



Appendix M
Growth Study and Annexation Summary of Consultations



Inspiring sustainable thinking



City of Spruce Grove

Final Report

Growth Study and Annexation Summary of Consultations

December 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.



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1.0 Consultation Activities and Events

Section 116(2) of the Municipal Government Act states a notice of annexation must:

- (c) include proposals for
 - (i) consulting with the public about the proposed annexation, and
 - (ii) meeting with the owners of the land to be annexed, and keeping them informed about the progress of the negotiations

Table 1 lists the consultation activities and events facilitated by the City of Spruce Grove that engaged the public, impacted landowners and impacted mines and mineral rights owners with respect to the Spruce Grove Growth Study’s recommended expansion areas, affecting lands in both the Town of Stony Plain and Parkland County, and the subsequent negotiated annexation areas within Parkland County.

Table 1: Consultation Activities and Events

Activity/Event	Date
1. Committee of the Whole meeting, project launch and overview	April 20, 2015
2. News release announcing project launch (see Appendix A)	April 21, 2015
3. Growth Study webpage launched with an initial set of frequently asked questions (FAQs) and an email link to provide questions and comments (see Appendix A)	April 21, 2015
4. Final Growth Study Report accepted by Council	December 12, 2016
5. News release announcing public engagement (see Appendix B)	April 25, 2017
6. Direct invitations sent to landowners and mines and minerals owners to attend an open house session for affected owners (see Appendix C)	April 25, 2017
7. Public open houses advertised on project website	April/May 2017
8. Public open houses advertised on City social media	April/May 2017
9. Public open houses advertised on four reader board digital signs	April/May 2017
10. Public open houses advertised on radio (88.1 The One)	Week ending May 6, 2017
11. Two public open houses advertised for first time in both the Spruce Grove Examiner and the Stony Plain Reporter (see ad design in Appendix D)	April 28, 2017
12. Two public open houses advertised for second time in the Spruce Grove Examiner and the Stony Plain Reporter (see ad design in Appendix D)	May 5, 2017
13. Second public open house advertised for a third time in the Spruce Grove Examiner and the Stony Plain Reporter (see revised ad design in Appendix D)	May 12, 2017
14. First of two open houses held with general public to discuss annexation process and hear views of the general public (see display boards in Appendix E)	May 6, 2017 (midday)
15. 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 E)	May 6, 2017 (afternoon)
16. 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 E)	May 13, 2017 (midday)

Activity/Event	Date
17. Second of two open houses held with general public to discuss annexation process and hear views of the general public (see display boards in Appendix E)	May 13, 2017 (afternoon)
18. Invites sent to key stakeholders (developers, service commissions, industry representatives and Alberta Transportation) to attend stakeholder information sessions in June (see Appendix F)	May 17, 2017
19. First of two stakeholder information sessions is held (see slide deck in Appendix G)	June 14, 2017
20. Second of two stakeholder information sessions is held (see slide deck in Appendix G)	June 15, 2017
21. Open house follow-up letter sent to landowners and mines and mineral rights owners who did not attend open houses (see Appendix H) with applicable open house materials (see display boards and applicable questionnaires and maps in Appendix E)	July 17, 2017
22. Meeting with representatives of Alberta Transportation	February 7, 2018
23. News release on signing of memorandum of understanding to guide annexation process (see Appendix I)	January 16, 2019
24. News release on signing of letter of intent for sub-regional plan with Stony Plain and Parkland County (see Appendix I)	January 16, 2019
25. News release on ratifying of memorandum of agreement to proceed with annexation process (see Appendix I)	April 24, 2019
26. City updated its annexation webpage and advertised two open houses on its events calendar (see Appendix J)	June 7, 2019
27. Direct invitations sent to landowners and mines and minerals owners, as well as key stakeholders, to attend 2019 open house sessions or schedule a one-on-one interview if desired (see Appendix K)	June 10, 2019
28. Two 2019 open houses advertised for first time in both the Spruce Grove Examiner and the Stony Plain Reporter (see ad design in Appendix L)	June 14, 2019
29. Facebook and Twitter posts (see Appendix M)	June 18-26, 2019
30. Two 2019 open houses advertised for second time in the Spruce Grove Examiner and the Stony Plain Reporter (see ad design in Appendix L)	June 21, 2019
31. Additional Facebook and Twitter posts (see Appendix M)	June 26, 2019
32. First of two 2019 open houses held with affected owners and the general public to discussion the negotiated annexation areas and hear their views (see display boards and hard copy materials in Appendix N)	June 26, 2019 (afternoon)
33. Second of two 2019 open houses held with affected owners and the general public to discussion the negotiated annexation areas and hear their views (see display boards and hard copy materials in Appendix N)	June 26, 2019 (evening)
34. Open house materials and annexation consent forms sent directly to landowners and mines and mineral rights owners who did not attend 2019 open houses with second invite to schedule a one-on-one interview if desired (see Appendix O)	July 4, 2019

