school's layout.

He added the building will also offer flex spaces for wrap around services such as on-site Alberta Health Initiatives for students and their families.

The gym space will be comparable in size to that of Fort Christian and the district hopes to incorporate community use into the school looking to the future.

The entire project will be built with a LEED (Leadership in Energy and Environmental Design) standard with a recycle room and an upgraded mechanical room. He said LEED certification is given to projects which are kind to both the health of humans and the environment.

Continued on page 16



Lindsay Morey Record Staff

Construction has begun, but school board officials are saying a Fall 2016 opening of the new Southfort K-9 is unlikely.

Let's Talk

WHERE DO WE GROW FROM HERE?

Fort Saskatchewan Growth Study
OPEN HOUSE

Wed., Oct. 7, 1-4 PM
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Lions Pride Meeting Room
Dow Centennial Centre 6700 - 84 Street

View displays on:

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- PROPOSED GROWTH AREAS
- OUTLINE OF PROCESS

Ask questions!
We will provide answers.

FORT SASKATCHEWAN

SHELL THEATRE PERFORMANCE SERIES 2015-2016

2 SHOW NIGHTS COMEDY THEATRE

Mix 107.9 presents:

Element Theatre
"SEE HOW THEY RUN"
BY PHILIP KING

October 8th & 9th, 2015
7:30pm

\$20-ADULT
\$18 Seniors/Youth

TICKETS ticketpro.ca
780.992.6400
1.888.655.9090
or at the Dow Centennial Centre

Shell Theatre - Shell Cultural Pavilion
2700 - 84 St., Fort Saskatchewan, AB T8L 4P5
shelltheatre.ca



APPENDIX
2015 Invite Letters to Owners
and Key Stakeholders

E

September 11, 2015

Landowner Address

An Invitation from Fort Saskatchewan City Council

Dear XXXXXX,

On Tuesday, September 8 Fort Saskatchewan City Council received The 2015 Fort Saskatchewan Growth Study. The purpose of the study was to take a comprehensive look at growth trends and provide understanding around what our future (50 year horizon) land needs will be as the region continues to grow and prosper.

The study examines several options for growth areas for Fort Saskatchewan and makes a recommendation that we look at expanding south of our existing border into Strathcona County. You are receiving this letter because Council has requested a public engagement process to discuss the findings in the Growth Study with you. We know that you will have lots of questions that need answers.

Council invites you to attend a **landowner's meeting** with our growth study authors and our administration team to discuss the study and the process from this point forward.

Dates:

Tuesday, September 29 1 – 4 pm

Wednesday, October 7 6 – 9 pm

Location: Dow Centennial Centre, Lions Pride, 8700 – 84 Street.

We will provide details on the following:

- How the proposed expansion area was determined
- Why we are starting the process now
- How much of the proposed expansion area is deemed suitable for development
- How landowners might be impacted by expansion
 - o Taxes, right to farm, bylaws, development
- The timeframe for the process and any future development
- How decisions will be made
- How landowners can participate in the process

More information is available at www.fortsask.ca/growthstudy and we hope that you have the opportunity to join us. Our aim is to inform, not influence. If you have any questions, please contact XXXXXXXXXXXXXXX at XXXXXXXXXXXXXXX.

Sincerely,

Mayor Gale Katchur

DRAFT



CITY OF FORT SASKATCHEWAN

September 11, 2015

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

An Invitation from the Fort Saskatchewan Growth Study Team

Dear [REDACTED],

On Tuesday, September 8, Fort Saskatchewan City Council received the 2015 Fort Saskatchewan Growth Study. The purpose of the study was to take a comprehensive look at growth trends and provide understanding around what our future (50-year horizon) land needs will be as the Capital Region continues to grow and prosper.

The study examines potential growth areas for Fort Saskatchewan to the northwest, northeast, southeast and south. It makes a recommendation that we look at expanding south of our existing border into Strathcona County to accommodate future residential, commercial and institutional growth (1,946 ha). It also recommends a minor expansion to the northeast into Strathcona County for industrial growth (61 ha). **You are receiving this letter because you are an important voice in the community and we want to ensure that you are well informed on the study and the process going forward.**

Council has requested a public engagement process to discuss the findings in the growth study with you. We know that you will have lots of questions that need answers. To help answer those questions and to discuss the results of the growth study we would like to invite you to a **stakeholder's information meeting** (drop in format).

Dates:

Wednesday, October 14	9 am – noon
Thursday, October 15	9 am – 3 pm

Location: City Hall, Lang Room, 10005 - 102 Street.

We will provide details on the following:

- How the proposed expansion areas were determined
- How much of the proposed expansion areas are deemed suitable for development
- The timeframe for the process and any future development
- How decisions will be made
- How you as a key stakeholder can participate in the process

Please RSVP to grow@fortsask.ca, by September 30 if you are able to participate in a drop in session.

In addition to the two stakeholder information meetings, two open houses have been scheduled for all other interested members of the public. The first is in the evening of Tuesday, September 29 between 6 – 9 pm. The second is in the afternoon of Wednesday, October 7 between 1 – 4 pm. If you are unable to attend any of the two stakeholder's information meetings but wish to discuss the growth study and the proposed expansion as it affects you, you are certainly welcome to attend either of the open houses.

If you are unable to attend any of the two stakeholder's information meetings or the open houses, please let us know and we will arrange a more convenient time to meet with you on an individual basis to discuss the growth study and proposed expansion.

More information is available at www.fortsask.ca/growthstudy and we hope that you have the opportunity to join us. Our aim is to inform, not influence. If you have any questions, please contact Glenn Pitman, Community Liaison Officer at 780.720.1994 or grow@fortsask.ca.

Sincerely,

A handwritten signature in black ink, appearing to read 'Troy Fleming', with a stylized flourish at the end.

Troy Fleming
General Manager, Infrastructure & Community Services

September 18, 2015

«Owners_Names»

«ADDRESS»

«CITY», «PROVINCE» «POSTAL_CODE»

Dear «Owners_Names»,

I have been asked by the City of Fort Saskatchewan to represent the City to landowners within the proposed expansion areas identified in the recently released Growth Study.

My purpose is to find answers to any questions you may have pertaining to the Growth Study and how it may affect your property and lifestyle both immediately and in the future. My task is to work with you in obtaining information that will help you stay informed.

Over the next couple of weeks, I will be contacting you in the hope that you will share with me any concerns you may have about the Growth Study and its recommendations. I am willing to meet with you in person to discuss the process and to obtain answers to any questions you may have.

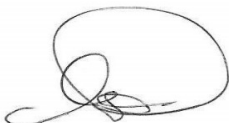
A copy of the Growth Study can be found at www.fortsask.ca/growthstudy.

The City of Fort Saskatchewan is holding special meetings for landowners on September 29 between 1 – 4 pm and October 7 between 6 – 9 pm. Both of these meetings will be held at the Dow Centennial Centre, Lions Pride Room (8700 – 84 Street). The purpose of these meetings is to provide information and answers to questions/concerns. If you are unable to attend either of the landowner meetings, the City is also hosting two open houses at the same location on September 29 between 6 – 9 pm and October 7 between 1 - 4 pm. If you are unable to attend any of the above events, please let me know and we will arrange a more convenient time to meet on an individual basis.

In the meantime, you can contact me directly by phone at 780.720.1994 or by email at grow@fortsask.ca.

Hoping to meet with you soon.

Yours truly,

A handwritten signature in black ink, appearing to read 'Glenn Pitman', with a large, looping flourish at the end.

Glenn Pitman,
Community Liaison Officer, City of Fort Saskatchewan



APPENDIX
2015 Open House Packages
and Display Boards

F

Fort Saskatchewan Growth Study Expansion Areas and Parcels

Municipal Boundary

Watercourse

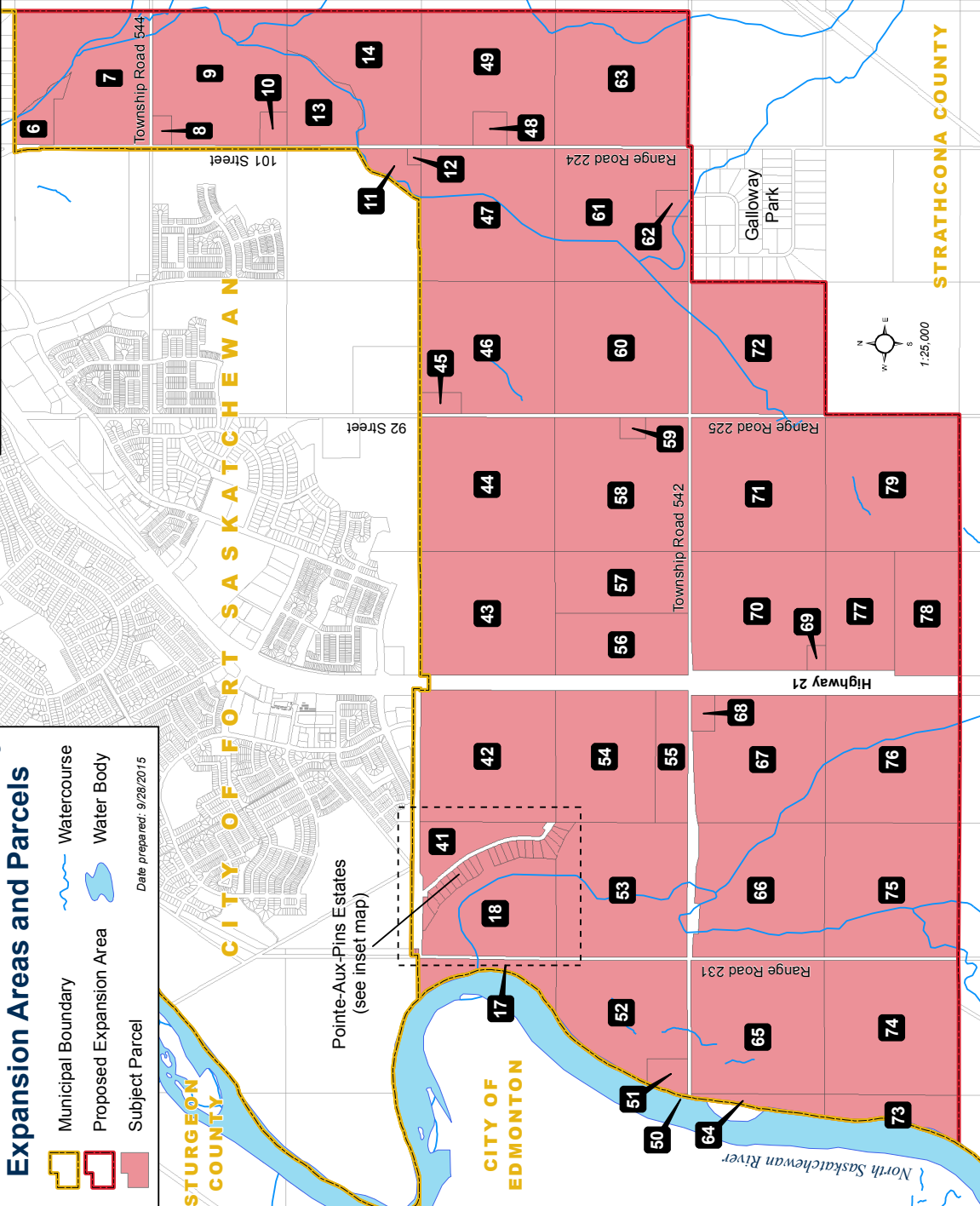
Proposed Expansion Area

Water Body

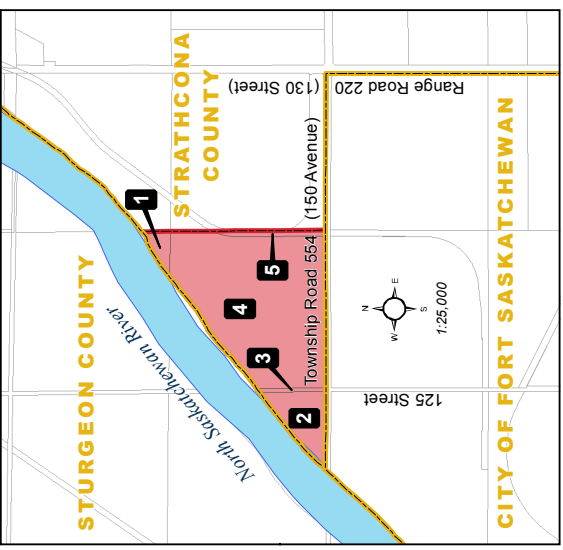
Subject Parcel

Date prepared: 9/28/2015

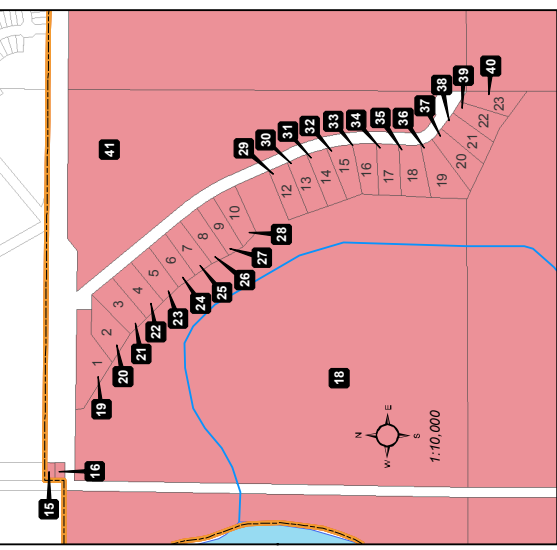
South Expansion Area Map



Northeast Expansion Area Map



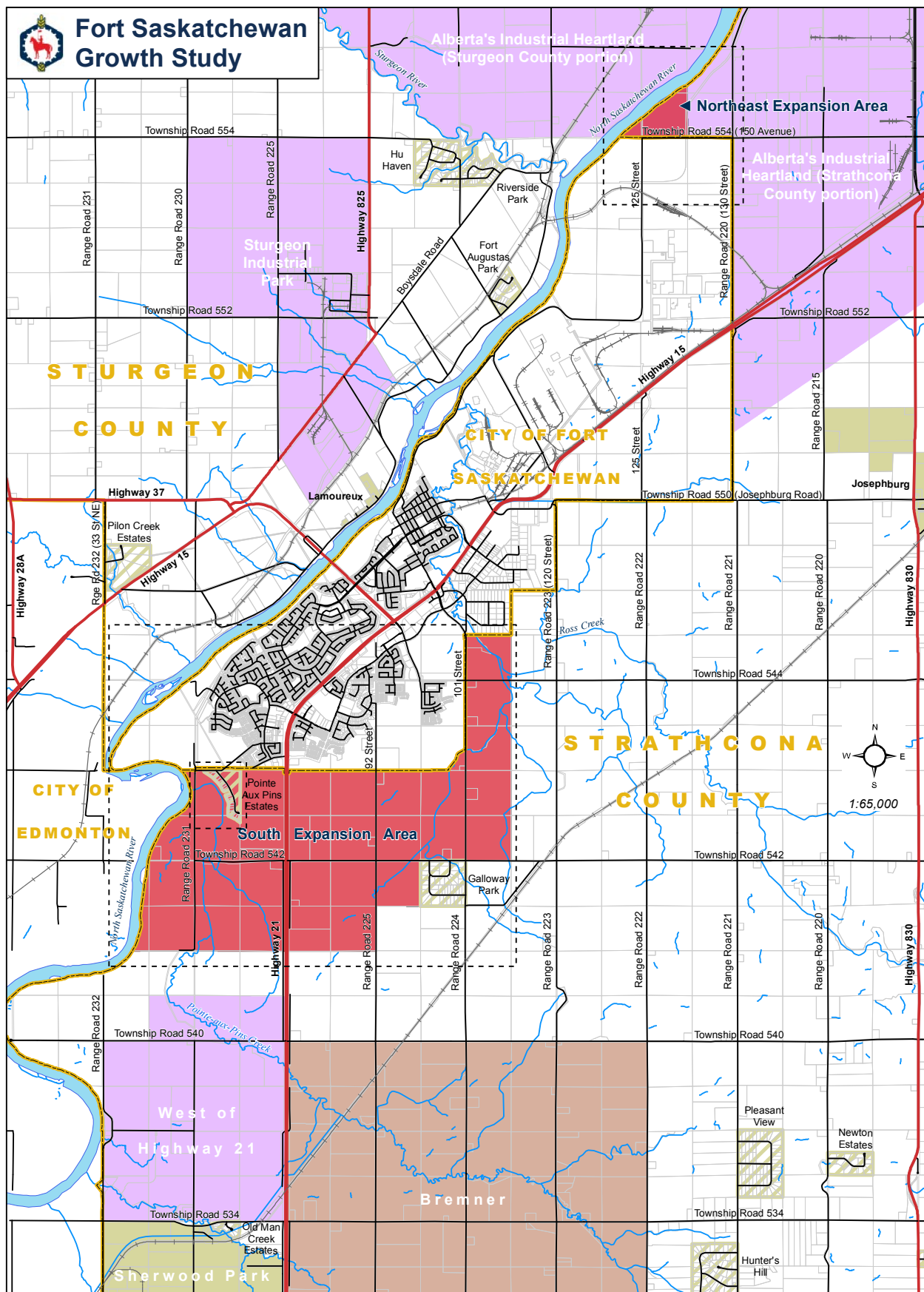
Pointe-Aux-Pins Estates Inset Map



see reverse for overall context map and attached for a list of legal descriptions corresponding to the numbered parcels presented above



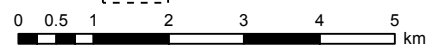
Fort Saskatchewan Growth Study



City of Fort Saskatchewan Proposed Expansion Areas

- | | | | |
|--------------------|-----------|----------------------------|---------------------------------|
| Municipal Boundary | Rail Line | Proposed Expansion Area | Hamlet or Urban Service Area |
| Watercourse | Highway | Proposed Urban Growth Node | Country Residential Subdivision |
| Water Body | Road | County Industrial Area | Inset Map (see reverse) |

Date prepared: 9/17/2015



Legal Descriptions of Parcels within Proposed Expansion Areas

Parcel No.	Expansion Area	Legal Description	Area	
			ha	ac
1	Northeast	NW-25-55-22-W4	1.77	4.37
2	Northeast	SE-26-55-22-W4	7.22	17.83
3	Northeast	OT-55-22-W4	0.70	1.72
4	Northeast	SW-25-55-22-W4	50.05	123.68
5	Northeast	Block OT, Plan 8322154	1.68	4.16
6	South	Lot 1A, Plan 9020569	6.78	16.76
7	South	Lot 2A, Plan 9020569	58.43	144.38
8	South	Lot 1, Plan 9323480	2.02	5.00
9	South	NW-21-54-22-W4	59.87	147.93
10	South	Area A, Plan 1221687 (Substation Site)	3.20	7.90
11	South	SE-20-54-22-W4	6.28	15.51
12	South	SE-20-54-22-W4	0.81	2.00
13	South	Lot A, Plan 7723007	19.68	48.64
14	South	SW-21-54-22-W4	45.26	111.85
15	South	Block OT, Plan 5815RS (portion of)	2.85	7.03
16	South	SW-24-54-23-W4	0.07	0.18
17	South	NE-14-54-23-W4	10.68	26.40
18	South	NW-13-54-23-W4	38.65	95.52
19	South (Pointe-Aux-Pins)	Lot 1, Block C, Plan 7521001	0.88	2.17
20	South (Pointe-Aux-Pins)	Lot 2, Block C, Plan 7521001	0.55	1.37
21	South (Pointe-Aux-Pins)	Lot 3, Block C, Plan 7521001	0.55	1.37
22	South (Pointe-Aux-Pins)	Lot 4, Block C, Plan 7521001	0.52	1.28
23	South (Pointe-Aux-Pins)	Lot 5, Block C, Plan 7521001	0.47	1.15
24	South (Pointe-Aux-Pins)	Lot 6, Block C, Plan 7521001	0.43	1.07
25	South (Pointe-Aux-Pins)	Lot 7, Block C, Plan 7521001	0.43	1.06
26	South (Pointe-Aux-Pins)	Lot 8, Block C, Plan 7521001	0.45	1.12
27	South (Pointe-Aux-Pins)	Lot 9, Block C, Plan 7521001	0.44	1.08
28	South (Pointe-Aux-Pins)	Lot 10, Block C, Plan 7521001	0.48	1.20
29	South (Pointe-Aux-Pins)	Lot 12, Block C, Plan 7521001	0.45	1.12
30	South (Pointe-Aux-Pins)	Lot 13, Block C, Plan 7521001	0.49	1.20
31	South (Pointe-Aux-Pins)	Lot 14, Block C, Plan 7521001	0.48	1.19
32	South (Pointe-Aux-Pins)	Lot 15, Block C, Plan 7521001	0.46	1.13
33	South (Pointe-Aux-Pins)	Lot 16, Block C, Plan 7521001	0.46	1.13
34	South (Pointe-Aux-Pins)	Lot 17, Block C, Plan 7521001	0.48	1.18
35	South (Pointe-Aux-Pins)	Lot 18, Block C, Plan 7521001	0.56	1.38
36	South (Pointe-Aux-Pins)	Lot 19, Block C, Plan 7521001	0.67	1.65
37	South (Pointe-Aux-Pins)	Lot 20, Block C, Plan 7521001	0.52	1.28
38	South (Pointe-Aux-Pins)	Lot 21, Block C, Plan 7521001	0.47	1.16
39	South (Pointe-Aux-Pins)	Lot 22, Block C, Plan 7521001	0.43	1.07
40	South (Pointe-Aux-Pins)	Lot 23, Block C, Plan 7521001	0.45	1.11
41	South	Block D, Plan 7521001	13.93	34.42
42	South	NE-13-54-23-W4	63.99	158.13
43	South	NW-18-54-22-W4	59.86	147.91
44	South	NE-18-54-22-W4	64.77	160.04
45	South	Lot 1, Plan 8922284	3.20	7.90

Legal Descriptions of Parcels within Proposed Expansion Areas

Parcel No.	Expansion Area	Legal Description	Area	
			ha	ac
46	South	NW-17-54-22-W4	60.86	150.40
47	South	NE-17-54-22-W4	64.00	158.16
48	South	Lot A, Plan 1704RS	4.04	9.99
49	South	NW-16-54-22-W4	60.92	150.54
50	South	NE-14-54-23-W4	0.09	0.21
51	South	SE-14-54-23-W4	4.61	11.39
52	South	SE-14-54-23-W4	46.12	113.97
53	South	SW-13-54-23-W4	62.99	155.66
54	South	SE-13-54-23-W4	47.57	117.55
55	South	SE-13-54-23-W4	15.98	39.50
56	South	Lot 1, Plan 0727005	29.92	73.95
57	South	Lot 2, Plan 0727005	29.93	73.95
58	South	SE-18-54-22-W4	62.81	155.20
59	South	Lot 1, Block 1, Plan 0622015	1.96	4.85
60	South	SW-17-54-22-W4	64.01	158.17
61	South	SE-17-54-22-W4	60.91	150.51
62	South	Lot 1, Plan 9820061	3.04	7.51
63	South	SW-16-54-22-W4	65.11	160.88
64	South	NW-11-54-23-W4	6.36	15.72
65	South	NE-11-54-23-W4	64.26	158.80
66	South	NW-12-54-23-W4	61.71	152.50
67	South	NE-12-54-23-W4	57.51	142.11
68	South	Lot A, Plan 4543RS	3.04	7.51
69	South	Lot 1, Plan 8023102	1.63	4.03
70	South	NW-7-54-22-W4	55.76	137.79
71	South	NE-7-54-22-W4	64.70	159.87
72	South	NW-8-54-22-W4	63.87	157.84
73	South	SW-11-54-23-W4	14.42	35.63
74	South	SE-11-54-23-W4	64.91	160.40
75	South	SW-12-54-23-W4	64.83	160.21
76	South	SE-12-54-23-W4	61.66	152.37
77	South	SW-7-54-22-W4	29.29	72.38
78	South	Lot 1, Plan 7822958	29.38	72.60
79	South	SE-7-54-22-W4	64.66	159.78



CITY OF
FORT SASKATCHEWAN
ALBERTA

We're listening...

