

ST. ALBERT/EDMONTON ANNEXATION

FAQ Sheet | Winter 2016

The City of St. Albert is proposing an annexation/boundary adjustment of 38.0 hectares ± (93.9 acres ±) of land from the City of Edmonton. The annexation lands are located between the north edge of the right-of-way of Anthony Henday Drive and the City of St. Albert boundary.

What is Annexation?

Annexation is a provincially legislated process to change the jurisdictional boundaries between one or more municipalities. The primary reason for this annexation is to “tidy up” parcels that have been orphaned due to the construction of Anthony Henday Drive. Annexation is not amalgamation or expropriation, ownership of the parcels will not change.

Why is Annexation occurring now?

After the construction of the Anthony Henday Drive, nine parcels lying north of the Transportation Utility Corridor (TUC) and within the City of Edmonton boundary were fragmented and “land locked” from the City of Edmonton. Administration from St. Albert and Edmonton are in agreement that these parcels would be a better fit with the City of St. Albert boundaries for access and servicing purposes. The goal of this annexation proposal is to adjust St. Albert’s boundary to match that of the northern boundary of the Transportation Utility Corridor of Anthony Henday Drive.

What are the Benefits to the Proposed Annexation?

- The TUC boundary for Anthony Henday Drive provides a natural and logical boundary between the two municipalities.
- St. Albert policy prohibits providing water and sewer services outside of the City boundary. This annexation would allow the identified parcels to be serviced by a connection to existing and proposed servicing from within St. Albert without a joint servicing agreement.
- Servicing and future development of these parcels would be cost prohibitive if these parcels were to remain in the City of Edmonton as infrastructure would have to extend services through the TUC (under Anthony Henday Drive).
- The parcels identified for annexation could be incorporated into the existing South Riel Area Structure Plan.

How does Annexation happen? Who decides?

Annexation is legislated by the Province through section 116 of the Municipal Government Act (MGA).

The process for annexation is as follows:

1. The municipality proposing the annexation (in this case, the City of St. Albert) must provide notice to the Municipal Government Board (MGB) and to the municipality that it wants to annex land from (in this case, the City of Edmonton).
2. Both Municipalities will meet, discuss the annexation proposal, and negotiate in good faith.
3. A negotiation report is prepared and sent to the Municipal Government Board.
4. If the annexation is uncontested (with signed consent from the landowners and the responding municipality), the application is processed.
5. If the annexation is contested (all required consents are not given), the MGB will advertise for objections and individuals can submit objections or concerns.
6. If there are objections and mediation attempts have failed, the MGB will conduct Public Hearing(s).

7. After the Public Hearing(s), the MGB will prepare a recommendation for consideration by the Minister of Municipal Affairs.
8. The Lieutenant Governor of Alberta will consider the Board's recommendation and approve, approve in part, or refuse the annexation proposal.

Why is the proposed annexation area so small? Why are we not annexing more land for growth? (Or, how much land is St. Albert seeking?)

The proposed annexation is not being undertaken for the primary purpose of growth, rather it is intended to “clean up” parcels left orphaned and fragmented by the construction of Anthony Henday Drive. It also proposes to align the City of Edmonton and City of St. Albert boundary at the northern edge of the TUC boundary of Anthony Henday Drive.

Who are the impacted stakeholders?

The majority of the lands in the proposed area are owned either by the Province, the City of Edmonton, or CN Rail who is neutral on the annexation proposal. Two private land owners are also affected.

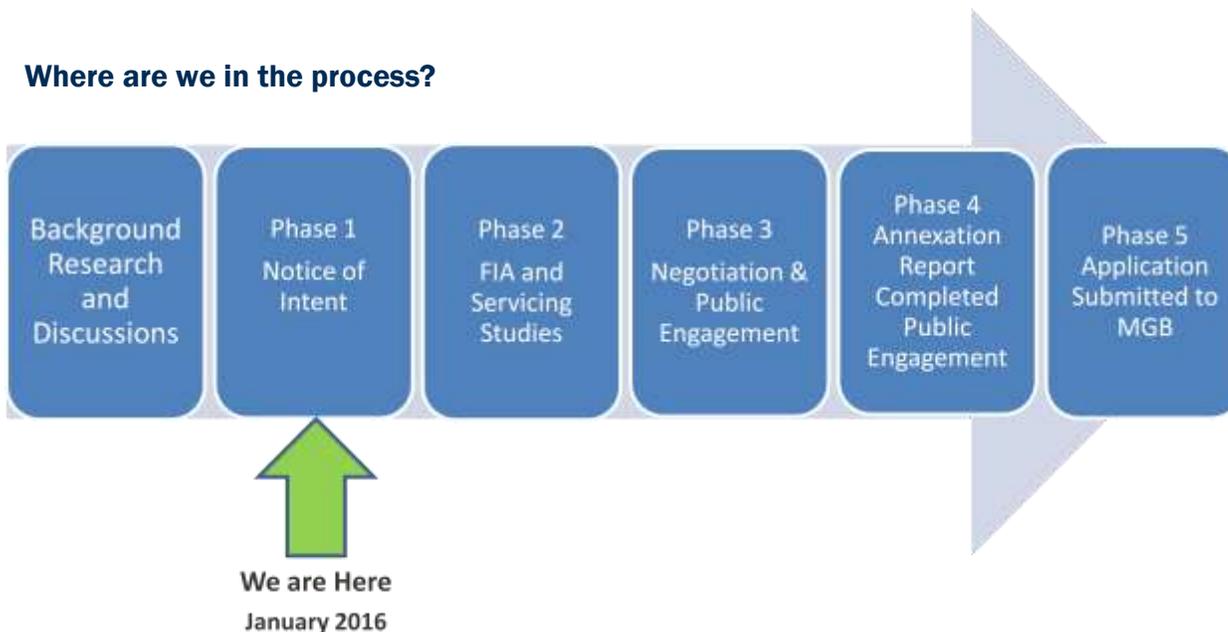
Will the City of St. Albert be purchasing any lands?

There is one City of Edmonton owned parcel in the proposed annexation area. At this time, it is not the intention of St. Albert to purchase this parcel. With permission of the City of St. Albert Council, Edmonton can own lands outside of its municipal boundaries.

What will the impact to taxes be in the annexation area?

The impacts to property taxes will be part of the negotiation process with landowners within the proposed annexation area and the City of Edmonton. The outcomes of the negotiations are confidential until complete and will be shared with the public prior to application submission to the Municipal Government Board.

Where are we in the process?



How long will the Annexation process take? When will it be approved?

It is anticipated that a second public open house will be held in the fall of 2016, with submission of the formal annexation application to be submitted to the Municipal Government Board in late 2016.* * *Timing is preliminary.*

What are the plans for the annexed land?

In the future, if the annexation area lands were to be developed, the City of St. Albert anticipates the developable portions of the annexed lands would be most suitable for commercial and commercial/industrial lands due to their proximity to Anthony Henday Drive and adjacent commercial and industrial development in South Riel. If the annexation is successful, St. Albert and/or land developers would be expected to undertake planning due-diligence prior to development.

Where can I find more information?

<http://stalbert.ca/city-hall/have-your-say/public-consultations-calendar/land-use-planning-in-st.-albert/>

Who to contact:

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Proposed Boundary Adjustment