The questions and comments received from owners, the public, and stakeholders, whether from the consultation events or direct contact with the City, are summarized in Sections 2.0 through 4.0. The overall themes arising from the feedback are presented in Section 5.0.



2.0 2017 Responses from Owners

In an effort to achieve the highest success rates in delivery of the information packages, requests were made of Parkland County and the Town of Stony Plain to obtain mailing addresses from their tax and assessment records for the landowners of the properties located within their jurisdictions in the event addresses were not current on land titles. The requested mailing addresses were supplied by the Town of Stony Plain. Due to some ambiguity regarding the intent of the City's request, Parkland County did not supply the mailing addresses prior to delivery of the information packages in advance of the open house sessions.

Thirteen of the packages sent using addresses on land titles were returned undeliverable representing seven landowners, and six mines and mineral owners. Following the open houses, Parkland County provided updated mailing addresses to the City for the affected landowners. Upon receiving this more accurate information, the City sent materials from the open houses to those sets of owners that did not attend the sessions on July 17, 2017 (Appendix H). Recipients were provided contact information for Administration and encouraged to submit inquiries and feedback. As a result of this mail-out, four packages were returned, and Administration received two further inquiries.

2.1 Responses from Landowners

The City of Spruce Grove mailed information packages to 50 unique landowners on April 25, 2017. The information packages included a letter inviting them to the May 6 and 13, 2017 open houses and Map 14 from the Growth Study (Appendix C).

No inquiries were received from landowners in response to the direct invitations.

2.2 Responses from Mines and Mineral Rights Owners

The City of Spruce Grove sent information packages to 46 unique mines and mineral rights owners on April 25, 2017. The information packages included a letter inviting them to the May 6 and 13, 2017 open houses and Map 14 from the Growth Study (Appendix C).

No inquiries were received from mines and mineral owners in response to the direct invitations.

3.0 2017 Open Houses

The City of Spruce Grove facilitated four open houses in May 2017. Two open houses were for affected owners within the two recommended expansion areas, 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 Border Paving Athletic Centre in Spruce Grove. **Table 2** provides a summary of the open house events, which were attended by 20 participants.

Table 2: Summary of Open House Events

Event	Date and Time	Attendees (excluding City staff and consultants)
Open House #1 – General Public	Saturday, May 6 11:00 am – 1:00 pm	6
Open House #2 – Affected Owners	Saturday, May 6 2:00 – 4:00 pm	5
Open House #3 – Affected Owners	Saturday, May 13 11:00 am – 1:00 pm	7
Open House #4 – General Public	Saturday, May 13 2:00 – 4:00 pm	2
Total:		20 attendees including: <ul style="list-style-type: none"> • 12 landowners • 8 members of the public

3.1 2017 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 with FAQs embedded within, and recommended expansion area maps that cross-referenced to a list of legal descriptions of parcels within the recommended expansion areas (see Appendix E). Members of the public also received a package upon registering that consisted of a questionnaire specific to them and recommended expansion area maps (see Appendix E).

Upon registering and receiving their packages, the attendees were guided through a series of display boards posted chronologically around the room (see display boards in Appendix E). 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 Engineering and Land Services and CORVUS Business Advisors – were also in attendance to do the same and provide greater detail with respect to the Growth Study and Financial Impact Assessment in support of the recommended expansion areas respectively. The City’s staff and consultants recorded feedback received from the attendees, which is summarized in **Table 3**.