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

If the City decides to make an application to annex the proposed expansion areas, 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.

Name: _____

Mailing Address: _____

Legal description of land (if known): _____

Referring to the label on your envelope, please indicate which parcel(s) you own: _____

Telephone: _____ Email: _____

☐ Yes, I would like to receive email updates about the Growth Study.

1. Are you in favour of your parcel(s) being including within the recommended expansion areas as depicted in the City of Fort Saskatchewan's Growth Study? (Please check one and explain your reasons in the space below.)

☐ Yes ☐ No

2. After reviewing today's displays, do you have specific questions about the Growth Study or the proposed expansion areas?

3. Do you have any other comments about Fort Saskatchewan's Growth Study or the proposed expansion areas?

I found today's meeting to be:

☐ Informative ☐ Fairly informative ☐ Not informative

I would like the Community Liaison Officer to contact me directly to discuss the expansion area proposal.

☐ Yes ☐ No

Please leave the completed questionnaire in the drop box at the registration desk today, or send it to the following by October 14, 2015:

City of Fort Saskatchewan
Attn: Glenn Pitman
Community Liaison Officer
10005 102 Street
Fort Saskatchewan, AB T8L 2C5
Email: grow@fortsask.ca
Fax 780-998-4774

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.



We're listening...

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Name: _____

Mailing Address: _____

Legal description of land (if known): _____

Telephone: _____ Email: _____

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☐ Yes ☐ No

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City of Fort Saskatchewan
Attn: Troy Fleming
Infrastructure & Community Services General Manager
10005 102 Street
Fort Saskatchewan, AB T8L 2C5
Email: grow@fortsask.ca
Fax 780-998-4774

Thank you for your attendance and participation.

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ALBERTA

City of
Fort Saskatchewan
Growth Study

Welcome!

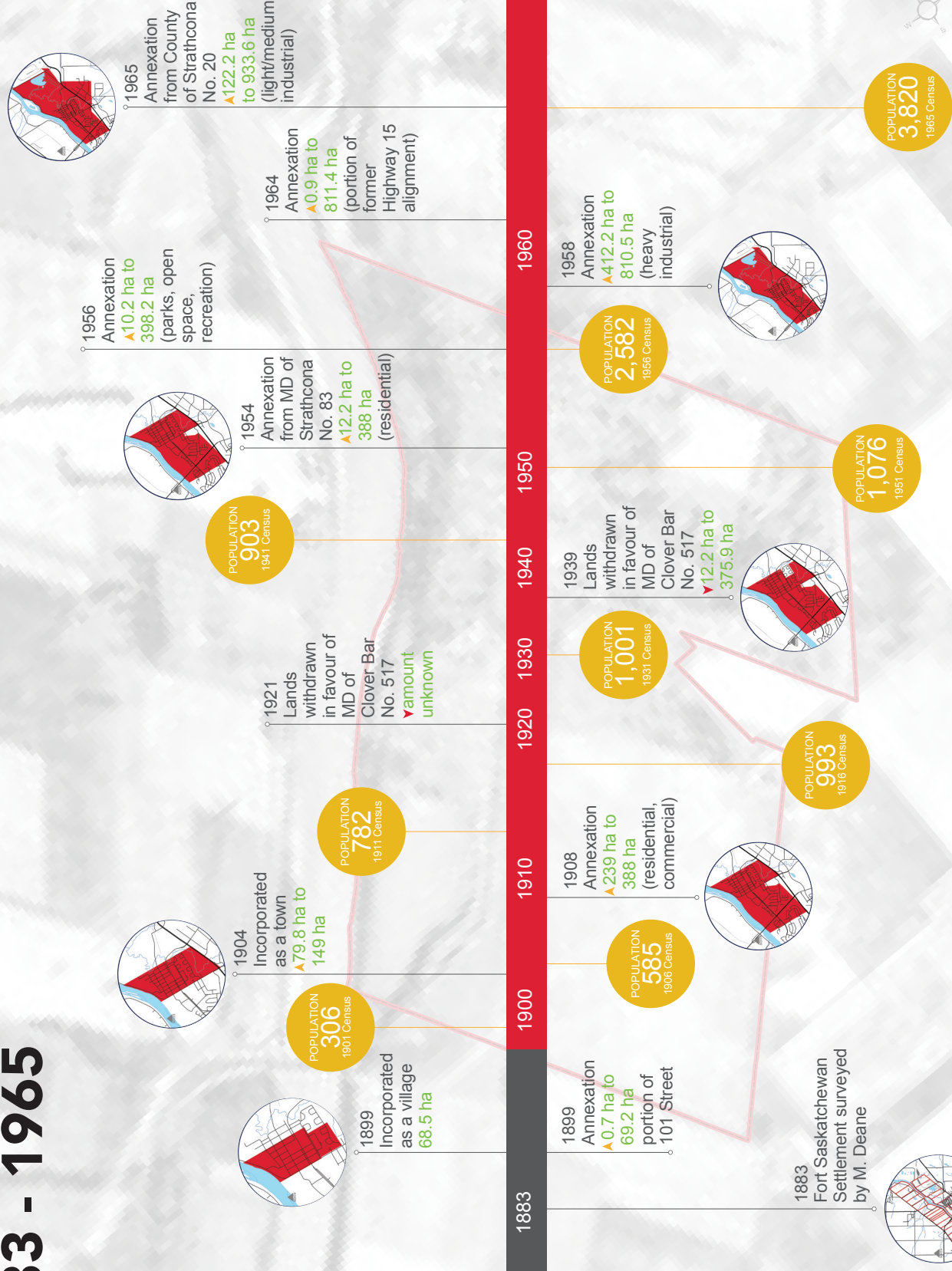
Please sign-in.



CITY OF
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FORTSASK.CA

How We've Grown

1883 - 1965



How We've Grown

1966 - 2013



POPULATION
11,983
1986 Census

1978 Annexation from MD of Strathcona No. 83
▲1,857.8 ha to 3,168 ha (residential, commercial, industrial)

1985 Incorporated as a city
▲1.3 ha to 3,313.5 ha (parks, open space)

POPULATION
8,744
1976 Census

1973 Annexation
▲6.7 ha to 1,181.8 ha (residential)

POPULATION
4,961
1966 Census

2002



Annexation from Strathcona County
▲264.1 ha to 4,829.5 ha (residential, commercial)

POPULATION
19,051
2011 Census

City's average annual growth rate nearly doubles to 5.0% from 2006

1999 Annexation
▲10.8 ha to 4,572.7 ha (portion of Highway 15)

POPULATION
12,078
1991 Census

1970

1969 Annexation
▲241.5 ha to 1,175.1 ha (residential, commercial)



POPULATION
6,756
1973 Census

1976 Annexation
▲128.4 ha to 1,310.2 ha (light/medium industrial)



POPULATION
10,104
1978 Census

1980

1981 Annexation
▲144.2 ha to 3,312.2 ha (transfer of Crown-owned lands between City and County)



1987 Annexation
▲62.1 ha to 3,375.6 ha (residential)



1991 Annexation
▲1,186.3 ha to 4,561.9 ha (light/medium, heavy industrial)



POPULATION
13,121
2001 Census

2000

City's average annual growth rate ranges between -0.8% and 1.6% since 1986

2002 Lands withdrawn in favour of Strathcona County
▼7.2 ha to 4,565.5 ha (portion of 130 Street/Range Road 220)

POPULATION
14,957
2006 Census

City sees average annual growth rate of 2.7% since 2001

2010

Where do we *Grow* from here?

2014 - 2066



2014
City initiates
Growth Study
due to
unanticipated
population
growth
depleting land
supply sooner
than expected

2015
Growth Study
completed with
recommendations
for two proposed
expansion areas
to accommodate
growth to 2066

POPULATION
30,623
2021 estimate

2027
Estimated full
absorption of
City's
remaining
residential
lands

POPULATION
51,371
2044 estimate

2066
Horizon of
Growth Study

2020

2040

2060

2021
Estimated full
absorption of
City's
remaining
commercial
lands

POPULATION
36,036
2027 estimate

2044
Horizon of
Capital
Region
Board's
population
forecasts
(City's
forecasted
population is
58,700 in
high case
scenario)

POPULATION
71,216
2066 estimate

POPULATION
24,040
2016 Census



CITY OF
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What is a Growth Study?

The **Growth Study** projects Fort Saskatchewan's future growth over a 50-year period ending in 2066, and determines how much land will accommodate that growth (both inside and outside of the City's current boundaries).

The Growth Study looks at both short and long-term growth projections, contemplates different types of growth (i.e. residential, commercial, industrial, and institutional), and provides an assessment of future needs. The Growth Study also incorporates regional density targets and preliminary future land use. The Growth Study is available on the City's website.

Why is Fort Saskatchewan doing a Growth Study?

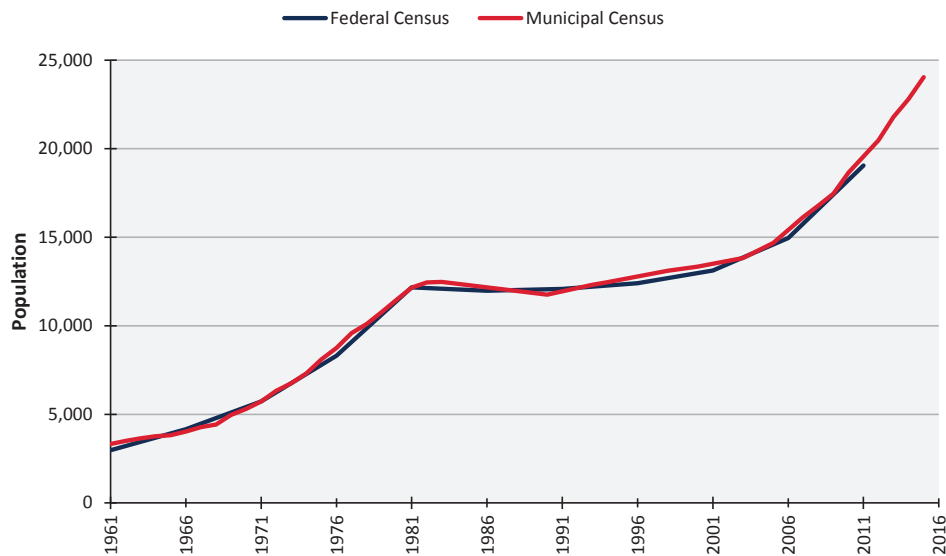
Fort Saskatchewan last adjusted its boundaries in 2002. In the time leading up to that adjustment, the City's population growth had been relatively slow but stable, with an average annual **growth rate between -0.8% and 1.6% (from 1986 to 2001)**. Since that time, Fort Saskatchewan's growth rate has been significantly greater than anticipated. The City experienced an average annual growth rate of 2.7% between 2001 and 2006. That average **growth rate nearly doubled to 5.0% between 2006 and 2011**. It has since averaged 6.0% per annum between 2011 and 2015.

The unanticipated population growth and land consumption experienced since 2002 has depleted much of the City's land supply sooner than expected, which has lead the City to ask a number of questions of itself. How much land supply remains within the City of Fort Saskatchewan? How much land supply does the City need to accommodate its future growth? Where does the City grow from here?

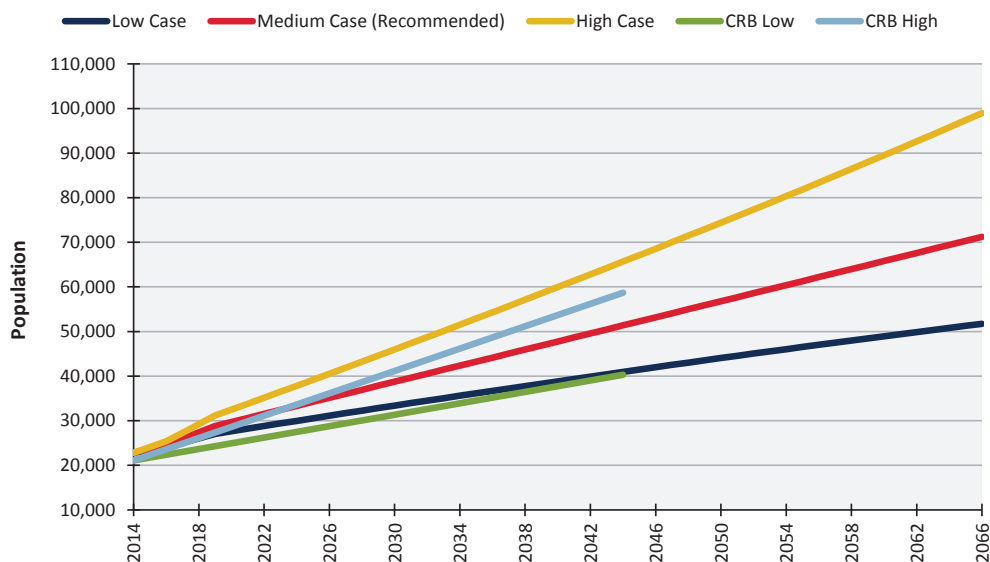


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Historic Population Growth, 1961 – 2015



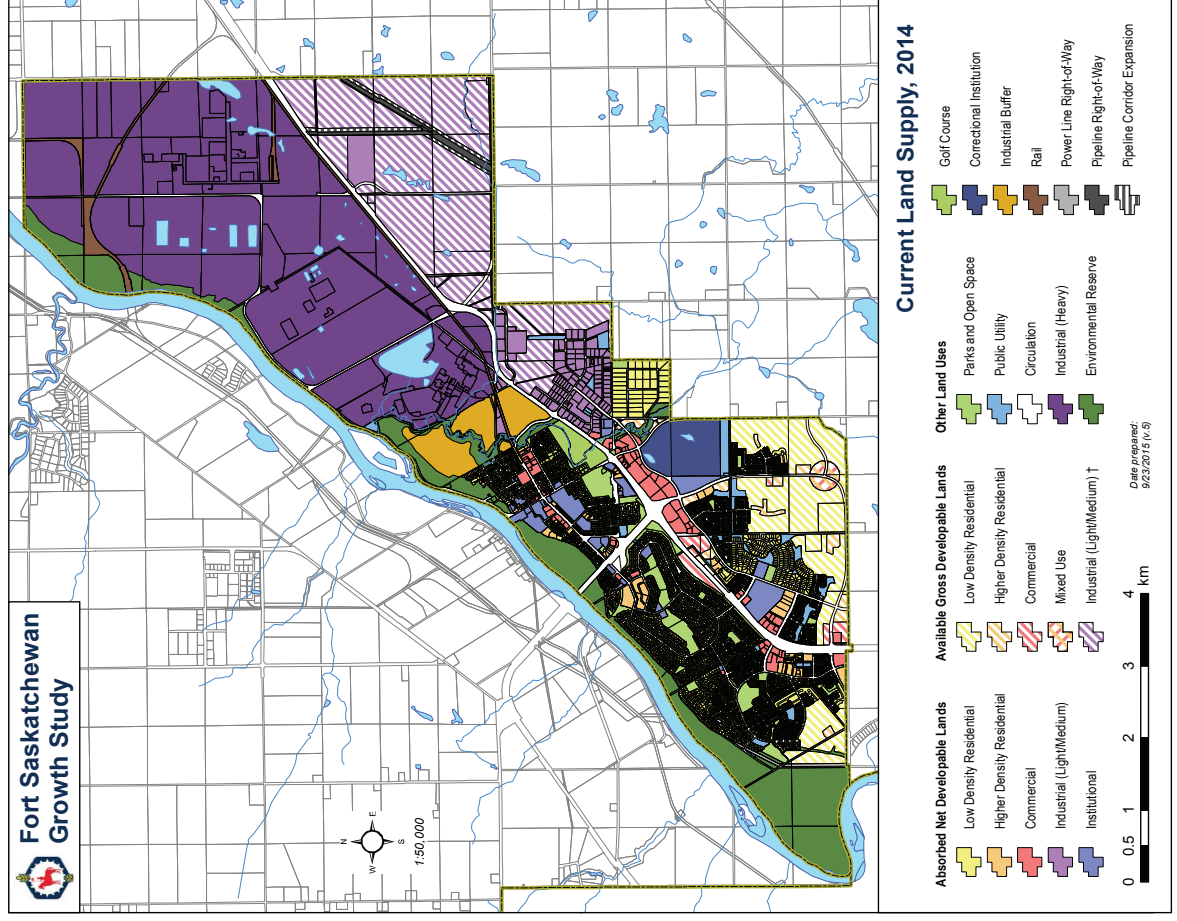
Comparison of Population Projection Scenarios, 2014 – 2066





Current Land Supply, 2014

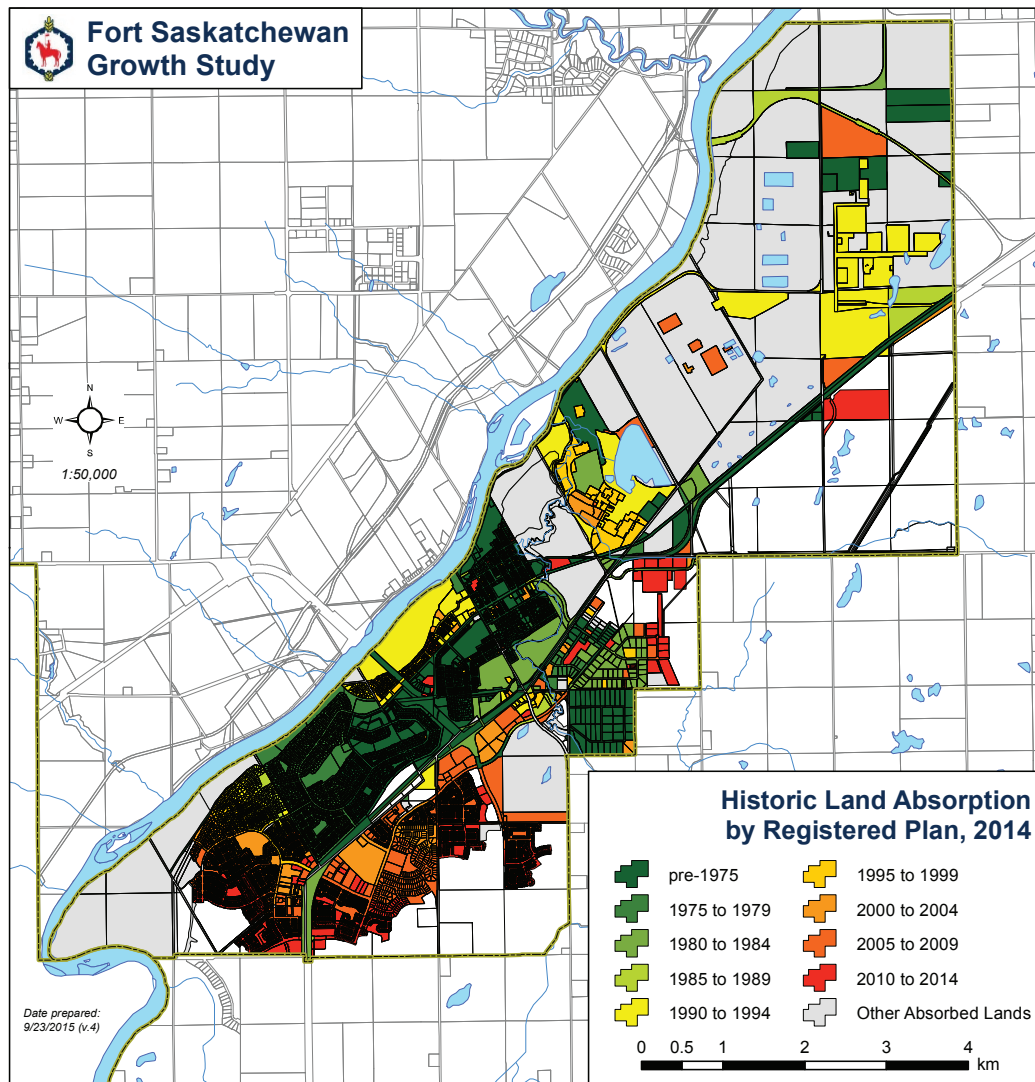
Land Use	Absorbed Lands (ha)	Percent (%)	Available Lands (gross ha)	Percent (%)
Low Density Residential	494.6	37.3	269.7	28.7
Medium/High Density Residential	48.3	3.6	39.2	4.2
Total Residential Land	543.0	40.9	308.9	32.9
Commercial	87.7	6.6	31.3	3.3
Industrial (Light & Medium)	135.2	10.2	599.4	63.8
Institutional	83.7	6.3	—	—
Total Non-Residential Land	306.6	23.1	630.7	67.1
Total Net Developable Land	849.5	64.1	—	—
Parks and Open Space	117.9	8.9	—	—
Public Utilities	59.8	4.5	—	—
Circulation (Locals & Collectors)	299.0	22.5	—	—
Total Gross Developable Overheads	476.8	35.9	—	—
Total Gross Developable Lands	1,326.3	100.0	939.6	100.0
Circulation (Arterials)	161.8	—	23.1	—
Industrial (Heavy)	1,621.3	—	—	—
Environmental Reserve	437.5	—	—	—
Golf Course	27.0	—	—	—
Correctional Institution	76.5	—	—	—
Industrial Buffer	94.3	—	—	—
Rail	58.3	—	—	—
Power Line Right-of-Way	—	—	5.8	—
Pipeline Right of Way	—	—	33.6	—
Pipeline Expansion	—	—	24.4	—
Total Gross Undevelopable Overheads	2,476.8	—	86.9	—
Total	3,803.1	—	1,026.5	—





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Historical Land Absorption



Time Period	Total Land Absorbed (ha)	Average Annual Absorption (ha)
1975 to 1984	350.4	35.0
1985 to 1994	415.0	41.5
1995 to 2004	219.7	22.0
2005 to 2014	558.7	55.9
Total Absorbed Lands	1,543.8	38.6



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According to the Growth Study, how much land does Fort Saskatchewan require?