3.2 2017 Open House Feedback

Table 3: Summary of Open House Feedback

Attendee(s) by Parcel(s)/ Quarter(s) ¹	Attendee Type	Feedback
1 and 2	Landowner (Stony Plain)	<ul style="list-style-type: none"> Annexation of their subject lands makes sense Asked about west boundary of annexation area and if City would assist in subdividing to split the title of Parcel 1 into two so that the single title is not split between two properties Questions around timing of Grove Drive/Boundary Road extension, upgrading, and implications of realignment on remaining northerly portion of Boundary Road to the quarter section line at the north end of their quarter
10 and 11	Landowner (Parkland County)	<ul style="list-style-type: none"> Spoke of land values in relation to annexation
28	Landowner (Parkland County)	<ul style="list-style-type: none"> Owns and operates a greenhouse business on that parcel General inquiries about the project process and outcomes Asked about the impact with respect to property taxes Indicated there are animals at the greenhouse for customers to interact with (e.g., goats, etc.) Inquiry with respect to bylaws related to animals in the City, and how existing bylaws may impact his business.
33 and 34	Landowner (Parkland County)	<ul style="list-style-type: none"> General questions about tax impacts, etc. Development rights currently limited under Parkland County's zoning; wants to know if there will be greater development opportunities if land was annexed, and how long it will take to get through the annexation process and develop the lands Concerns about tax impacts going from County to City tax regimes Inquiry as to how landowners that do not attend the meeting can participate in process
51 and 52	Landowner (Parkland County)	<ul style="list-style-type: none"> Ensure enough school sites are considered as part of future plans
K	Mines and Minerals Owner (Parkland County)	<ul style="list-style-type: none"> Inquiries with respect to potential impacts on operating wells and future drilling activities, and do they change if drilling is done directionally rather than conventionally Can urban development be integrated around their operating wells? What about inactive wells that have not yet been reclaimed? What is the existing population capacity of the City? Inquiries with respect to the methodology used in the Financial Impact Assessment Inquiry with respect to timing of development if lands were annexed

¹ Refer to the land ownership map and mines and minerals ownership map at the end of Appendix E for locations of numbered parcels and lettered quarter sections within the recommended expansion areas respectively.

Attendee(s) by Parcel(s)/ Quarter(s) ¹	Attendee Type	Feedback
U	Mines and Minerals Owner (Parkland County)	<ul style="list-style-type: none"> • Inquiries with respect to the project overall (e.g. process, methodology) • Questions about City bylaws as they related to drilling or other such rules that would impact mineral rights owners, and whether the City intends to keep these bylaws the same or change them
W and X	Mines and Minerals Owner (Parkland County)	<ul style="list-style-type: none"> • Inquiry with respect to the impacts on operating wells and future drilling activities, and do they change if drilling is done directionally rather than conventionally • Can urban development be integrated around their operating wells? What about inactive wells that have not yet been reclaimed? • What is the existing population capacity of the City?
n/a	Public (Spruce Grove)	<ul style="list-style-type: none"> • Had no questions and were largely just taking in the information
n/a	Public (Parkland County)	<ul style="list-style-type: none"> • Lives on the property on north side of current Highway 628 but south of proposed realignment (therefore outside south expansion area) midway between Century Road (RR 272) and Golden Spike Road (RR 273) • Operates recreational vehicle storage business on the property • Property is bisected and impacted by a drainage corridor/pond collecting runoff from field to north (parcel 17) and potentially the south as well due to a culvert deficiency under Highway 628 (apparently exists yet cannot find it) • Alberta Transportation (AT) has neglected Highway 628; was never a proper highway to begin with and AT recently ground up the highway's hard surface in front of property so there is no dust control, which has deteriorated quality of life on property and led to a decrease in business • A recent road construction project in Spruce Grove along Highway 16A involved road closures and detours for traffic to use Highway 628, which has exacerbated road quality and dust control issues as more commuters use this route now that they know about it due to the detours • Wants existing alignment of Highway 628 improved and wants to know if annexation goes through what Spruce Grove's role might be in building the realignment or getting AT to build it and/or getting AT to improve the existing alignment • Would prefer that there not be industrial across the future realigned Highway 628 to the north as assumed in the preliminary land use concept citing quality of life issues, mostly due to noise (noise coming from Spruce Grove's industrial areas to the north are already audible despite these activities being a mile away)
n/a	Public (representing clients within the Parkland expansion area)	<ul style="list-style-type: none"> • Inquired about tax implications, understanding of grandfathering and triggering event • Asked if the Growth Study considered amalgamation



Attendee(s) by Parcel(s)/ Quarter(s) ¹	Attendee Type	Feedback
n/a	Public (Stony Plain)	<ul style="list-style-type: none"> No issues, amalgamation questions
n/a	Public (Stony Plain)	<ul style="list-style-type: none"> Landowner in Stony Plain (outside of study area) near Highway 628 and its realignment proposed by Alberta Transportation Indicated that the Highway 628 realignment has been discussed for at least 30 years, and did not see anything happening any time soon Said that the alignment (Highway 628) had changed multiple times over the years, and he was interested in the project as he held lands that would be bisected by the highway

3.3 2017 Open House Questionnaire Responses

In addition to the feedback recorded through conversations during the open house, the attendees were asked to complete their questionnaires and submit them at the registration desk before they left, or submit them to the City prior to the deadline of May 31, 2017. Despite the attendance of 12 landowners and 8 members of the public, only 1 attendee submitted a completed questionnaire during the open houses. Five additional questionnaires were subsequently submitted directly to the City resulting in a total of 6 questionnaires. The positions of those that completed the questionnaires are summarized in **Table 4**. A summary of the feedback received through questionnaires follows Table 4. Copies of the six questionnaires received are included in Appendix P.

Table 4: Summary of Questionnaires

Attendee Type	In Favour	Opposed	No Position
Landowners	3	1	—
Mines and Minerals Owners	—	—	—
General Public	1	—	1

3.3.1 Owner Questionnaire Responses

ARE YOU IN FAVOUR OF YOUR PARCEL(S) BEING INCLUDED WITH THE RECOMMENDED EXPANSION AREAS AS DEPICTED IN THE CITY OF SPRUCE GROVE'S GROWTH STUDY?

In Favour: Yes = 3

- I understand that the City needs to Grow. It will also increase the value of my property.
- No additional comments in support of their positions were provided on their questionnaires.

In Favour: No = 1

- We potentially could support the proposal which has considerable merit related to the physical location of the boundary, however the information provided to date does not adequately answer some of the unique but significant impacts associated with our property. Our property is one of the only two that will be bisected by the proposed adjustment and as such will potentially be subject to separate development requirements; both with the City of Spruce Grove and the Town of Stony Plain. We have several specific questions about some items that may help us more fully evaluate the proposal.

AFTER REVIEWING TODAY’S DISPLAYS, DO YOU HAVE SPECIFIC QUESTIONS ABOUT THE GROWTH STUDY, THE RECOMMENDED EXPANSION AREAS OR ANNEXATION?

- After annexation would I get my mail delivery to my property? What about my utilities? Phone Number: Would that have to be changed? Natural Gas: I am with West Parkland Gas Co-op. Power: Epcor.
- Would there be any intention for the City of Spruce Grove and the Town of Stony Plain to work out the Municipal Reserve requirements on the property jointly?
- How does the City of Spruce Grove intend to establish the environmental reserve indicated on the property?
- How are the landowners compensated for environmental reserves? What are the restrictions placed on environmental reserves?
- Is this area subject to only the requirements of the City of Spruce Gove or does it impact the property boundary that would fall under the jurisdiction of the Town of Stony Plain?
- When do the requirements of this designated zone take affect or impact use? (For example, only on development of this property or may they be impacted by adjacent developments to establish a linked community amenity such as a path system etc.?)

DO YOU HAVE ANY OTHER COMMENTS ABOUT SPRUCE GROVE’S GROWTH STUDY, THE RECOMMENDED EXPANSION AREAS OR ANNEXATION?