To accommodate Fort Saskatchewan's growth for the next 50 years, the Growth Study projects that 2,007 ha of land (31 quarter sections) is required. This assumes a 'medium growth scenario' with a 2.2% average annual population increase. The Growth Study also identifies proposed areas suitable for expansion.

What lands did the Growth Study consider?

The Growth Study established a study area comprising 8,695 ha of lands to assess the best possible location for future growth. The study area included lands surrounding Fort Saskatchewan in both Strathcona County and Sturgeon County. After substantial analysis and review, the proposed expansion areas were recommended because:

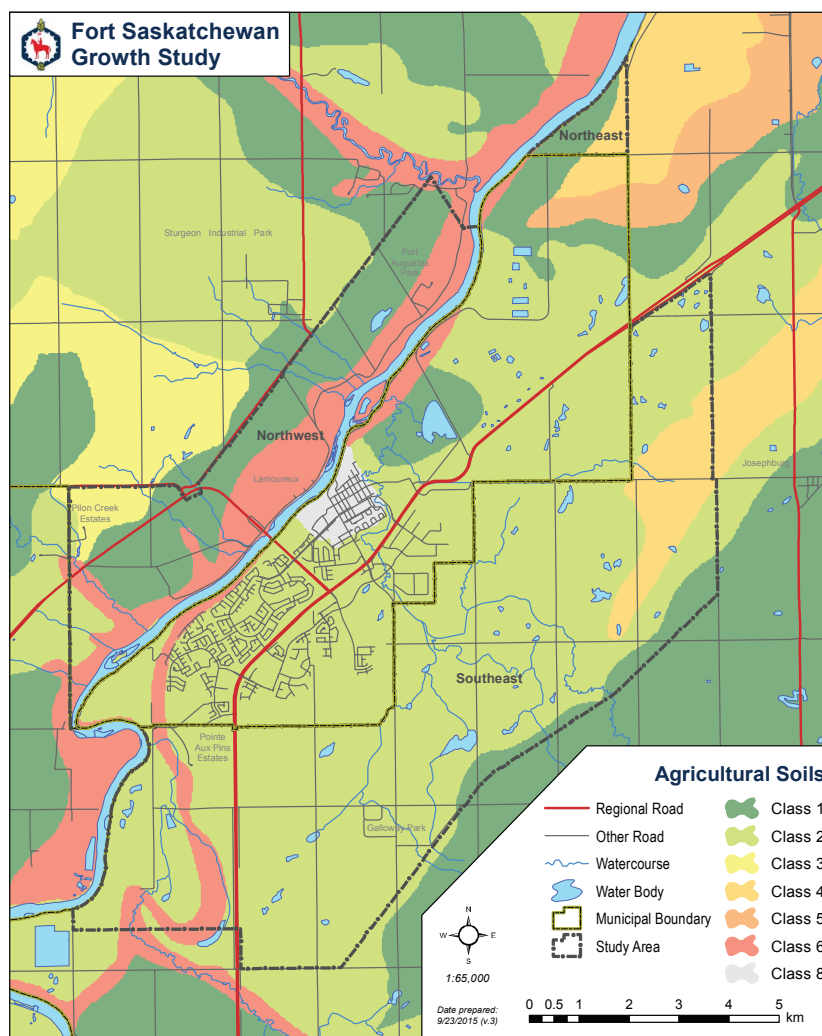
- most logical extension of urban services;
- does not require crossing the North Saskatchewan River, increasing traffic on the already strained bridge;
- reduced infrastructure investment required; and
- aligns with the Capital Region Growth Plan

There are two expansion areas – one in the northeast and one in the south. The northeast expansion area comprises 61.4 ha while the south expansion area comprises 1,946.3 ha.



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Study Areas and Agricultural Soils

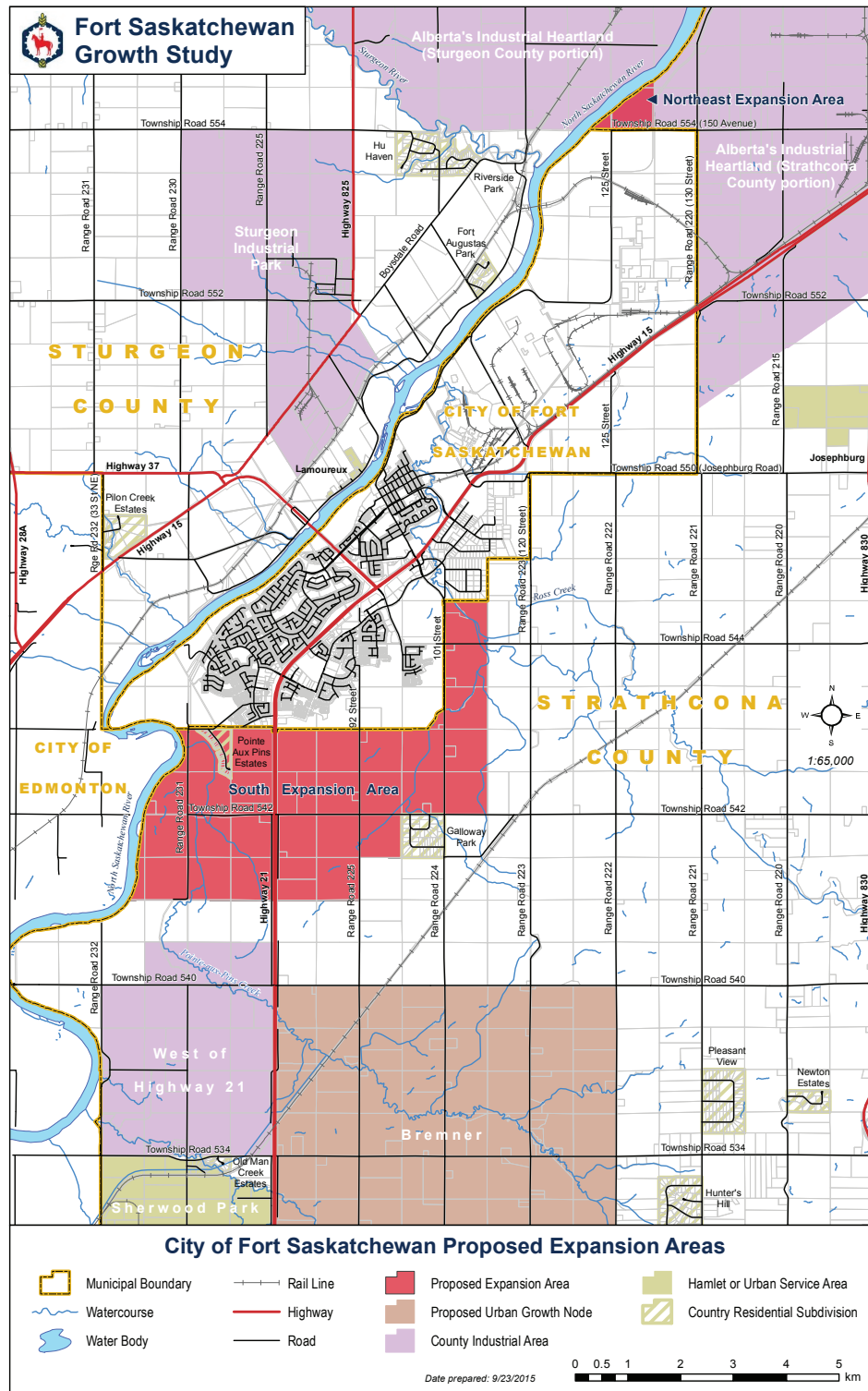


CLI Class	Northwest		Northeast		Southeast		Total	
	ha	%	Ha	%	Ha	%	ha	%
1	1,045.3	42.1%	100.2	58.0%	249.9	4.1%	1,395.4	16.0%
2	173.0	7.0%			5,121.7	84.8%	5,294.8	60.9%
3	141.3	5.7%					141.3	1.6%
4			67.7	39.2%	444.0	7.4%	511.7	5.9%
6	1,084.5	43.7%	4.8	2.8%	224.7	3.7%	1,314.0	15.1%
8	37.9	1.5%					37.9	0.4%
Total	2,482.1	100.0%	172.7	100.0%	6,040.4	100.0%	8,695.1	100.0%



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Proposed Expansion Areas





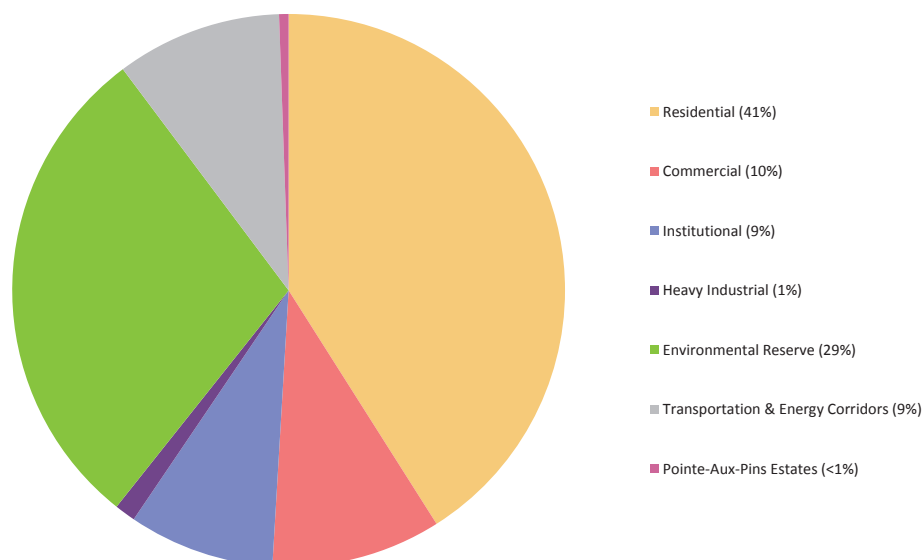
CITY OF
FORT SASKATCHEWAN
ALBERTA

How would the expansion areas be used?

Of the 2,007.7 ha, **60%** of the expansion areas (1,193.9 ha) is intended to accommodate future **residential, commercial and institutional** land uses. Another **1%** (24.6 ha) is intended to accommodate **future heavy industrial development**, while **29%** (583.7 ha) is intended to be **environmental reserve** to protect wetlands, Ross Creek and lands within the North Saskatchewan River valley.

The expansion lands within the river valley could allow extension of the City's river valley park and trail system and provide recreation opportunities for future residents living in the south expansion area. The remaining **10%** of the expansion areas **includes Pointe-Aux-Pins Estates** and lands that accommodate **existing** linear infrastructure (**pipelines, power lines, roads and rail right-of-way**) as well as future pipeline corridor expansion.

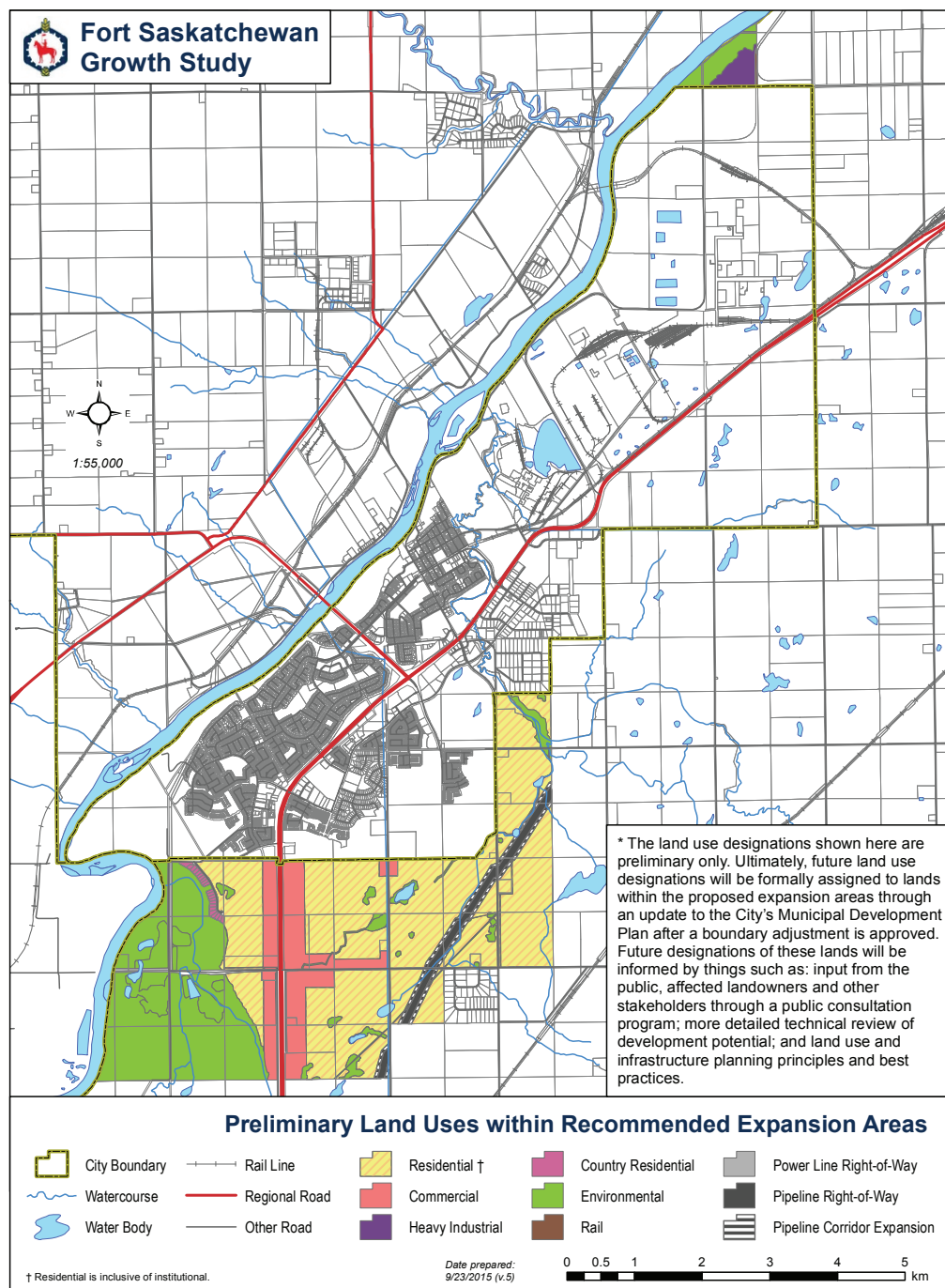
Anticipated Distribution of Land Uses for Recommended Expansion Areas





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ALBERTA

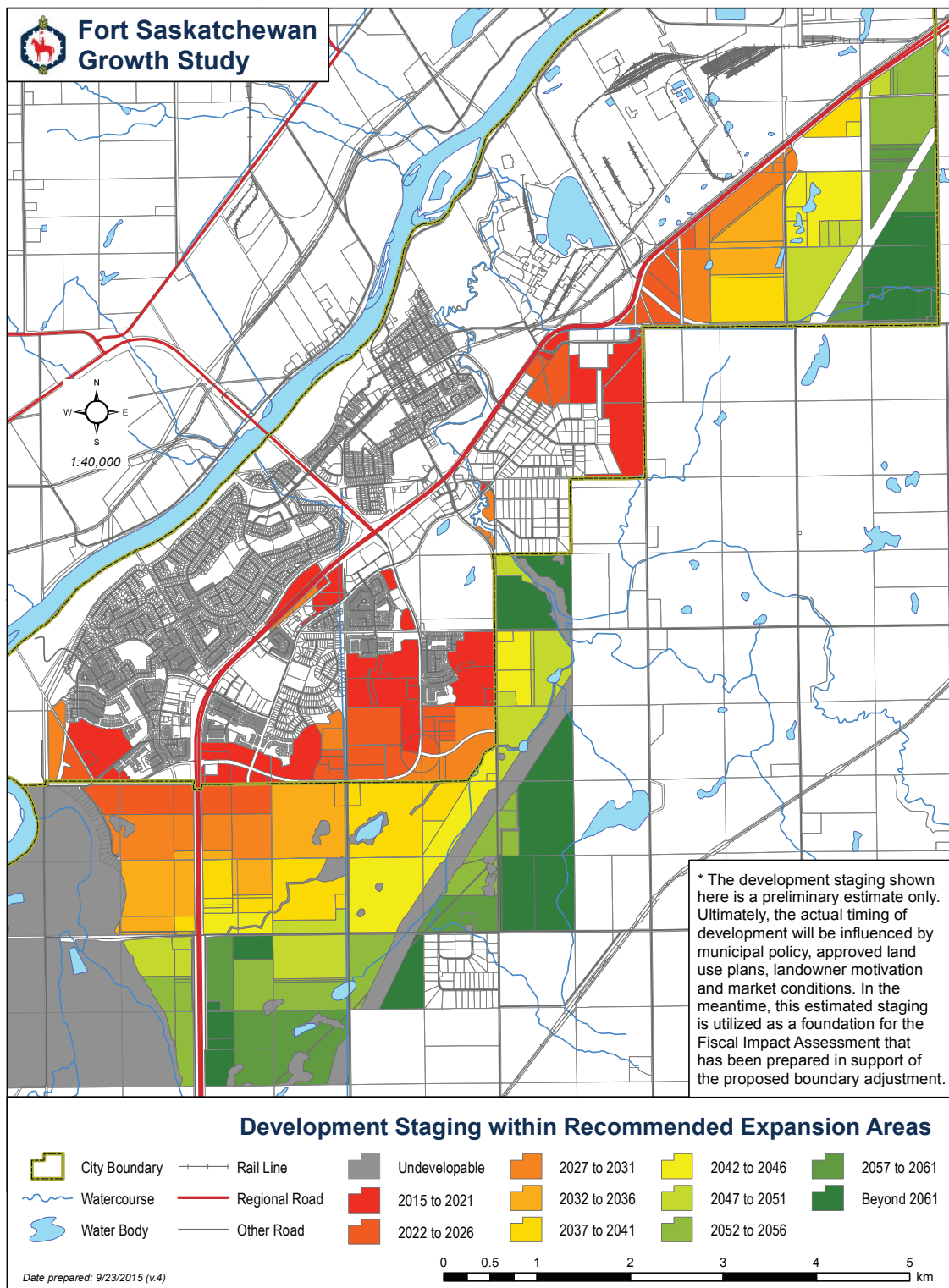
Preliminary Land Uses





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Development Staging





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What is a Financial Impact Assessment?

To date, the **Financial Impact Assessment** has determined the financial impacts associated with growth within the current City boundary and the proposed expansion areas over a 25-year period ending in 2041.

The analysis includes forecasted costs, recoveries, assessment, and tax impacts associated with the combined area of the current City and the expansion areas.

The Financial Impact Assessment considers the impact on: (1) the City, (2) the County, and (3) landowners within the expansion areas. An executive summary of the Financial Impact Assessment is available on the City's website. The full Assessment will be finalized once additional information from Strathcona County is available.



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ALBERTA

Total Capital Plan Expenditures (25 years)

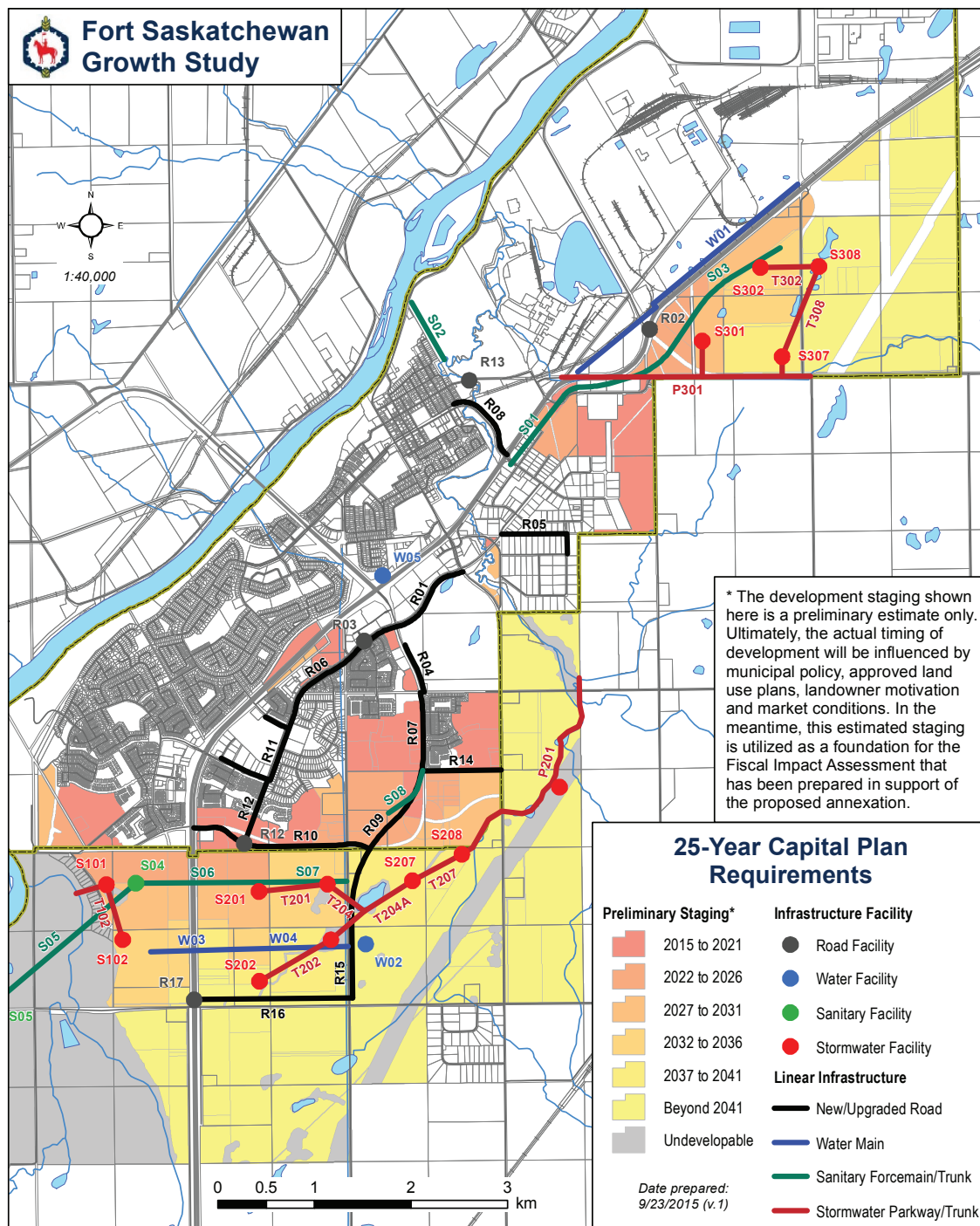
Expenditure Area	\$	%
Administration	\$ 13,576,056	2.6%
Buildings	\$ 40,235,144	7.8%
Cemetery	\$ 418,194	0.1%
Equipment	\$ 7,792,694	1.5%
Fire	\$ 18,458,580	3.6%
Parks	\$ 12,631,563	2.5%
Police	\$ 6,868,085	1.3%
Recreation & Culture	\$ 125,805,279	24.4%
Roads	\$ 127,752,893	24.8%
Sanitary	\$ 44,520,397	8.6%
Solid Waste Management	\$ 5,531,920	1.1%
Stormwater	\$ 27,693,629	5.4%
Transit	\$ 41,527	0.0%
Water	\$ 83,924,337	16.3%
Total	\$ 515,250,298	100.0%

Source of Financing	\$	%
Debentures	\$ 77,397,920	15.0%
Tax Levy	\$ 69,339,217	13.5%
Offsite Levies & Development Charges	\$ 117,496,527	22.8%
Grants and Allocations	\$ 251,016,634	48.7%
Total	\$ 515,250,298	100.0%



CITY OF
FORT SASKATCHEWAN
ALBERTA

Capital Plan Requirements (25 years)





CITY OF
FORT SASKATCHEWAN
ALBERTA

Anticipated Tax Levy Impacts

Period	Tax Levy Increase
2017–2021	0.90%
2022–2026	0.30%
2027–2031	1.25%
2032–2036	0.35%
2037–2041	1.60%

Debt Covenants

Debt Limit: peak at 89% in 2019, decrease to 6% in 2041.