- We appreciate the opportunity to be informed and give input into the process. Most of the information was very helpful, however, maybe some more information would be helpful for special properties such as ours. Perhaps something like a Pros and Cons of the proposal being discussed or a list of consideration for property owners would have been helpful. We would very much like to set up a meeting to directly discuss some of our questions to be in a better position to perhaps support the proposal.

3.3.2 Landowner Correspondence

One e-mail was received by Administration after the open houses. The correspondence was sent on behalf of a landowner within the Parkland County recommended expansion area. The themes of the correspondence included:

- Inquiry with respect to timing and changes to property taxes;
- That lands located west Pioneer Road, and south of the railway right-of-way be designated as commercial rather than industrial as they are identified in the Growth Study’s preliminary land use concept;
- Timing of the annexation process;
- Timing of signalization along Pioneer Road at Highway 16A; and
- Timing and responsibility for extending infrastructure to service the expansion area.

3.3.3 General Public Questionnaire Responses

ARE YOU IN FAVOUR OF THE RECOMMENDED EXPANSION AREAS AS DEPICTED IN THE CITY OF SPRUCE GROVE’S GROWTH STUDY?

In Favour: Yes = 1

- This is a 25 year growth study which at my age may not be around to see, but we have young families coming in.



In Favour: No = 1 (includes “No Position”)

- Yes as growth is inevitable, not necessarily putting industry so close.
- No as there is no certainty of the secondary Highway 628 going ahead.
- No as the noise from the proposed development will impact my quality of life in the country.
- No as there is a natural water body on my property that will be impacted as well.

AFTER REVIEWING TODAY’S DISPLAYS, DO YOU HAVE SPECIFIC QUESTIONS ABOUT THE GROWTH STUDY, THE RECOMMENDED EXPANSION AREAS OR ANNEXATION?

- It was explained very well, but a lot to take in.
- Will there be written agreements set up for the landowners affected, guaranteeing what is proposed and ultimately implemented to protect their rights and quality of life?
- How will we know when and how the development process is approved and finalized?
- Will there be any compensation for noise and inconvenience to these changes? Sound barriers? I currently can hear the existing industrial area and lighting, signage etc.

DO YOU HAVE ANY OTHER COMMENTS ABOUT SPRUCE GROVE’S GROWTH STUDY, THE RECOMMENDED EXPANSION AREAS OR ANNEXATION?

- No.
- Costs that will be placed on the landowners as a result of these changes? What impact will this have on current and existing taxes and business and personal infrastructure operations on our property?

3.3.4 General Public Correspondence

One letter was received by Administration after the open houses. Themes that the letter focused on were:

- Concern over the potential annexation of land in combination of grandfathering property taxes and the potential burden on Spruce Grove;
- Concern with respect to encroachment on the “green belt” in Acheson;
- Timing of rail overpass on Pioneer Road, as well as impact of queuing vehicles and accessibility to local businesses due to frequency of trains;
- Identifying lands to accommodate a future hospital;
- Concern that the justification to support the proposed acquisition of lands currently within Stony Plain is poor and will have a negative impact on intermunicipal relations;
- That the City’s past efforts to support industrial lands has not been successful, and that further research and planning is necessary prior to adding an additional five quarter sections of industrial land to its base;
- Lack of consideration given to the land needs to accommodate the future expansion and interchanges along Highway 628; and
- Prudent consideration of land servicing and tax revenue prior to annexing lands as proposed is necessary.

4.0 Key Stakeholder Feedback

The City of Spruce Grove identified key stakeholder groups – service commissions, school boards, provincial agencies/departments, utility providers, pipeline operators, environmental societies, business and development industry associations, and developers – to consult with regarding the Growth Study and future annexation. Thirty-seven key stakeholders that were identified are presented in Table 5 below. They were invited to attend one of two sessions comprising of a presentation from the consultant team (see Appendix G) and a period to ask questions and provide comments. The meetings were held on June 14 and 15, 2017. Twenty people representing 14 key stakeholders attended a drop-in session. A summary of the feedback received through the key stakeholder consultations follows **Table 5**.

Table 5: Summary of Key Stakeholders

Key Stakeholder	Key Stakeholder Group	Attended
Capital Region Parkland Water Services Commission	Service commission	✓
Alberta Capital Region Wastewater Commission	Service commission	✓
Capital Region Assessment Services Commission	Service commission	
West Inter Lake District Regional Water Services Commission	Service commission	
Parkland School Division No. 70	School board	
Evergreen Catholic Separate Regional Division No. 2	School board	✓
St. Thomas Aquinas Roman Catholic Separate Regional Division No. 38	School board	
Alberta Health Services - Edmonton Zone	Provincial agency	✓
Alberta Transportation	Provincial department	
Telus	Utility provider	
Shaw Communications Inc.	Utility provider	
ATCO Gas	Utility provider	✓
Fortis Alberta Inc.	Utility provider	
ATCO Pipelines	Pipeline operator	
Kinder Morgan Pipelines	Pipeline operator	
Wagner Natural Area Society	Environmental society	✓
Spruce Grove Chamber of Commerce	Business association	✓
Spruce Grove Downtown Business Association	Business association	✓
Acheson Business Association	Business association	✓
UDI Spruce Grove Chapter	Development industry	
Canadian Home Builders Association	Development industry	✓
Avillia Developments	Developer	✓
Beaverbrook Developments	Developer	✓
Broadview Developments	Developer	
Carrington	Developer	
Cove Properties	Developer	
Decker Properties	Developer	✓
Lamont Developments	Developer	
Landrex	Developer	
Melcor Developments	Developer	✓



Key Stakeholder	Key Stakeholder Group	Attended
Nor-Chris Holdings	Developer	
Qualico Homes	Developer	
Robson Developments	Developer	
Rohit Group of Companies	Developer	
One Properties	Developer	
Southbend Developments	Developer	
Stonegate Developments Ltd	Developer	

Beaverbrook Developments

- Sees that year-over-year increases in costs factored into Financial Impact Assessment
- Asks why wouldn't assessment increase in concert? Why no nominal increase?

Acheson Business Association

- Can the Capital Region infrastructure support the level of growth?
- Did the Financial Impact Assessment factor costs associated with grade separation of CN?
- What about the impacts on the operation of the CN rail line during construction of the grade separation?
There are 40 trains per day on that line.
- Quality of development in City's industrial areas is abysmal (e.g., storage yards)
- Can the City sustain its industrial area and capture more growth?
- Concerned about the annexation area encroaching into the Acheson ASP
- When would the tax rate change be triggered?

Spruce Grove Chamber of Commerce

- Question about growth in mill rates
- Do the mentioned tax increases include both residential and non-residential?
- What about the issue of stagnation stemming from industrial developers that do not want to develop?
- Is the recent growth rate anomalous? Is the current growth spurt over?
- Is there a demand for more industrial land?

Spruce Grove Downtown Business Association

- Are costs factored in for stormwater management in infill areas where needed?
- Will costs for stormwater management in infill areas still be borne by developers?

Avillia Developments

- Inquired about the drops in Parkland County population in the 1980s as presented in the slide deck
- Has amalgamation been considered?
- Will the preliminary land use map become the basis for the new Municipal Development Plan?

Alberta Health Services

- Did the Growth Study plan for land to be set aside for new health care facilities?
- The facility in Stony Plain has outgrown its capacity and the site is too small to accommodate expansion; a new facility at a new location is likely in the future, whether it is in Stony Plain or Spruce Grove
- The rail crossing is an issue for emergency services
- Has the Town been involved?

Wagner Natural Area Society

- Concerned about the impacts on the environment
- East portion of Spruce Grove and portion of the Parkland County recommended expansion area within the Wagner Natural Area (WNA) recharge zone, which will have significant costs for infrastructure and development
- Some lands will be undevelopable or would require houses without basements due to the high water table
- Development is therefore unlikely
- The Wagner Natural Area Society (WNAS) will bring forward scientific evidence to prove lands are undevelopable (Note: no further correspondence has been received from the WNAS to date)
- Aquifer for recharge area for the WNA runs from southwest to northeast and may impact an eastern portion of the Parkland County recommended expansion area. The recharge area for the fen with the eastern portion of Spruce Grove also runs southwest to northeast but further west than the recharge area for the WNA.