Debt Servicing Limit: peak at 48% in 2019, decrease to 12% in 2041.



CITY OF
FORT SASKATCHEWAN
ALBERTA

What are the next steps?

It is very early in the process. Fort Saskatchewan has provided Strathcona County with a copy of the Growth Study, and is entering into consultations with landowners, the public and other affected stakeholders. Following consultation, Fort Saskatchewan may submit a formal annexation notice to Strathcona County.

If Fort Saskatchewan proceeds with annexation, how long will the process take?

After the formal annexation notice is submitted, the process is anticipated to take anywhere from eighteen months to three years. The length of the process will largely depend on how negotiations progress with the County. See the next board for a visual of the annexation application process.



CITY OF
FORT SASKATCHEWAN
ALBERTA

Stay Informed

Updates will be posted on the City's website at www.fortsask.ca.

Growth Study inquiries: Troy Fleming
General Manager of Infrastructure and Community Services
City of Fort Saskatchewan

Phone: [780.992.6159](tel:780.992.6159) / Email: tfleming@fortsask.ca

Landowner inquiries: Glenn Pitman
Community Liaison Officer

Phone: [780.720.1994](tel:780.720.1994) / Email: grow@fortsask.ca



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA



APPENDIX
2015 Key Stakeholder Meetings Presentation

G



Growth Study and Proposed Expansion Areas

Key Stakeholder Meetings
October 14 & 15, 2015



Inspiring sustainable thinking
islengineering.com

Growth Study Overview

- Projects future growth over 50-years to 2066
- Determines amount of land required beyond current boundaries
 - Residential, commercial, industrial & institutional
- Incorporates regional density targets
- Illustrates preliminary future land use



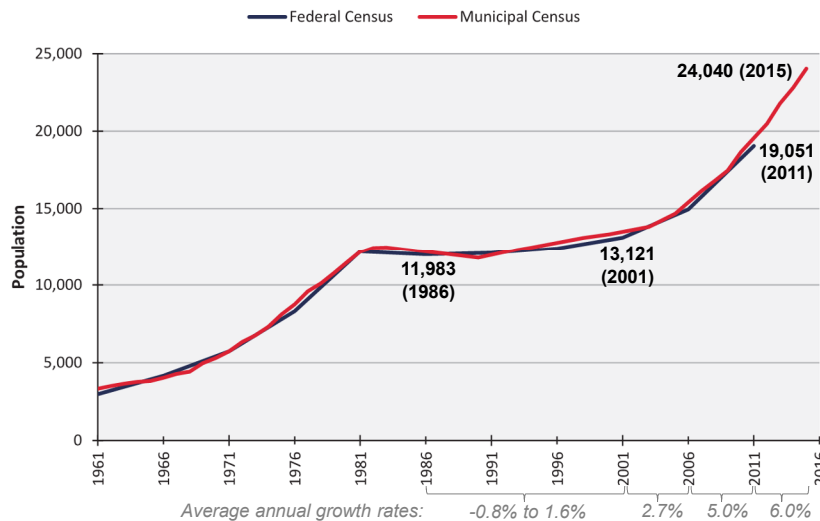
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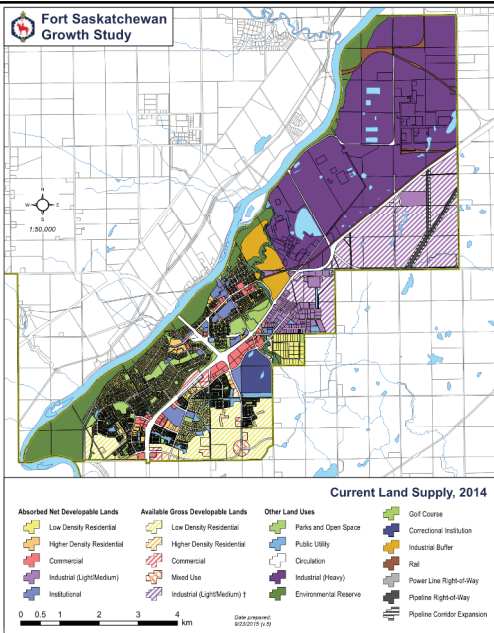
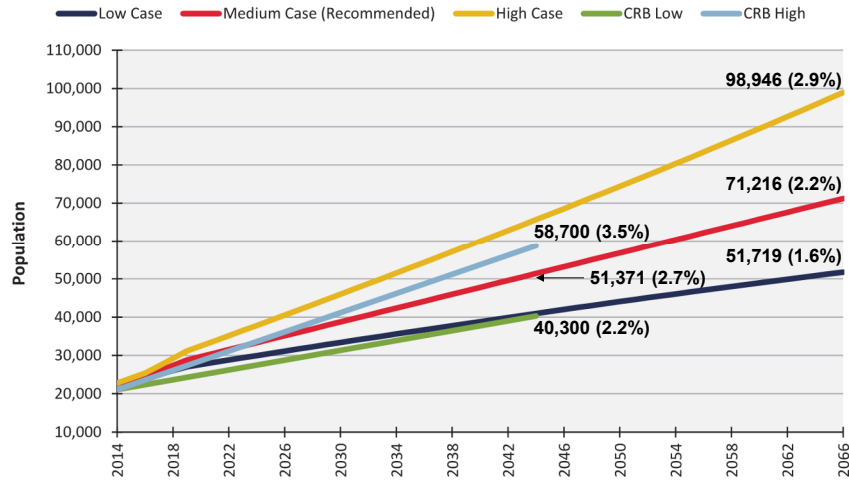
Why a Growth Study?

- Last boundary adjustment in 2002
 - 265 ha (4.1 quarters) for 30 years of residential & commercial growth
- Between 1986 and 2001, City's average annual growth rate ranged between -0.8% and 1.6%
- Actual growth since has exceeded expectations
 - 2.7% annually (2001 to 2006)
 - 5.0% annually (2006 to 2011)
 - 6.0% annually (2011 to 2015)
- Unanticipated growth and land consumption has depleted City's land supply sooner than expected

Historic Population Growth, 1961–2015



Population Projections, 2014–2066

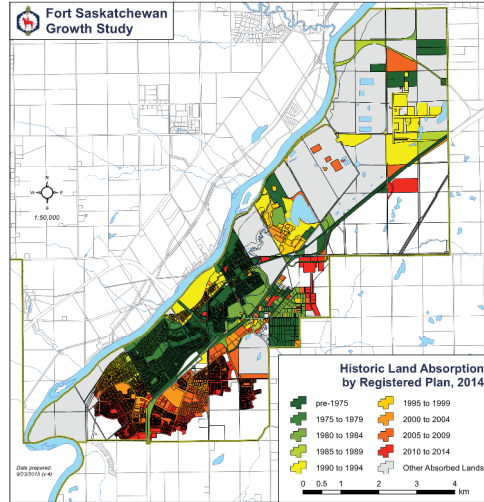


Land Supply, 2014

Land Use	Absorbed Land/Year	Reserve Years	Available Land/Year (sq)	Reserve Years
Low Density Residential	494.6	37.3	262.7	12.7
Higher Density Residential	416.5	9.6	35.2	4.2
Total Residential Land	911.1	46.9	307.9	16.9
Commercial	87.7	6.6	81.2	9.9
Industrial (Light & Medium)	135.2	10.2	599.1	65.8
Institutional	25.7	6.3	...	...
Total Non-Residential Land	248.6	23.1	680.3	47.1

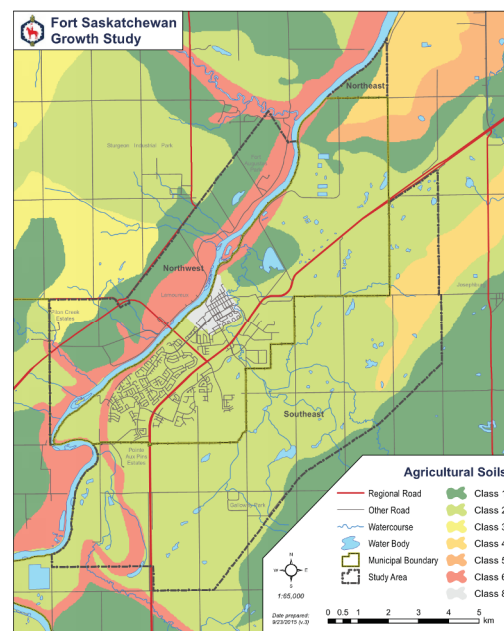
- Years to land supply depletion
 - Residential, 13 years
 - Commercial, 7 years
 - Light/Medium Industrial, >50 years

Historical Land Absorption



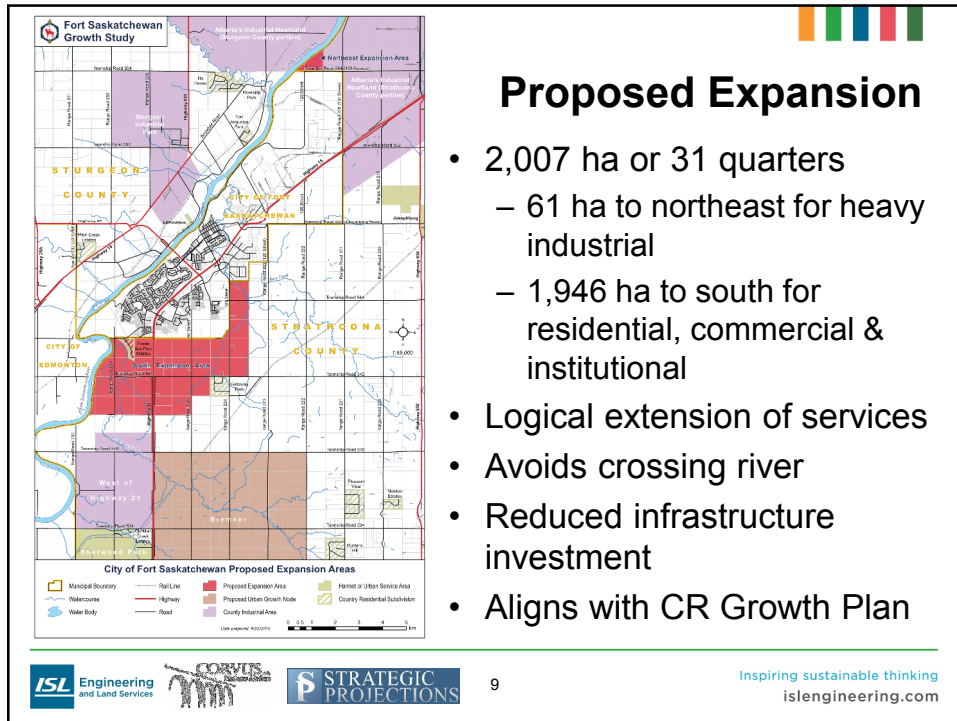
Time Period	Total Land Absorbed (ha)	Average Annual Absorption (ha)
1975 to 1984	250.4	25.0
1985 to 1994	415.0	41.5
1995 to 2004	219.7	22.0
2005 to 2014	558.7	55.9
Total Absorbed Land	1,533.7	56.0

- Average consumption of 56 ha per year in the last ten years
- Translates to nearly one quarter section per year

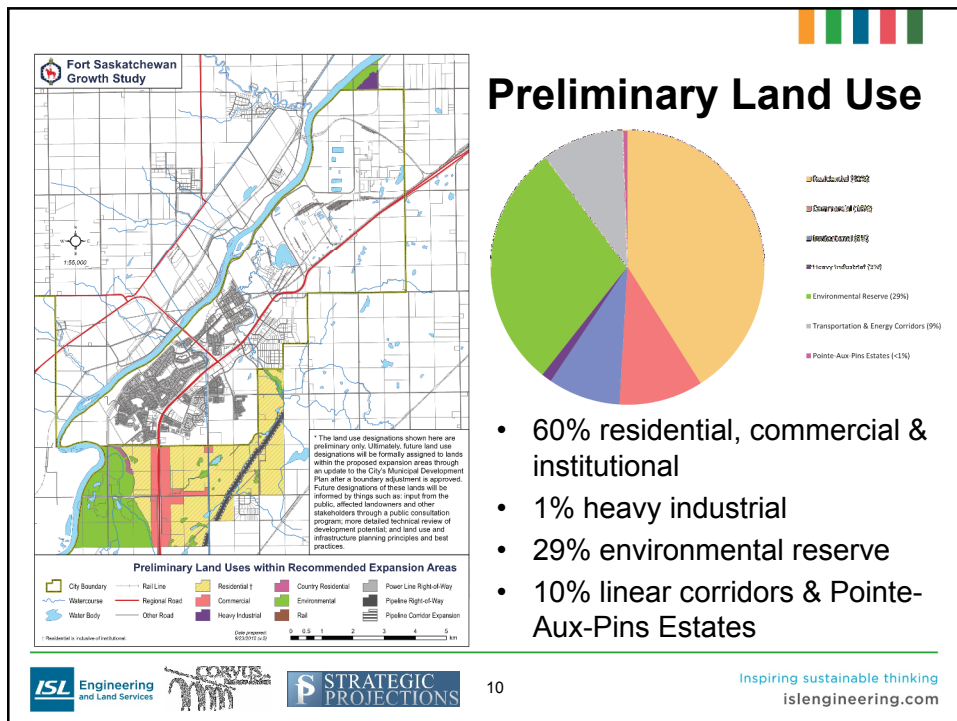


Study Areas

- ~8,700 ha total lands
- ~6,000 ha to southeast and ~170 ha to northeast in Strathcona County
- ~2,500 ha to northwest in Sturgeon County
- Class 2 soils to southeast
- Class 1 soils to northwest



9



10

Preliminary Staging

- Staging is conceptual only and is an input into Financial Impact Assessment
- Expansion beyond current boundary anticipated to begin in 2022 (south on either side of Highway 21)
- Build-out of Westpark & Southfort by 2031

11

Financial Impact Assessment Approach

- This financial impact assessment (FIA) compares the tax impact with annexation to a “sustainability threshold” of 3% (tax increases beyond 3% are not sustainable).
- This FIA is based on a pro forma analysis which provides insight into the future—it is forward looking. To support this analysis, detailed capital and operating plans required to support an expanded service area (i.e., City and annexation lands) were developed.
- The analysis includes the impact of inflation (3%) accept where noted. The results provide insight into future mill rates, debt, and other key indicators of the City’s future post-annexation.

12



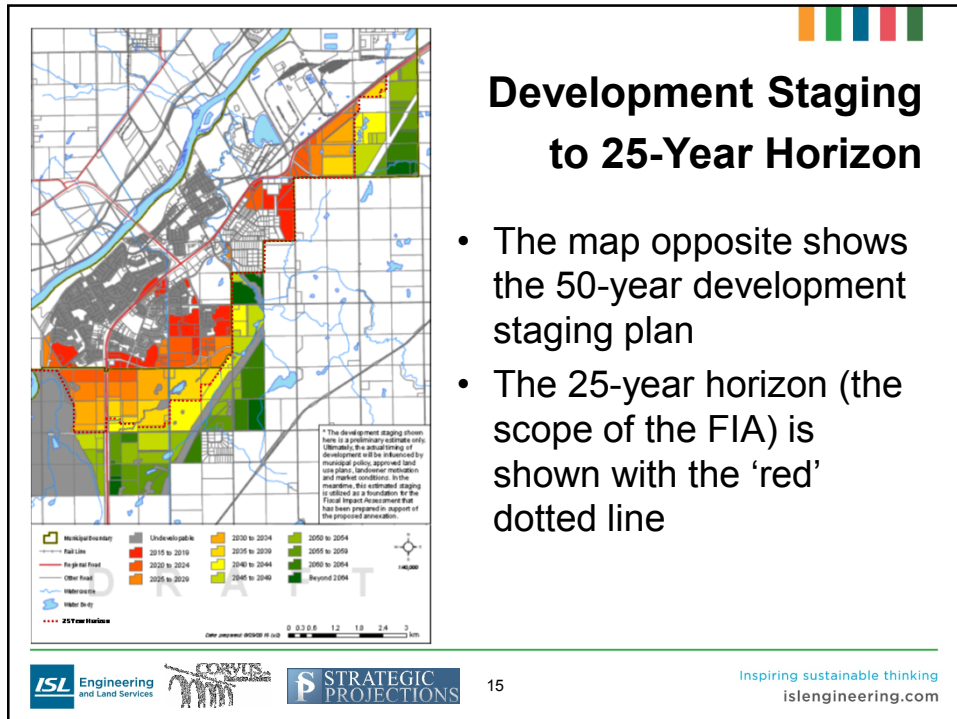
FIA Approach (continued)

- While the growth study prepared by ISL forecasts land requirements for a 50-year period, the FIA is limited to a 25-year review period because:
 1. It is sufficient to demonstrate financial viability of the City's proposed annexation.
 2. Infrastructure requirements (generally) remain within the current technological base.
 3. Capital and operating plan certainty is greater within a shorter review period (forecasting uncertainty increase over time).



FIA Approach (continued)

- Conservative assumptions are built into this FIA and serve to “test” and “stress” the annexation plan.
 - An assessment market growth rate of 0%
 - Water and sewer utility rate increases have been capped at 1%.
 - Significant contingencies have been included—\$72.5 million over the 25-year review period.
- The analysis reflects a generic plan and is not a budget or a reflection of approved policy changes. The capital and operating plans would ultimately require budget and policy review by Council.





Assessment

- The growth study contains the population projections, land requirements, land use classifications, and development staging, all of which are foundational to the assessment forecast that was created.
 - Base assessment in boundary
 - New assessment in boundary
 - Base assessment in annexation area
 - New assessment in annexation area
- Total assessment is forecast to increase from \$6.86 billion in 2017 to \$11.98 billion in 2041.



Tax Impacts on City

- Tax increases are forecast to stay well below the 3% sustainability threshold throughout the entire 25-year review period:
 - 2017 to 2021 - 0.90% per year
 - 2022 to 2026 - 0.30% per year
 - 2027 to 2031 - 1.25% per year
 - 2032 to 2036 - 0.35% per year
 - 2037 to 2041 - 1.60% per year

**Well below 3.0%
sustainability
threshold**

City Debt & Debt Servicing

- The City's debt limit is anticipated to peak at approximately 89% in 2019 as a result of a major expansion to the City's recreation facilities.
 - The debt limit decreases to approximately 6% by the end of the 25-year review period.
- The debt servicing limit peaks at approximately 48% in 2019
 - The debt servicing limit decreases to approximately 12% by the end of the 25-year review period.
- Neither the debt limit nor the debt service limit are breached during the 25-year review period.

Impacts on Expansion Area Landowners

- Annexation area residents are not impacted by the proposed annexation, assuming the request by the City of Fort Saskatchewan for tax protection is granted:
 - Annexation area properties be taxed at the lower of County or City mill rates, and
 - The “grandfathering” of tax status for annexation area properties, for the 50 year annexation timeframe (in the absence of a triggering event).

Impacts on County

- To be completed this fall



Process and Next Steps

- Growth Study provided to County and consultations underway
- Following consultation, City may submit notice of intent to annex to County, MGB & affected stakeholders
- If City proceeds with annexation, process anticipated to take 18 months to 3 years
- Length of process dependent upon progression of negotiations with County



APPENDIX
2018 County Invite Letters
to Affected Residents

H

September 12, 2018

NAME
ADDRESS

RE: Fort Saskatchewan annexation update

Dear Strathcona County resident:

When we wrote to you in March 2015, Fort Saskatchewan was in the process of completing its growth plan.

Upon completion of the growth plan, technical reviews continued between administrative staff of the two municipalities. The 2017 municipal election triggered new conversations between our two municipalities about how best to accommodate regional growth. Strathcona County and the City of Fort Saskatchewan have agreed that a collaborative approach is the best option for addressing regional growth challenges and managing the impact to our residents and their tax dollars.

Accordingly, on September 11, Strathcona County and the City of Fort Saskatchewan councils approved an agreement, enabling the City to proceed with annexation for a negotiated area of expansion for the City of Fort Saskatchewan (map of the affected area attached for your reference). With approval of this motion, our collaborative efforts will continue as we also explore an alliance to enhance our respective interests in the region.

You are receiving this letter as you live in the proposed annexation area. As part of our negotiations, the revised proposal is for Fort Saskatchewan to receive 952 hectares. This is substantially less than Fort Saskatchewan's 2015 request for almost 2,000 hectares; impacting fewer Strathcona County households directly.

Please be assured that Strathcona County is doing everything in its power to minimize any impact to you as an affected resident. Ensuring your best interests, as one of the residents directly affected by the proposed negotiated annexation, is a priority. Please see the attached frequently asked questions (FAQ) for further information.

In addition, we have scheduled a landowners' meeting for **Friday, September 14 from 6 to 8 p.m. at the Dow Centennial Centre, Lions Pride Room, in Fort Saskatchewan**. I will be making a statement at approximately 6:30 p.m., and will be available for questions.

.../2

A number of factors influenced these developments:

- A careful analysis of Fort Saskatchewan's growth strategy confirms that the city will be out of land in about 10 years. The City needs to know where it is growing, so that it can plan in advance of that deadline.
- The Boundary Accord Agreement, signed by previous Councils in 2001, dealt with long-term growth, based on projections at the time, and purported to put a moratorium on annexing land until 2031. The 2001 agreement between the two municipalities, however, is not binding on the provincial government, which decides annexations.
- Provincial history shows that in over 97 per cent of cases, the annexing party is granted all or most of the lands requested. Contesting an annexation could see us spend over three years in the process, and spend millions of dollars on legal and experts' fees.

A negotiated deal, however, saves land and tax dollars.

Strathcona County and Fort Saskatchewan are committed to each other's success, and to working together to develop solutions that benefit the region as a whole. As neighbouring communities, we have much in common. By working together, we believe we can support our industrial tax bases, keep taxes low for our residents, business and industry, and integrate services to enhance delivery.

You can also expect to be contacted by the City of Fort Saskatchewan in the coming weeks for a more complete briefing of expected changes, once these are more fully known.

Paul Smith, your local Councillor continues to follow our progress closely. Please feel free to contact Paul with your questions related to the annexation or future discussions on integrating services – Paul.Smith@strathcona.ca or at his office 780-464-8147.

Yours truly,

Rod Frank
Mayor
Strathcona County

Attachments

cc: Council
Executive Team
Municipal Directors

September 21, 2018

RE: Fort Saskatchewan annexation update

Dear Strathcona County resident:

I am scheduling another opportunity to talk to affected residents about the recent announcement on our negotiated annexation agreement with the City of Fort Saskatchewan. Our first residents' meeting on September 14, 2018, did not provide residents with much notice and I have heard some of you did not see the Mayor's letter in time.

As a Strathcona County resident who lives within the proposed annexation area, please join me on **October 1, 2018 from 6:00 pm to 8:00 pm in the Alberta Room of the Comfort Inn, 120 Town Crest Road, Fort Saskatchewan.**

We can talk about why Strathcona County chose to take a collaborative approach to accommodate regional growth. I will also be asking you how I can best represent you over the next year or two as we work with the City of Fort Saskatchewan to manage the impact on you and your family.

We will have information about your role in the upcoming process with the Municipal Government Board (Government of Alberta), who will make the final decision on whether or not our annexation proposal will proceed.

We can also talk about how both communities also agreed to look farther down the road. Together we are doing an in depth analysis of our municipal operations looking for opportunities to align our services and provide better value to our taxpayers.

If you are unable to attend on October 1st, Fort Saskatchewan is also hosting consultations on October 2nd and 4th, and will be sending you an invitation directly. As your Councillor, I will be attending 3 out of 4 of these Fort Saskatchewan events (I am not available for the afternoon session on October 2nd).

It is my hope that we will have an opportunity to talk personally over the next few weeks. As always, you are welcome to contact me directly (780-464-8147 or paul.smith@strathcona.ca) about this or any other matter for assistance.

Sincerely,

Paul Smith, Councillor – Ward 5



APPENDIX

City and County Joint News Releases and Webpages

I

News & Announcements

Councils Support Annexation

Post Date: September 12, 2018 10:00 am

Strathcona County and the City of Fort Saskatchewan councils approved an agreement at their September 11 council meetings, supporting a negotiated annexation, and exploration of a more formal alliance. Fort Saskatchewan will next submit a Notice of Intent to Annex with the Municipal Government Board.

The annexation application is for 952 hectares of land. This is less than Fort Saskatchewan's 2015 ask of almost 2,000 hectares, and no longer includes a parcel of industrial land north of the city. The lands to be annexed will impact approximately 50 Strathcona County properties.

Gale Katchur, Mayor of Fort Saskatchewan, says, "This is great news for the prosperity of our region as it ensures we are able to accommodate continued residential and commercial growth as a result of our strong economy. We share a common responsibility with our closest neighbour to provide quality communities and excellent service, not just for today's residents but for our future residents as well.

"This agreement supports economic prosperity through the responsible management of lands to ensure a diverse supply of housing and commercial amenities for incoming residents to our region."

Mayor Rod Frank says Strathcona County Council considered a number of factors in coming to its decision.

"We analyzed Fort Saskatchewan's growth assumptions, and confirmed their needs. Provincial history shows that in over 97 per cent of annexation cases since 1995, the annexing party was granted all or most of the lands requested.

"By negotiating a deal, we have saved the County land and money, and preserved the tax base.

"In addition, for the first time ever in Alberta, two communities of our size will pursue an Alliance Exploration Agreement, and examine longer-term solutions. Going forward, we will discuss a collaboration that will enhance mutual interests. Our goal will be to improve services and save costs for our citizens. We will look to the future."

Mayor Franks adds, "A collaborative approach provides us with an opportunity to explore a shared vision for our future."

Strathcona County and the City of Fort Saskatchewan also share in the commitment to minimize the impact on affected residents and to ensure services to them are maintained. In annexation applications, it is standard practice for municipalities to consult with landowners on conditions such as taxation.

Both municipalities will be meeting with landowners in September and October to receive feedback and outline the proposed process going forward.

To view a copy of the Alliance Exploration Agreement, visit strathcona.ca/alliance or fortsask.ca/annexation.

[Return to full list >>](#)

Strathcona County, Fort Saskatchewan councils support negotiated annexation, explore alliance

[Share](#) |

September 12, 2018



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Set in the centre of Alberta’s energy and agricultural heartland, Strathcona County is a thriving, successful and vibrant community of over 98,000 residents. Strathcona County is made up of the urban area of Sherwood Park and a large adjacent rural area of farms, acreages and smaller

hamlets. It is home to 75 per cent of refining in Western Canada. With a focus on economic, governance, social, cultural and environmental sustainability, Strathcona County is committed to balancing the unique needs of its diverse community.

Fort Saskatchewan, home to more than 26,300 people, is a vibrant economic and cultural hub located just 15 minutes northeast of Edmonton on the banks of the North Saskatchewan River. The City of Fort Saskatchewan provides an exceptional quality of life with state of the art recreation including 75 kilometres of outdoor trails, culture and historic amenities including a performing arts theatre and fitness centre within the Dow Centennial Centre and the 1875 – 1885 NWMP Fort Representation in historic downtown.

- 30 -

Contact: Strathcona County Communications - 780-410-6595 
Fort Saskatchewan - Mayor Gale Katchur - 780-992-6220 

January 2016

December 2015

November 2015

October 2015

September 2015

August 2015

July 2015

June 2015

May 2015

April 2015

March 2015

February 2015

[April 2014](#)

[March 2014](#)

[February 2014](#)

[January 2014](#)

[Back to top](#)

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2001 Sherwood Drive
Sherwood Park, Alberta
Canada T8A 3W7

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info@strathcona.ca

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Annexation

The City of Fort Saskatchewan and Strathcona County councils have approved a negotiated area of expansion for the City of Fort Saskatchewan, and will proceed with an uncontested annexation. Both councils will also move immediately to explore an alliance to enhance their respective interests in the region.

Our communities have taken a collaborative approach to address regional growth challenges and opportunities. The approach is aligned with the Municipal Government Act (MGA) and Edmonton Metropolitan Region Board (EMRB) principles.

The agreement ensures Fort Saskatchewan has the land it needs to grow, when ready to do so, and provides for another 35 years of contiguous growth (current 10 plus 25 years). Fort Saskatchewan will receive a total 952 ha, and the boundaries will run along Range Road 542 and the major pipeline corridor.

As neighbouring communities, we have much in common and choose to work together to support our industrial tax bases, keep taxes low for our residents, business and industry, and integrate services to enhance delivery. Strathcona County and Fort Saskatchewan are committed to each other's success, and to working together to develop solutions that benefit the region as a whole.

FAQs

What is annexation?

Annexation is the process by which boundaries are changed to facilitate the transfer of lands from one municipality to an adjacent municipality. In this case, lands will transfer from Strathcona County to the City of Fort Saskatchewan. Properties within an annexation area experience a change in jurisdiction from one municipality to the other.

Strathcona County landowners, who own land annexed by Fort Saskatchewan, will transition from receiving services and paying taxes to Strathcona County to receiving services and paying taxes to Fort Saskatchewan. Annexation does not affect ownership rights.

Why has Strathcona County agreed to an uncontested annexation (in light of Boundary Accord)?

The Boundary Accord, signed by both Councils in 2001, dealt with long-term growth, based on projections at the time, and purported to put a moratorium on annexing land until 2031. The 2001 agreement between the two municipalities, however, is not binding on the provincial government, the decision maker in annexations.

In other words, the County or the Fort could choose to ignore it, and the provincial government authorities (the decision maker) would be completely free in dealing with matters.

When released in 2015, Strathcona County reviewed and clarified many of the assumptions presented in the city's growth plan. Based on our review and ongoing discussions, we confirmed the city is facing growth pressures, and agreed to negotiate a mutually-satisfactory solution.

Our two municipalities have much in common. We have chosen to work together to support our industrial tax bases, keep taxes low for our residents, businesses and industries, and integrate services to enhance delivery. Annexations cost millions of dollars in legal and experts' fees, and on average take over three years to resolve. By pursuing a mutually-agreeable annexation, both municipalities save time and money - contested annexations are both costly and time consuming, and in over 97 per cent of cases since 1995, have resulted in all or most of the land requested being awarded.

What was the Growth Study?

The City of Fort Saskatchewan completed a Growth Study and Financial Impact Analysis in 2015. The results of these studies were shared through open houses and stakeholder engagement events.

How does this agreement preserve agriculture land?

By negotiating a smaller annexation area, we have successfully preserved more than half of the land originally requested, while addressing growth pressures. The agreement ensures Fort Saskatchewan has the land it needs to grow, when ready to do so, and provides 952 hectares (less than 50 per cent of the original ask of almost 2,000 hectares).

What's the impact on me?

Looking after citizens and minimizing the impact on them is of prime importance.

In the near term (1-2 years) you will not be greatly impacted, beyond receiving information from both municipalities involved. You will also have an opportunity to provide feedback during the consultation process. If the annexation is approved by the Government of Alberta as proposed, you will become a Fort Saskatchewan resident. In the longer term, both municipalities has committed to negotiating terms that maintain your rural lifestyle until development occurs. We need your input on areas like services, roads and taxes so we can represent your needs in these negotiations.

How quickly is this going to happen?

This process to approve the annexation could take up to two years. Once initiated, both municipalities must negotiate in good faith. Public consultations must also take place. The timing of any proposed annexation going before the Municipal Government Board (MGB) for a hearing is dependent on how long those two consultations take. It is also influenced by how far in advance the MGB is booking hearings.

For comparison, the Town of Beaumont's annexation took a little over two years to get from the filing of the notice of intention to annex to the MGB. The City of Edmonton's application to annex Leduc will take a much longer period of time to get to the Board.

What will happen to my taxes?

Eventually there will be a transition to a Fort Saskatchewan tax structure. The duration of grandfathering will be determined during consultation; terms as long as 30 years are common. Both communities are committed to minimizing the impacts on affected residents for as long as possible. Affected residents will have several opportunities to share their thoughts through resident meetings and the Municipal Government Board process before any decision is made.

Will annexation have an impact on companies within the Industrial Heartland?

Alberta's Industrial Heartland area is a hugely positive example of regional cooperation. Annexations can lead to uncertainty, and impact investment. In this instance, taking a collaborative, negotiated approach should increase investor confidence in our commitment to industry in this region.

What is the expected impact on businesses in the affected area?

As with citizens, the impact will be minimal in the near term. More information on the terms of the annexation and transition provisions will be forthcoming.

What will happen to our services?

There will be no immediate impact to your services. More information on the terms of the annexation and transition provisions will be forthcoming.

What is the annexation process? Can I get involved?

Citizens who wish to oppose the annexation will be given the opportunity to provide input through the public consultation process, and can participate in the hearing held by the MGB.

Is this leading to amalgamation?

There is no plan in place for amalgamation at this time. Our two municipalities have much in common. In addition to annexation, both municipalities agree it makes sense to explore some options as they relate to providing services to citizens, while supporting residential, commercial and industrial growth in our region. All models of governance and service delivery will be explored and discussed in the near and long term as part of this agreement.

What's next?

The City of Fort Saskatchewan has issued a Notice of Intent to Annex. The next step is public consultation to better understand how landowners will be impacted and determine what the City can do to enable a smooth transition. Following consultation, Fort Saskatchewan will submit a formal application to Municipal Government Board. Find out more information about the [Boundary Adjustment Process](#).

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-16.5°C

Fort Saskatchewan, Strathcona County negotiated annexation, alliance agreement

Strathcona County and the City of Fort Saskatchewan councils approved an agreement at their September 11 council meetings, supporting a negotiated annexation, and exploration of a more formal alliance.

[Alliance exploration agreement \(904.4 KB\)](#)

[Proposed Annexation Area \(765.5 KB\)](#)

1. What is annexation?

Annexation is the process by which boundaries are changed to facilitate the transfer of lands from one municipality to an adjacent municipality. In this case, lands will transfer from Strathcona County to the City of Fort Saskatchewan. Properties within an annexation area experience a change in jurisdiction from one municipality to the other.

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2. Why has Strathcona County agreed to a negotiated annexation (in light of Boundary Accord)?

The Boundary Accord, signed by both Councils in 2001, dealt with long-term growth, based on projections at the time, and purported to put a moratorium on annexing land until 2031. The 2001 agreement between the two municipalities, however, is not binding on the provincial government, the decision maker in annexations.

In other words, the County or the Fort could choose to ignore it, and the provincial government authorities (the decision maker) would be completely free in dealing with matters.

When released in 2015, Strathcona County reviewed and clarified many of the assumptions presented in the city's growth plan. Based on our review and ongoing discussions, we confirmed the city is facing growth pressures, and agreed to negotiate a mutually-satisfactory solution.

Our two municipalities have much in common. We have chosen to work together to support our industrial tax bases, keep taxes low for our residents, businesses and industries, and integrate services to enhance delivery. Annexations cost millions of dollars in legal and experts' fees, and on average take over three years to resolve. By pursuing a mutually-agreeable annexation, both municipalities save time and money – contested annexations are both costly and time consuming, and in over 97 per cent of cases since 1995, have resulted in all or most of the land requested being awarded.

3. How does this agreement preserve agriculture land?

By negotiating a smaller annexation area, we have successfully preserved more than half of the land originally requested, while addressing growth pressures. The agreement ensures Fort Saskatchewan has the land it needs to grow, when ready to do so, and provides 952 hectares (less than 50 per cent of the original ask of almost 2,000 hectares).

4. What's the impact on me?

Looking after citizens and minimizing the impact on them is of prime importance.

In the near term (1-2 years) you will not be greatly impacted, beyond receiving information from both municipalities involved. You will also have an opportunity to provide feedback during the consultation process. If the annexation is approved by the Government of Alberta as proposed, you will become a Fort Saskatchewan resident. In the longer term, both municipalities are committed to negotiating terms that maintain your rural lifestyle until development occurs. We need your input on areas like services, roads and taxes so we can represent your needs in these negotiations.

5. How quickly is this going to happen?

This process to approve the annexation could take up to two years. Once initiated, both municipalities must negotiate in good faith. Public consultations must also take place. The timing of any proposed annexation going before the Municipal Government Board (MGB) for a hearing is dependent on how long those two consultations take. It is also influenced by how far in advance the MGB is booking hearings.

For comparison, the Town of Beaumont's annexation took a little over two years to get from the filing of the notice of intention to annex to the MGB. The City of Edmonton's application to annex Leduc will take a much longer period of time to get to the Board.

6. What will happen to my taxes?

Eventually there will be a transition to a Fort Saskatchewan tax structure. The duration of grandfathering will be determined during consultation; terms as long as 30 years are common. Both communities are committed to minimizing the impacts on affected residents for as long as possible. Affected residents will have several opportunities to share their thoughts through resident meetings and the Municipal Government Board process before any decision is made.

7. Will annexation have an impact on companies within the Industrial Heartland?

Alberta's Industrial Heartland area is a hugely positive example of regional cooperation. Annexations can lead to uncertainty, and impact investment. In this instance, taking a collaborative, negotiated approach should increase investor confidence in our commitment to industry in this region.

8. What is the expected impact on businesses in the affected area?

As with citizens, the impact will be minimal in the near term. More information on the terms of the annexation and transition provisions will be forthcoming.

9. What will happen to our services?

There will be no immediate impact to your services. More information on the terms of the annexation and transition provisions will be forthcoming.

10. What is the annexation process? Can I get involved?

Citizens who wish to oppose the annexation will be given the opportunity to provide input through the public consultation process, and can participate in the hearing held by the MGB.

11. Is this leading to amalgamation?

There is no plan in place for amalgamation at this time. Our two municipalities have much in common. In addition to annexation, both municipalities agree it makes sense to explore some options as they relate to providing services to citizens, while supporting residential, commercial and industrial growth in our region. All models of governance and service delivery will be explored and discussed in the near and long term as part of this agreement.

12. What's next?

The City of Fort Saskatchewan has issued a Notice of Intent to Annex. The next step is public consultation to better understand how landowners will be impacted and determine what the City can do to enable a smooth transition. Following consultation, Fort Saskatchewan will submit a formal application to Municipal Government Board.

[Boundary adjustment process chart](#)

Communications
Phone: 780-410-6595 
info@strathcona.ca

Related topics

Shared Recreation Pass

**Strathcona County / City of Fort
Saskatchewan Intermunicipal
Relations Committee**

**Edmonton Metropolitan Region
Board**

Last updated: Thursday, September 20, 2018
Page ID: 50351

[Back to top](#)

County Hall

2001 Sherwood Drive
Sherwood Park, Alberta
Canada T8A 3W7

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info@strathcona.ca

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APPENDIX
2018 City Invite Letters to Owners

J

September 19, 2018

Landowner

«ADDRESS»

«CITY», «PROVINCE» «POSTAL_CODE»

An Invitation from Fort Saskatchewan City Council

Dear «Owners_Names»

The City of Fort Saskatchewan has been in talks with Strathcona for several years on our regional growth options. On Tuesday, September 11 Fort Saskatchewan City Council approved a Notice of Intent to annex lands from Strathcona County. In addition, both Councils approved entering into an Alliance Agreement to take a closer look at how we provide programs and services to our residents.

It is our understanding that you have received this information from Strathcona County and were invited to an information session on Friday, September 14th. The City of Fort Saskatchewan is also holding landowner meetings on October 2 and 4 so we can meet and discuss what comes next in the annexation process. We know that you have lots of questions that need answers.

Council invites you to attend a **landowner's meeting** with us to discuss what to expect from this point forward. Both sessions are identical and are intended to provide a daytime or evening option. Both sessions are identical and are intended to provide a daytime or evening option.

Dates:

Tuesday, October 2	1 – 4 pm
Thursday, October 4	6 – 9 pm

Location: Dow Centennial Centre, Lions Mane, 8700 – 84 Street.

We will provide details on the following:

- How the proposed expansion area was determined;
- The timeframe for the process and any future development;
- How decisions will be made; and
- How landowners can participate in the process.

More information is available at www.fortsask.ca/annexation and we hope that you have the opportunity to join us.

Sincerely,



Mayor Gale Katchur

September 19, 2018

«MINERAL_RIGHTS_OWNER_NAMES»

«ADDRESS»

«CITY», «PROVINCE» «POSTAL_CODE»

An Invitation from Fort Saskatchewan City Council

Dear «MINERAL_RIGHTS_OWNER_NAMES»

The City of Fort Saskatchewan has been in talks with Strathcona for several years on our regional growth options. On Tuesday, September 11 Fort Saskatchewan City Council approved a Notice of Intent to annex lands from Strathcona County. In addition, both Councils approved entering into an Alliance Agreement to take a closer look at how we provide programs and services to our residents.

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Sincerely,



Mayor Gale Katchur



APPENDIX

Notice of Intent to Annex

K



ALBERTA
MUNICIPAL AFFAIRS

Office of the Minister
MLA, Leduc-Beaumont

1240-20/PROPOSED
ANNEXATION

AR95471

OCT 18 2018

Ms. Janice Agrios, QC
Kennedy Agrios LLP
1325 Manulife Place
10180 - 101 Street
Edmonton AB T5J 3S4

Dear Ms. Agrios,

Thank you for your letter of October 10, 2018, informing me that the City of Fort Saskatchewan is initiating the annexation of land from Strathcona County.

The Municipal Government Board (MGB) is responsible for annexations. If you have questions regarding the annexation process, please contact Rick Duncan, MGB Case Manager, at 780-422-8652 or richard.duncan@gov.ab.ca.

Best wishes for the development of your annexation application.