Unattributed Comment

- Will we have to pay for the impacts of non-developer funded stormwater infrastructure in areas where there is a deficiency in this infrastructure?

Post-Session Feedback

- Subsequent to attending a key stakeholder session, one of the attendees submitted a letter to the City regarding the City's Growth Study presentation. As the attendee's organization was not mentioned in the letter (see Appendix P), it has been assumed by the City that the attendee provided the letter from the perspective of being a member of the general public rather than from the perspective of the attendee's organization.

4.1 Meeting with Alberta Transportation

Representatives of the City of Spruce Grove met with representatives of Alberta Transportation (AT) on February 7, 2018 to discuss future annexation. Topics included the potential of annexing a portion of Highway 16A in Stony Plain, and hypothetical scenarios of annexing land north of Highway 16 and south of Highway 628. The following are the highlights of the discussions.

- AT is supportive of having to maintain less of Highway 16A.
- AT is not supportive of crossing Highway 16.
- If lands north of Highway 16 were annexed in future, AT would retain jurisdiction over the highway due to its freeway designation, but costs for overpass improvements would be the City's to support development.
- If lands south of Highway 628 were annexed in future, AT would retain jurisdiction over the highway as it is planned to be a freeway with the potential to link with Highway 43.



5.0 2019 Open Houses

The City of Spruce Grove facilitated two open houses in late June 2019 in support of the negotiated annexation areas agreed upon with Parkland County. Affected owners within the negotiated annexation areas as well as the general public were invited to both open houses. Both events were held at the Border Paving Athletic Centre in Spruce Grove. Table 6 provides a summary of the open house sessions, which were attended by 21 attendees.

Table 6: Summary of Open House attendees

Event	Date and Time	Attendees (excluding City staff and consultants)
Open House #1	Wednesday, June 26, 2019 1:00 p.m. to 3:00 p.m.	Fourteen (14) total attendees including: <ul style="list-style-type: none"> • Six (6) landowners² representing six (6) affected parcels • Seven (7) general public • One (1) representative from Alberta Transportation
Open House #2	Wednesday, June 26, 2019 5:00 p.m. to 7:00 p.m.	Eight (8) total attendees including: <ul style="list-style-type: none"> • Two (2) landowners¹ representing two affected parcels • Six (6) general public
Total:		21 attendees including: <ul style="list-style-type: none"> • Seven (7) landowners¹ representing seven (7) parcels represented • Thirteen (13) general public • One (1) representative from Alberta Transportation

5.1 2019 Open House Format

The format of the open house sessions required all attendees to complete a sign-in sheet at the registration desk. Each landowner and mines and mineral right owner were provided a package of information. Affected owners received a package comprising a questionnaire and consent form specific to affected owners, hard copies of the display board materials, FAQs, and maps of the negotiated annexation areas that cross-referenced to a list of legal descriptions of parcels within the negotiated annexation areas (see Appendix N). Members of the public also received a package upon registering that consisted of a questionnaire specific to them and maps of the negotiated annexation areas (see Appendix N).

Upon registering and receiving their packages, the attendees were guided through a series of 17 sequential display boards posted chronologically around the room (see display boards in Appendix N). City representatives were in attendance to answer questions, provide clarifications and field concerns from the attendees. Representatives of the City's two consultants – ISL Engineering and Land Services and CORVUS Business Advisors – were also in attendance to do the same and provide greater detail with respect to the Growth Study, Financial Impact Assessment and addenda in support of the negotiated annexation areas. The City's staff and consultants recorded feedback received from the attendees, which is summarized in **Table 7**.

² One of the landowners is also a Parkland County councilor, who attended both events.