Sincerely,

Hon. Shaye Anderson
Minister of Municipal Affairs

cc: **Gail Katchur, Mayor, City of Fort Saskatchewan**
Rod Frank, Mayor, Strathcona County
Rick Duncan, Case Manager, Municipal Government Board
Michael Scheidl, Manager, Intermunicipal Relations, Municipal Affairs

CITY OF FORT SASKATCHEWAN			
File No.	RECEIVED		
Mayor	Council	City Manager	771
OCT 25 2018			
Also Received:			
CS	CPS	GST	
132	780	780	780

132 Legislature Building, 10800 - 97 Avenue, Edmonton, Alberta T5K 2B6 Canada Telephone 780-427-3744 Fax 780-422-9550

Printed on recycled paper

Copy to
Janel
Oct 29/18
CJF

→ TROY

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

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

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	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
I	All of NW 17-54-22-W4M, also including: Lot 1, Plan 892 2284 Adjacent Government Road Allowance to the west
J	Portion of NE 17-54-22-W4M north and west of Right-of-Way Plan 822 1180
K	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
L	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
M	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
N	Portion of N½ 12-54-23-W4M within Road Plan 487TR
O	Portion of NW 7-54-22-W4M within Road Plan 852 1637

Schedules B1 and B2

Schedule B1: Proposed Annexation Area (map)

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

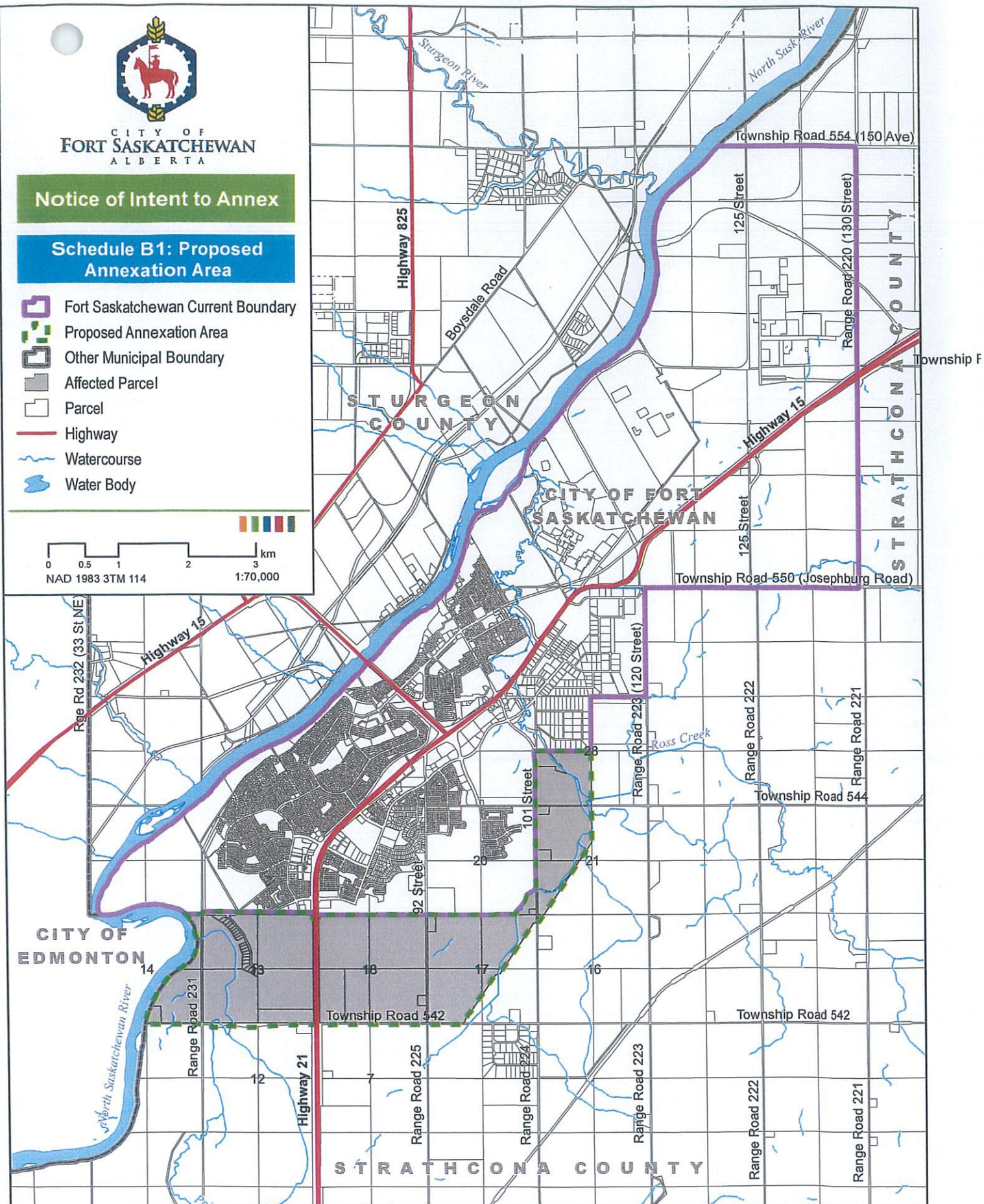
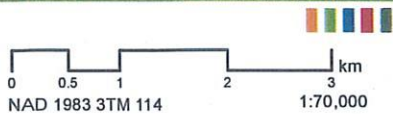


CITY OF
FORT SASKATCHEWAN
ALBERTA

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



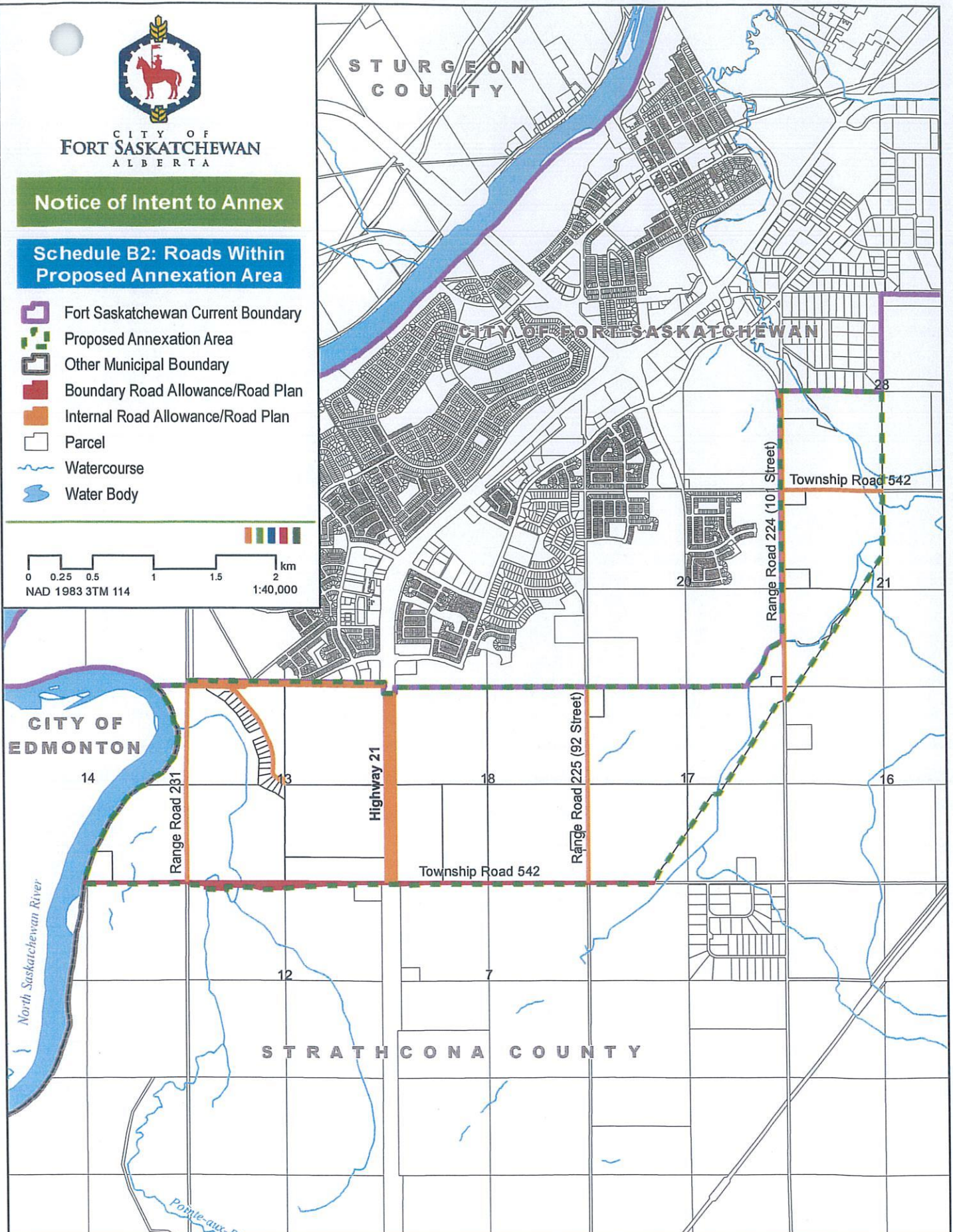
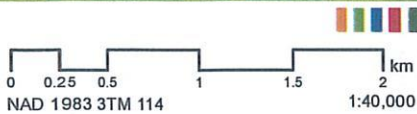


CITY OF
FORT SASKATCHEWAN
ALBERTA

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



APPENDIX

2018 Open House Advertisement Materials

L

Let's Talk **WHERE DO WE GROW FROM HERE?**

Find out more about
Fort Saskatchewan's growth plans
PUBLIC SESSION

Tue Oct. 2, 6-9pm
Thu Oct. 4, 1-4pm

Lions Mane Meeting Room
Dow Centennial Centre, 8700 - 84 Street

View displays on:

- Population Projections
- Proposed Growth Areas • Outline of Process

Ask questions! We will provide answers.

More information at fortsask.ca/growthstudy

Let's Talk
**WHERE DO WE
GROW FROM HERE?**
Find out more about
Fort Saskatchewan's growth plans
PUBLIC SESSION

**Tue Oct. 2, 6-9pm
Thu Oct. 4, 1-4pm**
Lions Mane Meeting Room
Dow Centennial Centre



Let's Talk



**WHERE DO
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PUBLIC SESSION



**WHERE DO
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Let's Talk **WHERE DO WE GROW FROM HERE?**

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Dow Centennial Centre, 8700 - 84 Street

View displays on:

- Population Projections
- Proposed Growth Areas
- Outline of Process

Ask questions!

We will provide answers.



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

removal from council.

Fleming.

During the meeting, Coun. Brian Kelly took the lead in the discussion especially around the issue of communication between council members and city staff. He brought up the example of two emails from councillors

Kelly said getting everything cleared up is to the benefit of Fleming since he has to know where he stands and what's expected of him.

Not everyone at the meeting was on board with following the rules to the letter. Mayor Gale Katchur too inflexible. "We've become really warned there could be

challenges if council became focused on how much we can talk to administration or not and how things get relaid out,"

Brenda Molter, the city's director of legislative services, goes over the draft city council code of conduct during the Sept. 18 committee of the whole meeting. Molter will be working on the code as she prepares to bring it to a regular city council meeting sometime soon.

Jeff Labine/Fort Record

code is a handy tool to have. The code of conduct is expected to return to a regular city council meeting sometime soon.

jlabine@postmedia.com
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Let's Talk WHERE DO WE GROW FROM HERE?

Find out more about
Fort Saskatchewan's annexation plans
PUBLIC SESSION

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- Find out more about:
- The proposed annexation area
 - Anticipated changes
 - Next steps

Tue Oct. 2, 6-9pm
Thu Oct. 4, 1-4pm
Lions Mane Meeting Room
Dow Centennial Centre

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 gotta love it!



CITY OF
FORT SASKATCHEWAN



Come & Go

Tummy Full full of options

Tummy Full fusion restaurant is finally open on Town Crest Road, just west of the Dow Centennial Centre.

The new, local, independent establishment offers a staggering selection of cuisines, from Italian, to Chinese to Indian and Pakistani.

You won't find beef on the menu, but you can get a lamb, vegetable or chicken burger. You can also get shakes, ice cream, fries, samosas, spring rolls, naan bread, butter chicken, Gol Gappay and a lot more.

New DNA test available

A new DNA test that helps determine how your body will react to various medicines is now available at AbEx pharmacy.

The myDNA medication report is the first of its kind to look at specific aspects of your genetic makeup and identify your response to various drugs. Anyone who is on multiple medications or has had severe reactions to a medication might benefit, says AbEx pharmacist Dalia Hamdy.

New fitness store opening

The new Gym Rats fitness training and supply store holds its grand opening next week.

Located at 8761 - 84 Street, east of the Dow Centennial Centre, the store offers fitness training, apparel and supplements. Its grand opening takes place Oct. 13 from 11 a.m. until noon.

The Sturgeon Creek Post welcomes business news good or bad for the Come & Go column. If you know of a new business or other business event, please contact the editor at 780-998-3777 or email: truscott@sturgeoncreek.ca

780-699-5019

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GRAND OPENING

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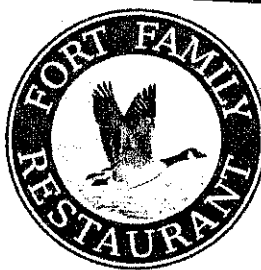
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7 am - noon

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10001 - 103 St. Fort Sask. **780-998-0060**

Let's Talk



CITY OF
FORT SASKATCHEWAN

You are invited to attend a session to learn more about Fort Saskatchewan's annexation plans.

Tuesday, Oct. 2 from 6 - 9 pm or,
Thursday, Oct. 4 from 1 - 4 pm

Lions Mane, Dow Centennial Centre
8700 - 84 Street

Find out more about:

- The proposed annexation area
- Anticipated changes
- Next steps



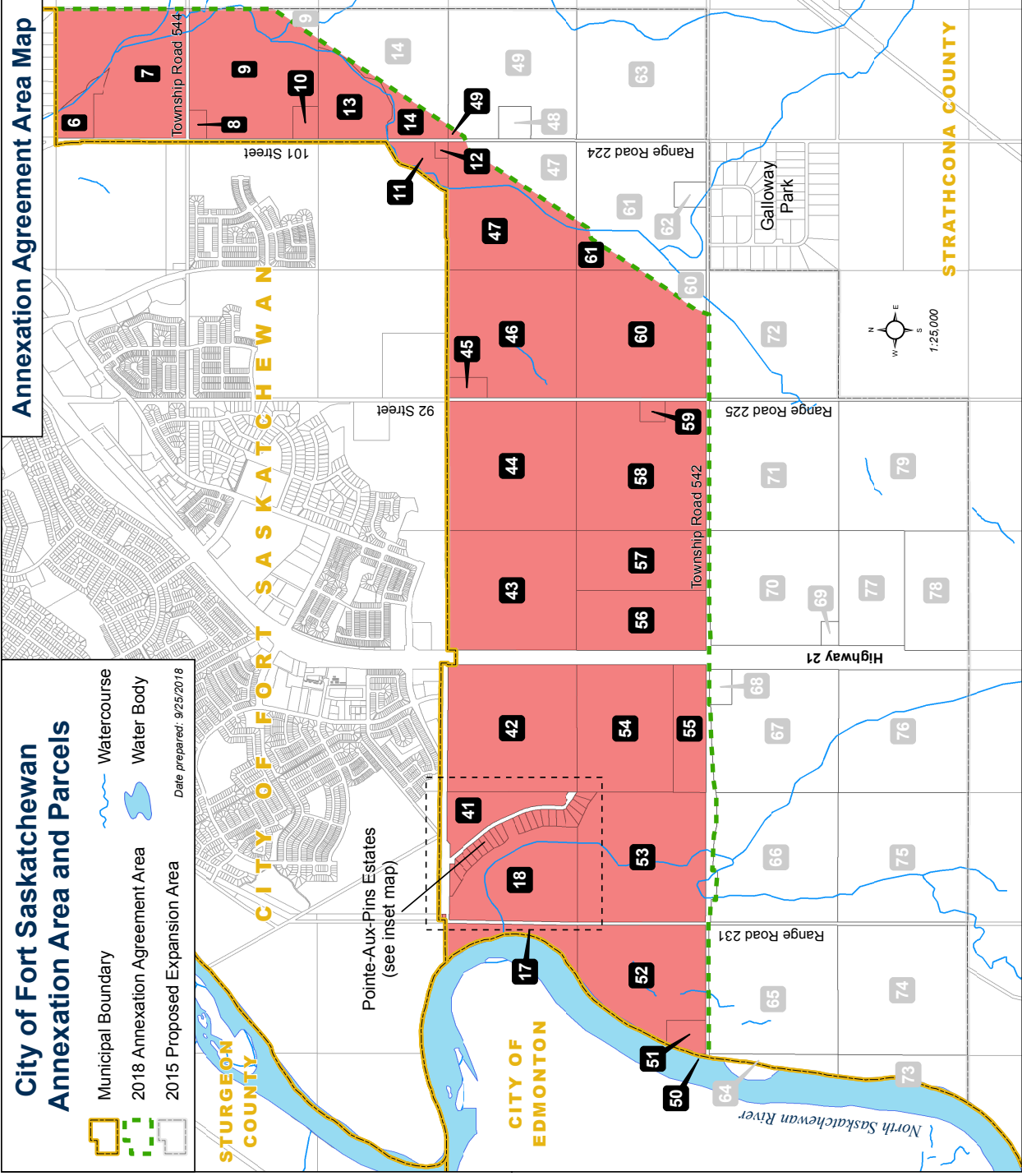
APPENDIX
2018 Open House Packages
and Display Boards

M

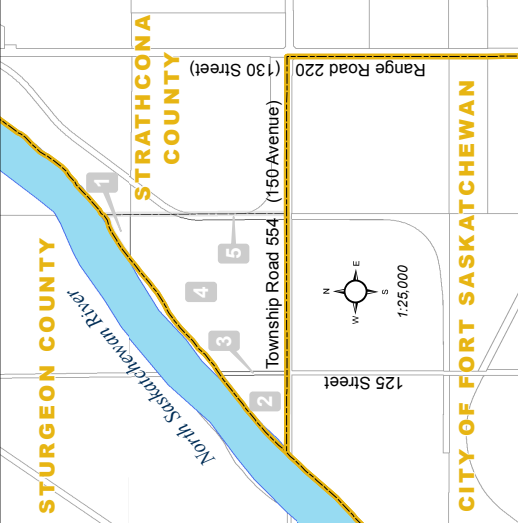
City of Fort Saskatchewan Annexation Area and Parcels

- Municipal Boundary
 - 2018 Annexation Agreement Area
 - 2015 Proposed Expansion Area
 - Watercourse
 - Water Body
- Date prepared: 9/25/2018

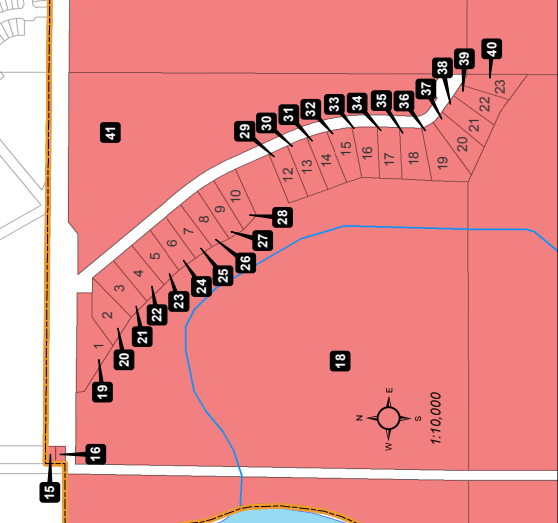
Annexation Agreement Area Map



Former Northeast Expansion Area (excluded from annexation)



Pointe-Aux-Pins Estates Inset Map



Parcel No.	Legal Description
6	Lot 1A, Plan 902 0569
7	Lot 2A, Plan 902 0569
8	Lot 1, Plan 932 3480
9	NW-21-54-22-W4
10	Area A, Plan 122 1687 (Substation Site)
11	SE-20-54-22-W4
12	SE-20-54-22-W4
13	Lot A, Plan 772 3007
14	SW-21-54-22-W4
15	24-54-23 W4M
16	SW 24- 54- 23 W4M
17	NE-14-54-23-W4
18	NW-13-54-23-W4
19	Lot 1, Block C, Plan 752 1001
20	Lot 2, Block C, Plan 752 1001
21	Lot 3, Block C, Plan 752 1001
22	Lot 4, Block C, Plan 752 1001
23	Lot 5, Block C, Plan 752 1001
24	Lot 6, Block C, Plan 752 1001
25	Lot 7, Block C, Plan 752 1001
26	Lot 8, Block C, Plan 752 1001
27	Lot 9, Block C, Plan 752 1001
28	Lot 10, Block C, Plan 752 1001
29	Lot 12, Block C, Plan 752 1001
30	Lot 13, Block C, Plan 752 1001
31	Lot 14, Block C, Plan 752 1001
32	Lot 15, Block C, Plan 752 1001
33	Lot 16, Block C, Plan 752 1001
34	Lot 17, Block C, Plan 752 1001
35	Lot 18, Block C, Plan 752 1001
36	Lot 19, Block C, Plan 752 1001
37	Lot 20, Block C, Plan 752 1001
38	Lot 21, Block C, Plan 752 1001
39	Lot 22, Block C, Plan 752 1001
40	Lot 23, Block C, Plan 752 1001
41	Block D, Plan 752 1001
42	NE-13-54-23-W4
43	NW-18-54-22-W4
44	NE-18-54-22-W4
45	Lot 1, Plan 892 2284
46	NW-17-54-22-W4
47	NE-17-54-22-W4
49	NW 16-54-22 W4M
51	SE-14-54-23-W4
52	SE-14-54-23-W4
53	SW-13-54-23-W4
54	SE-13-54-23-W4
55	SE-13-54-23-W4
56	Lot 1, Plan 072 7005
57	Lot 2, Plan 072 7005
58	SE-18-54-22-W4
59	Lot 1, Block 1, Plan 062 2015
60	SW-17-54-22-W4
61	SE 17-54-22 W4M



Annexation Frequently Asked Questions

1. What is the 2001 Boundary Accord?

The City's last annexation in 2002 was facilitated by the two Councils signing the 2001 Boundary Accord Agreement. The Boundary Accord dealt with long-term growth pressures in both the City and the County and, based on projections at the time, placed a moratorium on annexing land until 2031 unless mutually agreed to by both Councils. Overall, the Boundary Accord sought "to ensure the long-term stability of their respective boundaries to better provide long range planning, fiscal management, and delivery of services..."

2. What is the 2012 Common Bonds Agreement?

The 2012 Common Bonds Agreement was born out of the 2001 Boundary Accord. The City and County entered into an agreement to work with each other to "prepare an Intermunicipal Communications Protocol and further define the criteria for moving through the stages of the intermunicipal issue resolution process." The City and County followed the intermunicipal cooperation plan and protocols embedded within the Common Bonds Agreement in their discussions arising from the 2015 Growth Study and subsequent annexation negotiations.

3. What is the 2015 Growth Study?

Observing that Fort Saskatchewan's growth since 2001 was far exceeding the projections that the 2001 Boundary Accord was based on, the City undertook preparation of the 2015 Growth Study. The Growth Study projected Fort Saskatchewan's future growth over a 50-year horizon, and determined how much land would be required to accommodate that growth. It looked at both short and long-term growth projections, contemplated different types of growth (i.e. residential, commercial, industrial, and institutional), provided an assessment of future needs, and incorporated regional density targets as they existed at that time. The 2015 Growth Study recommended an expansion of 2,007 ha to accommodate 50 years of growth.

4. What is the 2018 Alliance Exploration Agreement?

Strathcona County and the City of Fort Saskatchewan have agreed to work with each other to address shared concerns such as growing and protecting our industrial tax base, keeping taxes low while keeping service levels high, and exploring paths to further integrate for the purpose of achieving long-term growth and prosperity in the region. The agreement has a timeline and includes researching best practices for governance and service delivery.

The Alliance Exploration Agreement also includes calculations that enable the City to sufficiently expand its land supply to accommodate medium-term residential and commercial growth.

5. How much land is within the expansion area?

To accommodate Fort Saskatchewan's growth for the next approximately 35 years, the Alliance Exploration Agreement projects that 952 ha of land (15 quarter sections) is required. This assumes a 2.53% average annual population increase.

6. How does this agreement conserve agricultural land?

By negotiating a smaller expansion area, the County and City have successfully extended the life of agricultural activities on more than half of the land originally requested while also addressing growth pressures. Edmonton Metropolitan Region Board density targets were also incorporated into the calculations, which makes more efficient use of agricultural land when converted to accommodate urban growth.

7. Why was it decided to expand to the south?

The Growth Study established a study area comprising 8,695 ha of lands to assess the best possible location for future growth. The study area included lands surrounding Fort Saskatchewan in both Strathcona County and Sturgeon County. After substantial analysis and review, expansion was recommended to the south because it:

- represented the most logical extension of urban services;
- did not require crossing the North Saskatchewan River;
- required less investment in future infrastructure; and
- aligned with the Capital Region Growth Plan that was in effect at that time.

8. What is annexation?

Annexation is the legal process by which municipal boundaries are changed. In our case, land located within Strathcona County is being transferred to the jurisdiction of the City of Fort Saskatchewan to accommodate future growth. In other words, those who own land within the annexation area will continue to own those lands but will transition from receiving services and paying taxes to Strathcona County, to receiving services and paying taxes to Fort Saskatchewan.

Annexation is not a change in ownership. It does not affect ownership rights.

9. In light of the 2001 Boundary Accord, why have the City and County agreed to an annexation in advance of 2031?

The agreement in the 2001 Boundary Accord included a condition that annexation could be pursued before 2031 if mutually agreed to by both Councils. When released in 2015, the County reviewed and clarified many of the assumptions presented in the City's Growth Study. Based on that review and ongoing discussions, the County confirmed the City is facing growth pressures, and agreed to negotiate a mutually-satisfactory solution.

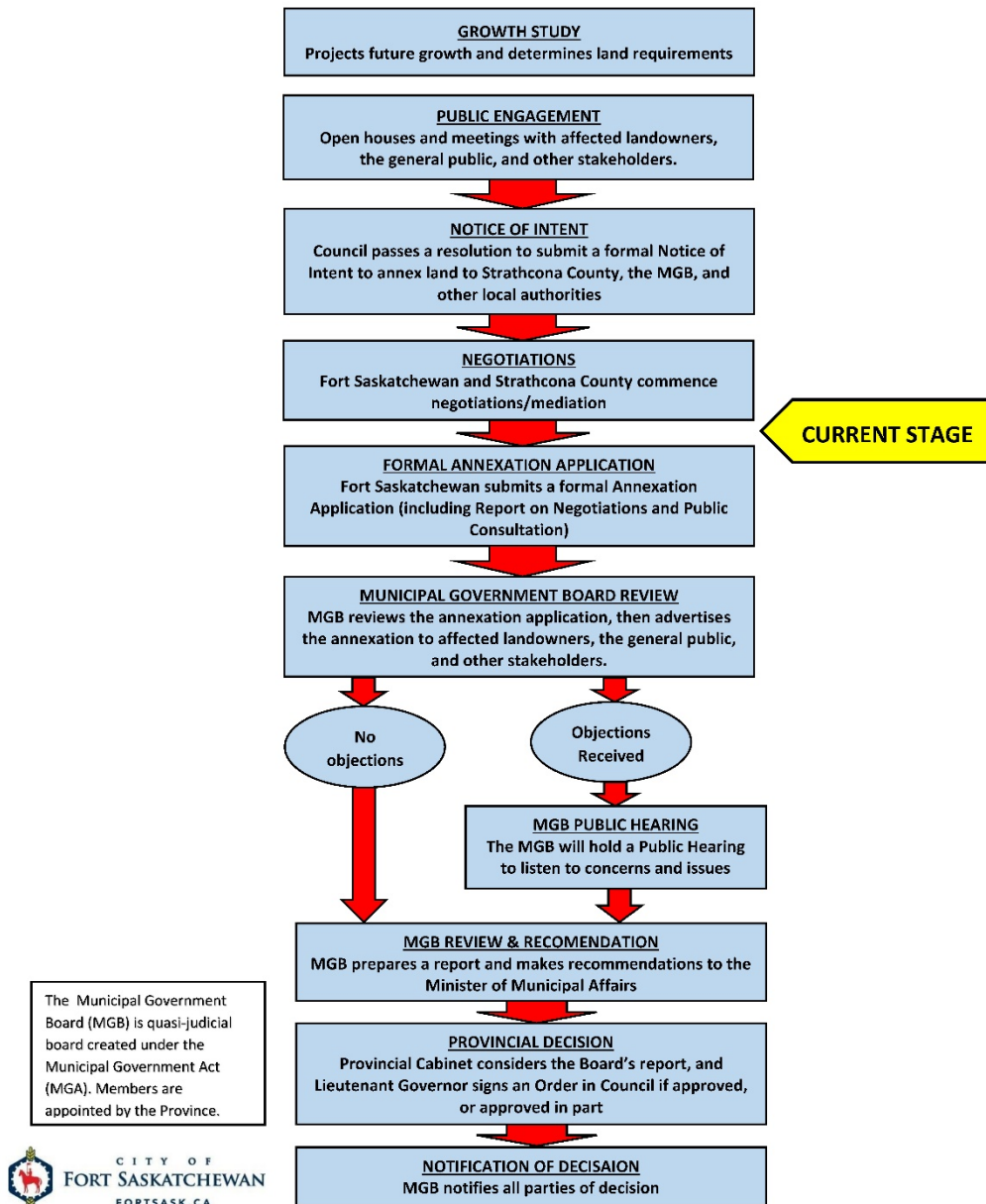
The City and the County have much in common. They have chosen to work together to support their industrial tax bases, keep taxes low for their residents, businesses and industries, and integrate services to enhance delivery. Annexations cost millions of dollars in legal and experts' fees, and on average take over three years to resolve. By pursuing a mutually-agreeable annexation, both municipalities save time and money. Contested annexations are both costly and time consuming, and since 1995 over 97 per cent of annexation application cases have resulted in all or most of the land requested being awarded by the Government of Alberta (the decision maker in annexations).

Had the City and County not reached an annexation agreement, the provincial government, as the decision maker, could ignore the 2001 Boundary Accord as it is not binding on them. In fact, a similar agreement between Beaumont and Leduc County was not binding on the provincial government, which approved Beaumont's annexation application in full.

10. What is the annexation process?

The annexation process is set out by the Province of Alberta's Municipal Government Act. It involves: 1) submitting a Notice of Intent to Annex to the affected municipality and the Municipal Government Board (MGB); 2) consultations with the public, affected owners and other stakeholders; 3) negotiations with the affected municipality; and 4) mediation with the affected municipality if necessary. These activities are followed by: 5) a formal annexation application; 6) a public merit hearing if objections to the annexation application are received; and 7) a decision by the provincial government on the annexation application.

The below graphic presents where we currently are in the process. We are currently transitioning from negotiations to the preparation of a formal annexation application, and are engaging in consultations with the public, affected owners and other stakeholders for a second time (first time occurred in fall 2015).



11. How can I get involved in the annexation process?

You can get involved by: 1) attending the second round of consultations (October 2 and 4, 2018 open houses) and providing your feedback; 2) responding and providing input to the MGB after it advertises the formal annexation application; 3) registering to speak at the public merit hearing if deemed needed by the MGB; and 4) contacting City staff at any time between the October 2018 open houses and the provincial government's decision on the annexation application.

See the final FAQ for information on how to contact City staff.

12. How quickly is this annexation going to happen?

The process to approve the annexation could take two to four years or even longer. Once initiated, both municipalities must negotiate in good faith. Public consultations must also take place. The timing of any proposed annexation going before the Municipal Government Board (MGB) for a public hearing is dependent on how long those negotiations and consultations take. It is also influenced by how far in advance the MGB is booking public hearings.

13. What is the Municipal Government Board and what is its role in an annexation?

The Municipal Government Board (MGB) is an independent board established under the Municipal Government Act. Its members are provincially appointed. The MGB's role in annexations is to:

1. Conduct public hearing(s) relating to the annexation if any objections are received on the proposed annexation, which allows any affected party to appear at the hearing to make submissions; and
2. Prepare a report with its recommendations on the proposed annexation and send it to the Minister of Municipal Affairs for Cabinet to consider in making its decision.

14. What is the impact on affected owners/residents in the annexation area?

Looking after affected owners/residents in the annexation area and minimizing the impact on them is of prime importance.

In the near term (1-2 years) owners/residents will not be greatly impacted, beyond receiving information from both municipalities involved. Owners/residents will also have an opportunity to provide feedback during the consultation process and during a potential Municipal Government Board public hearing. If the annexation is approved by the Government of Alberta as proposed, owners/residents will become a Fort Saskatchewan ratepayers/residents. In the longer term, both municipalities have committed to negotiating terms to minimize impacts. Input is sought from affected owners/residents on areas like services, roads and taxes so their needs are represented in these negotiations.

15. What is going to happen to my lands?

If you own lands in the annexation area, you retain ownership of your lands, and you will be able to continue to use your land in the same manner as prior to annexation, subject to City bylaws. It will be up to you as the owner when and whether to develop your land. Starting in 2019, the City will begin updating its Municipal Development Plan (MDP), which will involve exploring the future land use potential of the expansion lands. Owners will be consulted throughout the MDP update process.

16. What is the expected impact on businesses in the annexation area?

As with owners and residents in the annexation area, the impact will be minimal in the near term. More information on the terms of the annexation and transition provisions will be forthcoming.

17. Will annexation have an impact on companies within the Industrial Heartland?

Alberta's Industrial Heartland (AIH) is a hugely positive example of regional cooperation. Annexations can lead to uncertainty, and impact investment. In this instance, taking a collaborative, negotiated approach should increase investor confidence in our commitment to industry in this region.

18. What is an Annexation Financial Impact Assessment?

A Financial Impact Assessment (FIA) investigates the financial impacts of a proposed annexation on three parties – the municipality annexing (the City), the municipality being annexed (the County), and the owners within the annexation area. In 2015, the City's FIA determined the 25-year financial impacts associated with growth within and beyond the current City boundary. The analysis included forecasted costs, recoveries, assessment, tax impacts, and debt impacts associated with the combined area of the current City and the previously proposed expansion areas (31 quarter sections). Although the agreed upon expansion area has been reduced in size (to 15 quarter sections), the 25-year area upon which the FIA was constructed has not changed. As such the impacts on the City and annexation area owners remains the same. However, the impact on the County has changed and will be re-evaluated in the months ahead.

19. How will property taxes be affected in the annexation area?

After a grandfathering period, there will be a transition from the Strathcona County tax structure to the Fort Saskatchewan tax structure. The duration of grandfathering will be determined during consultation and associated negotiations with the County; terms as long as 30 years are common.

Both municipalities are committed to minimizing the taxation impacts on affected property owners for as long as possible. Affected owners will have several opportunities to share their thoughts on taxation through open houses, direct discussions with City staff, and the Municipal Government Board process before any decision is made.

More information on the terms of the annexation and taxation transition provisions will be forthcoming.

20. What will happen to services provided in the annexation area?

There will be no immediate impact to services delivered in the annexation area. Both municipalities are committed to minimizing service delivery impacts on affected property owners/residents. Affected owners/residents will have several opportunities to share their thoughts on service provision through open houses, direct discussions with City staff, and the Municipal Government Board process before any decision is made.

More information on the terms of the annexation and servicing transition provisions will be forthcoming.

21. What are the next steps for annexation?

The City of Fort Saskatchewan has filed its Notice of Intent to Annex to the Municipal Government Board (MGB). The City is currently engaged in consultation with owners, the public, and other affected stakeholders to better understand how they will be impacted. Together, the City and the County will further negotiate matters to enable a smooth transition for owners. Following consultation and final negotiations, Fort Saskatchewan will prepare an annexation report and submit its formal annexation application to the MGB.

22. What are the next steps for the Alliance Exploration Agreement? Is that agreement leading to amalgamation?

There is no plan in place for amalgamation at this time. The City and County have much in common. In addition to annexation, both municipalities agree it makes sense to explore some options as they relate to providing services to citizens, while supporting residential, commercial and industrial growth in their region. All models of governance and service delivery will be explored and discussed in the near and long term as part of this agreement over the next 18 to 24 months or longer if necessary.

23. How can I stay informed? Who do I contact for more information or to ask questions?

Updates will be posted on the City's website at www.fortsask.ca/annexation. In addition, affected owners will be kept informed by mail as the process moves forward. For more information, contact:

- **Dean McCartney**, Manager, Development Planning (780.96292.6234 or growth@fortsask.ca) for technical inquiries and public/owner information requests; or
- **Wendy Kinsella**, Director, Corporate Communications (780.992.6155 or wkinsella@fortsask.ca) for media inquiries.



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 label on your envelope, 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 as the land transitions between jurisdictions?

3. Do you have any other comments about the City of Fort Saskatchewan'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 Fort Saskatchewan? (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 October 19, 2018.

City of Fort Saskatchewan
Attn: Matthew Siddons
Current Planner
10005 – 102 Street
Fort Saskatchewan AB T8L 2C5
Email: growth@fortsask.ca
Fax: 780.992.6180

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.



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Name: _____

Mailing Address: _____

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

Using the label on your envelope, please indicate the parcel(s) where you own mines and/or minerals _____

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 as the land transitions between jurisdictions?

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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 Fort Saskatchewan'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 Fort Saskatchewan's proposed annexation?

4. I found today's meeting to be:

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☐ Yes ☐ No

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CITY OF
FORT SASKATCHEWAN
ALBERTA

City of
Fort Saskatchewan
Annexation

Welcome!

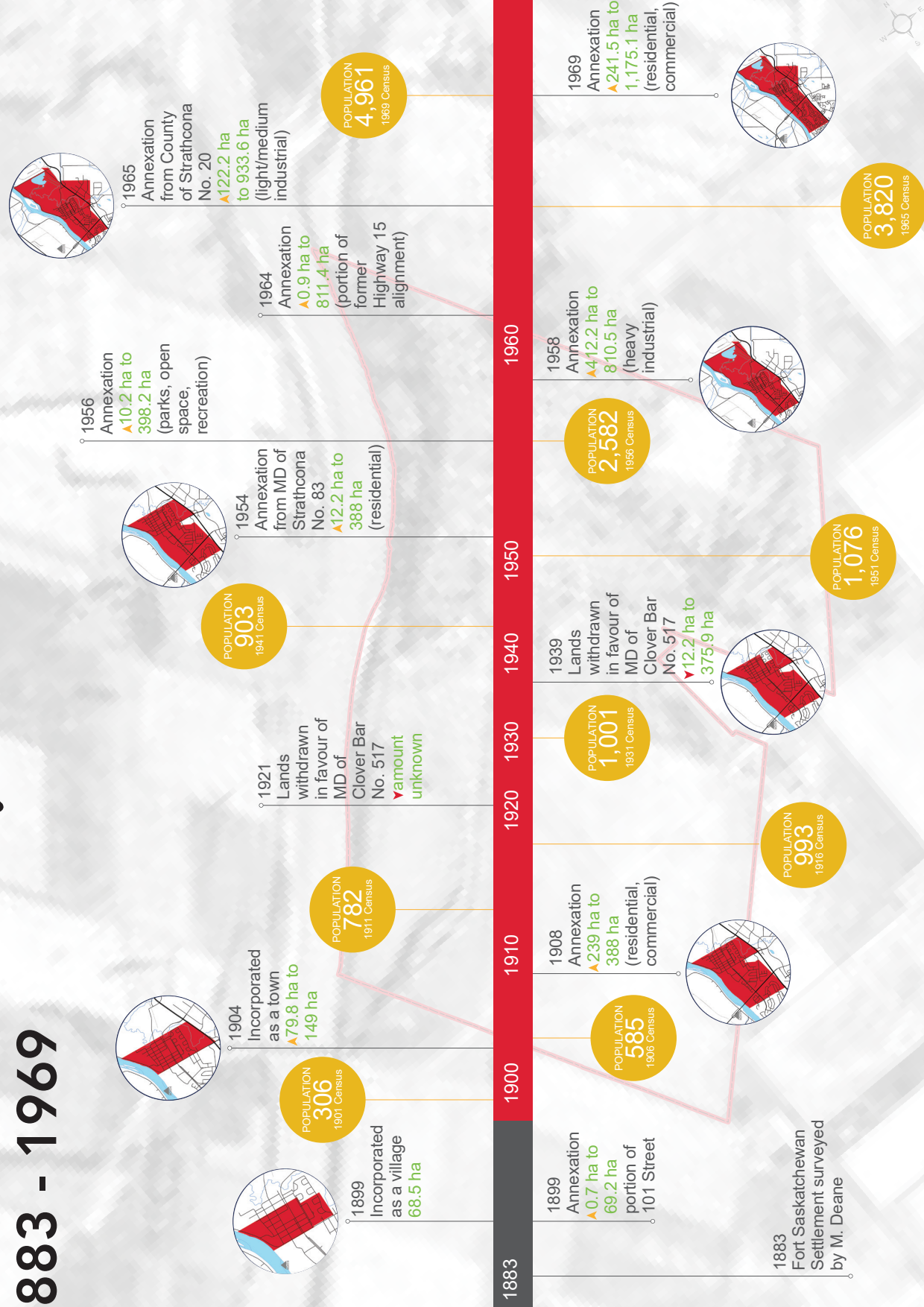
Please sign-in.



CITY OF
FORT SASKATCHEWAN
FORTSASK.CA

How We've Grown

1883 - 1969



How We've Grown

1970 - 2018



POPULATION
11,983
1986 Census

1978 Annexation from MD of Strathcona No. 83

▲1,857.8 ha to 3,168 ha (residential, commercial, industrial)

1985 Incorporated as a city

▲1.3 ha to 3,313.5 ha (parks, open space)

POPULATION
12,078
1991 Census

1999 Annexation

▲10.8 ha to 4,572.7 ha (portion of Highway 15)



2002 Annexation from Strathcona County

▲264.1 ha to 4,829.5 ha (residential, commercial)

POPULATION
19,051
2011 Census

City's average annual growth rate nearly doubles to 5.0% from 2006

2014 City initiates Growth Study due to unanticipated population growth depleting land supply sooner than expected

POPULATION
26,328
2018 Census

City's sees average annual growth rate of 4.7% from 2011

1970

1980

1990

2000

2010

2014

2018

POPULATION
6,756
1973 Census

1976 Annexation

▲128.4 ha to 1,310.2 ha (light/medium industrial)



POPULATION
10,104
1978 Census

1981 Annexation

▲144.2 ha to 3,312.2 ha (transfer of Crown-owned lands between City and County)



1987 Annexation

▲62.1 ha to 3,375.6 ha (residential)



1991 Annexation

▲1,186.3 ha to 4,561.9 ha (light/medium, heavy industrial)



POPULATION
13,121
2001 Census

2002 Lands withdrawn in favour of Strathcona County

▼7.2 ha to 4,565.5 ha (portion of 130 Street/Range Road 220)

City's average annual growth rate ranges between -0.8% and 1.6% since 1986

City sees average annual growth rate of 2.7% since 2001

POPULATION
14,957
2006 Census

2018 City and County reach agreement to annex land and explore alliance

▲952.3 ha to 5,781.8 ha (residential, commercial)





CITY OF
FORT SASKATCHEWAN
ALBERTA

From Boundary Accord to Alliance Exploration

October 2001: Boundary Accord Agreement

- Dealt with long-term growth pressures in both the City and the County with the intent to ensure the long-term stability of their respective boundaries
- Moratorium on annexation and amalgamation until 2031 unless mutually agreed to by both Councils
- Required both municipalities to prepare an Intermunicipal Communication Protocol and define the criteria for moving through the stages of the intermunicipal issue resolution process



June 2012: Common Bonds Agreement

- Born out of the 2001 Boundary Accord Agreement
- City and County worked together and entered in an intermunicipal collaboration agreement intended to strengthen the positive relationship between the two municipalities
- Intermunicipal Relations Committee was formalized to provide guidance and direction on key areas of intermunicipal interest



February 2014: Official Notification of Growth Pressures

- City advised the County of its growth pressures and its intent to undertake a Growth Study
- Intermunicipal Relations Committee engaged in ongoing discussions regarding solutions to resolve growth pressures



*2014 to 2018:
Ongoing
Discussions about
Solutions to
Address Growth
Pressures*

November 2015: Growth Study

- City Council approved the Growth Study and shared it with the County
- Study recommended an expansion area in the amount of 2,007 ha to accommodate 50 years of growth



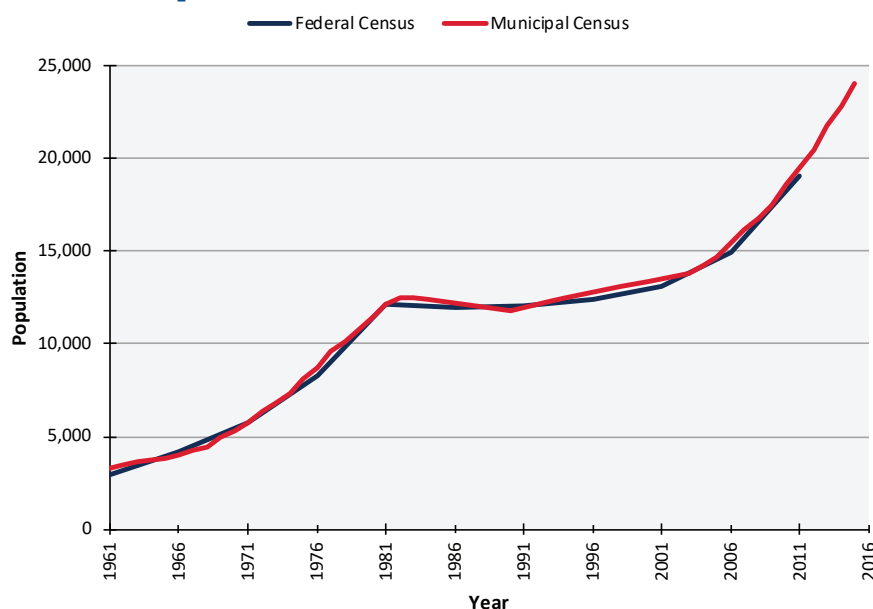
September 2018: Alliance Exploration Agreement and Notice of Intent to Annex

- City and County agreed to work with each other to address shared concerns such as growing and protecting our industrial tax base, keeping taxes low while keeping service levels high, and exploring paths to further integrate for the purpose of achieving long-term growth and prosperity
- Included a commitment to research best practices for governance and service delivery
- Included an agreement for an uncontested annexation of 952 ha to accommodate approximately 35 years of growth
- City submitted its Notice of Intent to Annex to the County and the Municipal Government Board

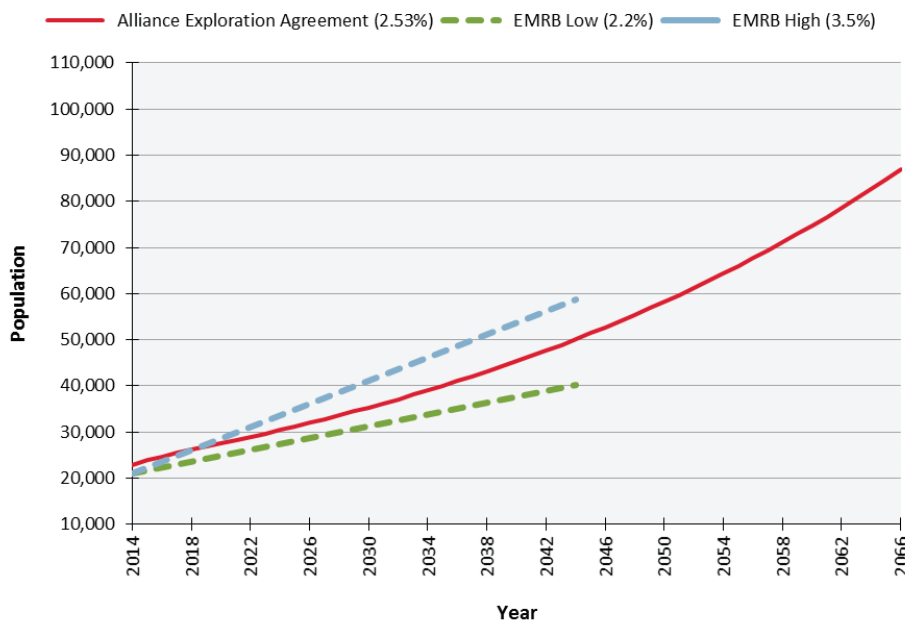


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Historical Population Growth, 1961 – 2015



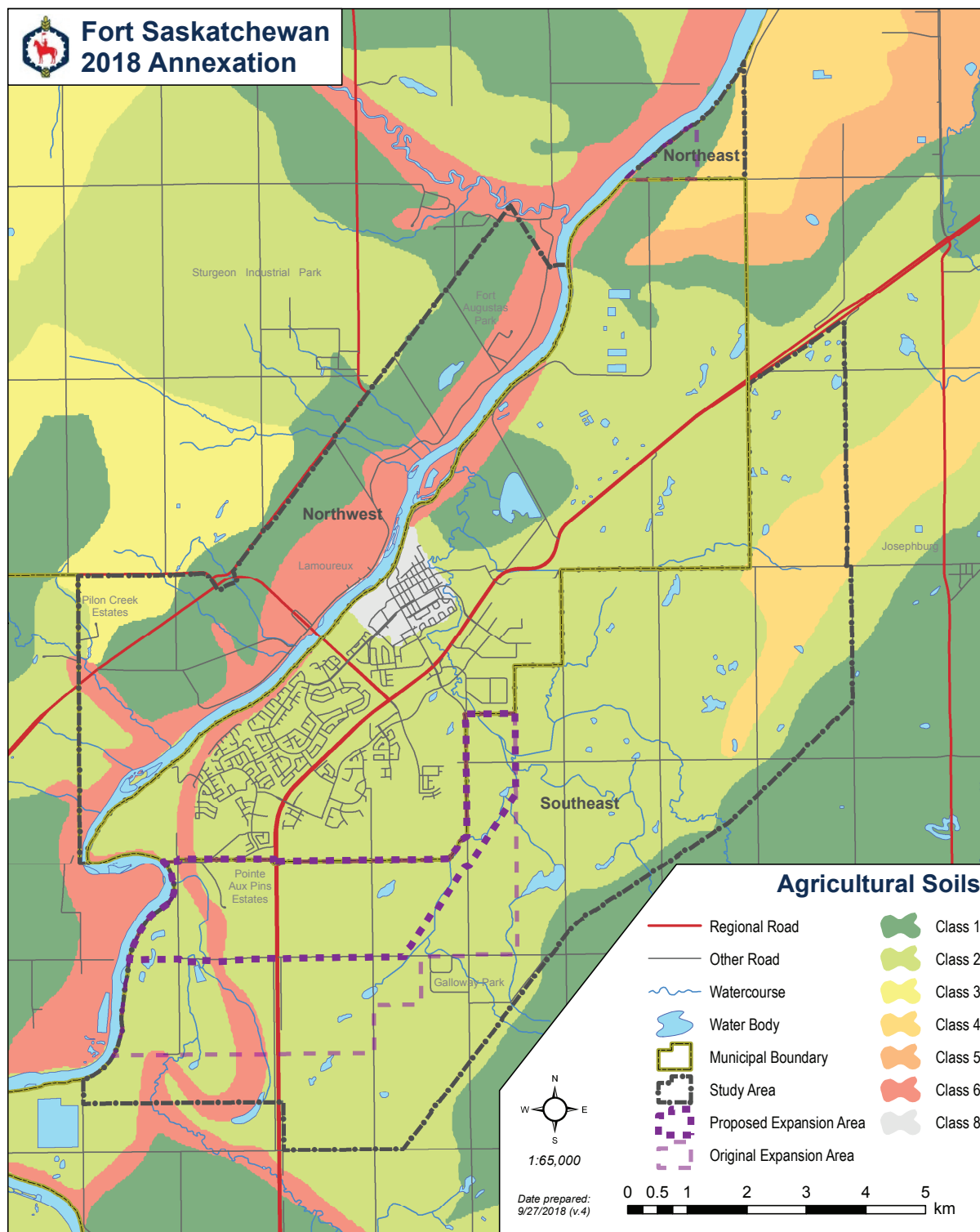
Projected Population Growth, 2014 – 2066





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Study Areas and Agricultural Soils





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Proposed Expansion Area

- Municipal Boundary
- Other Municipal Boundary
- Watercourse
- Water Body
- Rail Line
- Highway
- Road
- Proposed Expansion Area
- County Industrial Area
- Hamlet
- Country Residential Subdivision

0 0.5 1 2 3 km
NAD 1983 3TM 114 1:70,000

Alberta's Industrial Heartland

Sturgeon Industrial Park

Sturgeon County

City of Fort Saskatchewan

Strathcona County

City of Edmonton

Highway 37

Highway 15

Highway 825

Highway 21

Highway 225

Highway 223

Highway 224

Highway 222

Highway 221

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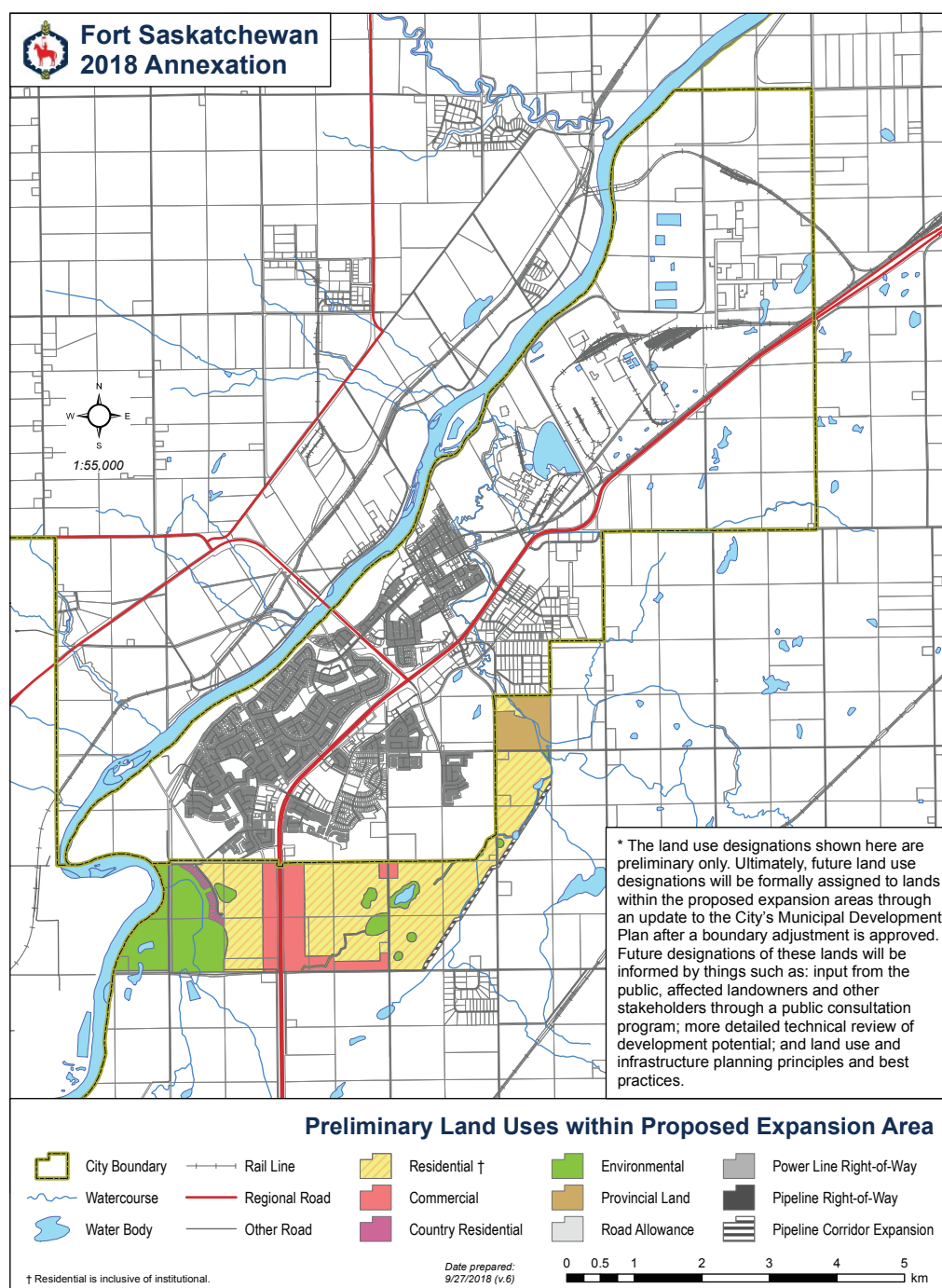
Highway -9

High



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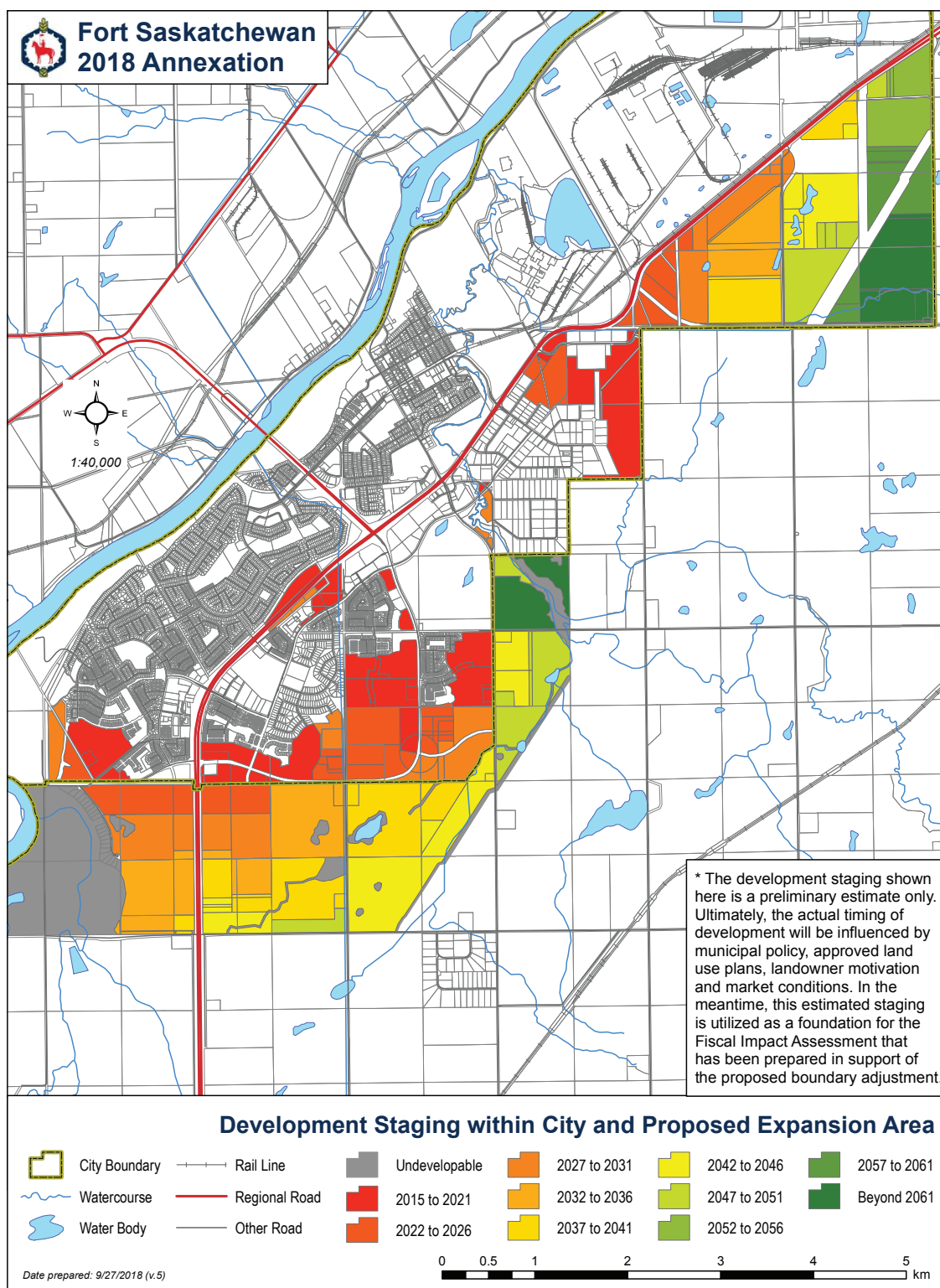
Preliminary Land Uses





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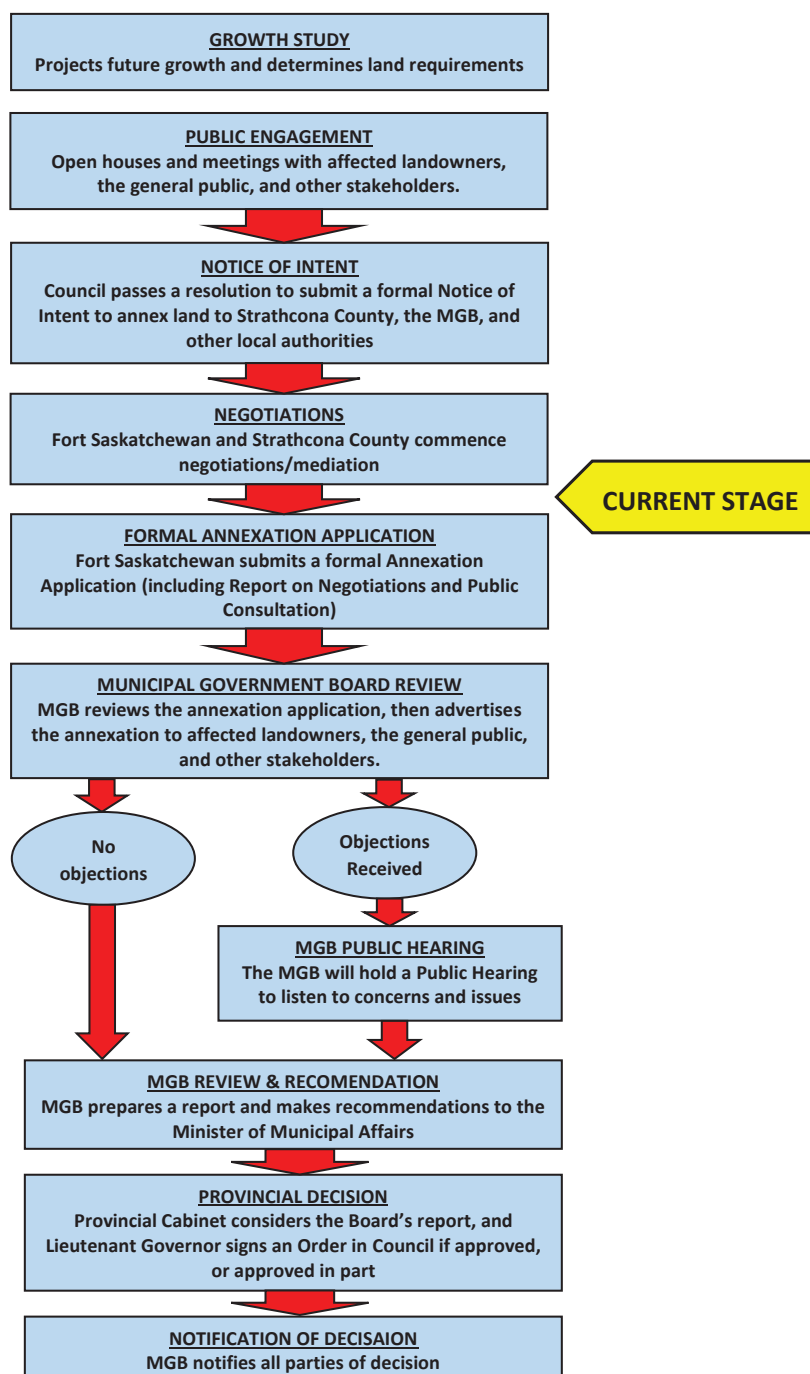
Development Staging





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Annexation Application Process



The Municipal Government Board (MGB) is quasi-judicial board created under the Municipal Government Act (MGA). Members are appointed by the Province.



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ALBERTA

Total Capital Plan Expenditures (25 years)

Expenditure Area	\$	%
Administration	\$13,576,056	2.6%
Buildings	\$40,235,144	7.8%
Cemetery	\$418,194	0.1%
Equipment	\$7,792,694	1.5%
Fire	\$18,458,580	3.6%
Parks	\$12,631,563	2.5%
Police	\$6,668,085	1.3%
Recreation & Culture	\$125,805,279	24.4%
Roads	\$127,752,893	24.8%
Sanitary	\$44,520,397	8.6%
Solid Waste Management	\$5,531,920	1.1%
Stormwater	\$27,693,629	5.4%
Transit	\$41,527	0.0%
Water	\$83,924,337	16.3%
Total	\$515,250,298	100.0%

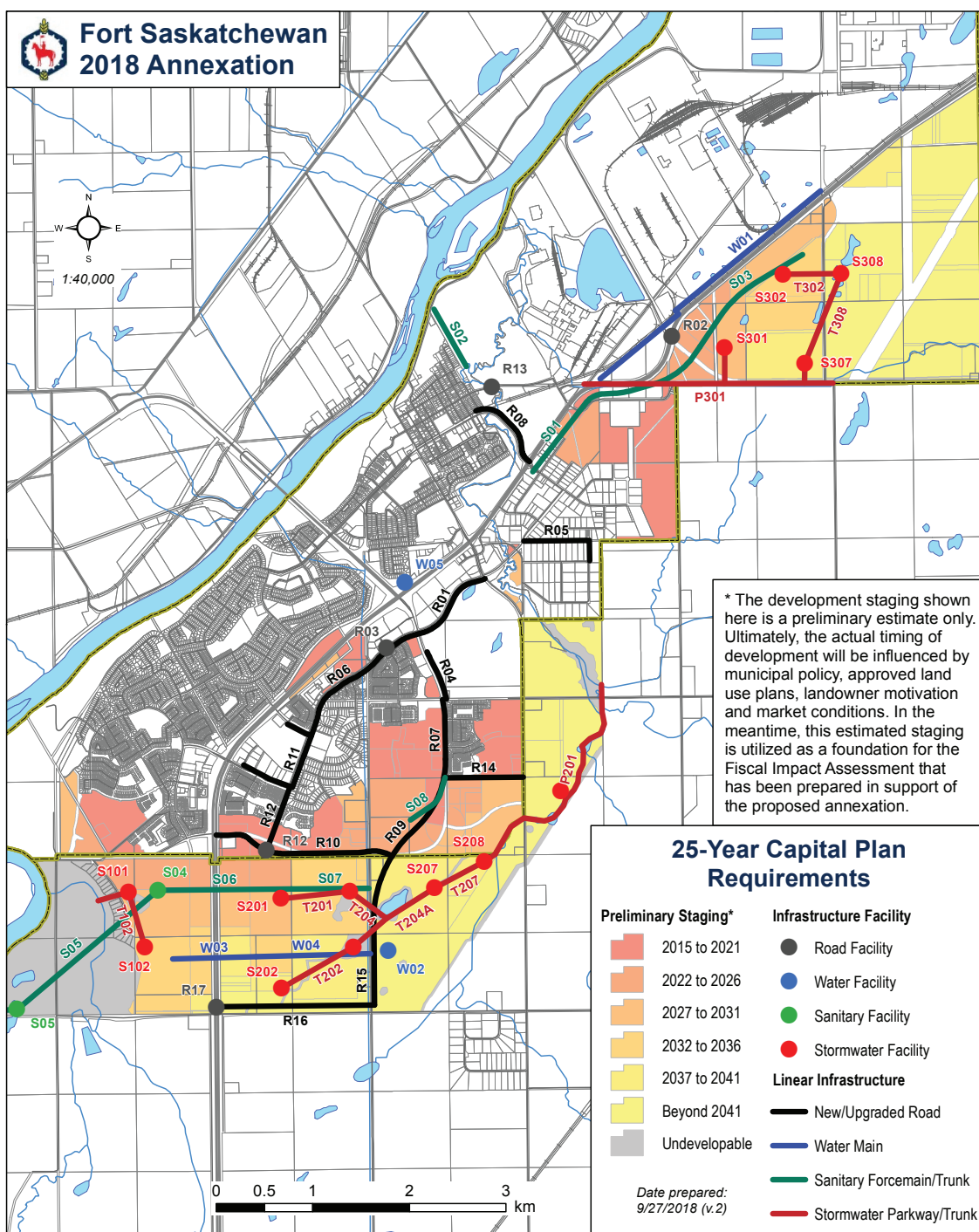
Source of Financing	\$	%
Debentures	\$77,397,920	15.0%
Tax Levy	\$69,339,217	13.5%
Offsite Levies & Development Charges	\$117,496,527	22.8%
Grants & Allocations	\$251,016,634	48.7%
Total	\$515,250,298	100.0%

Note: Since the original Financial Impact Assessment (FIA) was completed, the capital plan has undergone some changes, with some new projects added, some projects removed, and some projects deferred. The net change is an overall increase of \$5.88 million of projects that are supported by either taxes or debt. There were other project changes, but they will be financed by grants, third parties, or levies, and will not have any impact on the FIA. To offset the \$5.88 million capital increase, the contingency assumption in the FIA has been reduced by the same amount. The net change is \$0.



CITY OF
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ALBERTA

Capital Plan Requirements (25 years)





CITY OF
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ALBERTA

Tax Levy Impact Necessary to Support Annexation

Period	Tax Levy Increases
2017-2021	0.90%
2022-2026	0.30%
2027-2031	1.25%
2032-2036	0.35%
2037-2041	1.60%

Debt Covenants

Debt Limit: peak at 89% in 2019, decrease to 6% in 2041.

Debt Servicing Limit: peak at 48% in 2019, decrease to 12% in 2041.



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Stay Informed

Updates will be posted on the City's website at www.fortsask.ca/annexation

Annexation inquiries: Dean McCartney
Manager, Development Planning
City of Fort Saskatchewan

Phone: [780.992.6234](tel:780.992.6234) / Email: growth@fortsask.ca



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