5.2 2019 Open House Feedback

Table 7: Summary of 2019 Open House Feedback

Attendee(s) by Parcel(s)/ Quarter(s) ³	Attendee Type	Feedback
32	Landowner	<ul style="list-style-type: none"> No concerns with the annexation Generally in favour of the annexation Wanted to know how annexation would impact taxes
n/a	General Public (realtor)	<ul style="list-style-type: none"> Inquired about implications to property taxes Was looking for input on how to complete a financial evaluation of the property No issues with annexation Wanted to know how annexation might impact land values as her client (owner of Parcel 32) is contemplating sale of land
10 and 11	Landowner	<ul style="list-style-type: none"> What are the impacts on service from West Parkland Gas Co-op? What will be the impacts on mail delivery from Canada Post? Will mail still get dropped off at mailbox at the end of driveway?
36	Landowner and County Councillor	<ul style="list-style-type: none"> None of us received the information for 2017 open houses Indicated that the notices for the last round of open houses in April 2017 arrived too late or not at all
6	Landowner	<ul style="list-style-type: none"> West Parkland Gas Co-op: still the service provider after annexation? Post office box: currently go to Stony Plain to pick up mail; will that change? What if their wells fail – will the City allow them to drill a new well? Concern about losing free access to the County dump through the “dump card” How often will the City pick up their garbage? Will they be able to keep chickens, goats? Will the annexation impact their internet service and provider? Generally in favour of the annexation, though subsequent questionnaire received conveyed a position of “uncertain” in response to the question of being in favour of annexation Wanted to know how annexation would impact land value
8	Landowner	<ul style="list-style-type: none"> Same comments as landowner of Parcel 6 above
31	Landowner	<ul style="list-style-type: none"> Concerned about how garbage pick-up would work and loss of “dump card” They currently get their water from regional water line; wanted to know if there will be any impact to water bill Generally in favour of the annexation Wanted to know how annexation would impact taxes

³ Refer to the land ownership map and mines and minerals ownership map at the end of Appendix N for locations of numbered parcels and lettered quarter sections within the negotiated annexation areas respectively.



Attendee(s) by Parcel(s)/ Quarter(s) ³	Attendee Type	Feedback
n/a	Stakeholder (West Parkland Gas Co-op)	<ul style="list-style-type: none"> • Portion of franchise area is within the southwest annexation area • Has 5 customers within that area, and also serves 3 ATCO customers in Stony Plain to the west. The 5 customers would become ATCO customers. • Spruce Grove has a recently signed franchise agreement with ATCO • The annexation area is too small to trigger an opportunity to break the franchise agreement contract between Spruce Grove and ATCO to enable an opportunity to negotiate a dual franchise agreement. Annexation area would need to amount to 25% of the City's current lands – another four quarter sections – to establish a dual franchise agreement. • Stony Plain currently has a dual franchise agreement with both ATCO and West Parkland Gas Co-op
17, 25, 29, 43 and 53 (now outside negotiated annexation areas)	General Public (previously inside recommended expansion area)	<ul style="list-style-type: none"> • Some of their land was in but is no longer • Would like to be in the City in future • When will be the next round of annexation? • If annexed in future, what would be the changes for them? • What are the tax impacts? • What would happen to their current subdivision and development rights under their current Parkland County zoning; can they still subdivide four parcels out without rezoning? • Wanted to know how annexation would impact taxes if there lands were in the annexation area
n/a	Stakeholder (Alberta Transportation)	<ul style="list-style-type: none"> • Re: Hwy 628, the construction priorities of the previous government are currently being reviewed by the new government • Asks that the City be aware of the potential for future interchange requirements by AT along Hwy 628 • Curious about the timeframe for development within the annexation areas
n/a	General Public (County Resident)	<ul style="list-style-type: none"> • Wants to know when Highway 628 will be upgraded

5.3 2019 Open House Questionnaire Responses

In addition to the feedback recorded through conversations during the open house, the attendees were asked to complete a questionnaire and submit it at the registration desk before they left or submit to the City prior to the deadline of July 12, 2019. With the attendance of six unique sets of landowners and fourteen (14) members of the general public, only six (6) attendees submitted a completed questionnaire during the open houses. One (1) additional questionnaire was subsequently submitted directly to the City before the submission deadline, and one (1) landowner reissued their 2017 questionnaire, resulting in a total of eight (8) submissions.

The position of those that completed the questionnaires are summarized in **Table 8**. A summary of the feedback received through questionnaires provided to participants follows **Table 8** in Sections 4.3.1 and 4.3.2. Copies of the seven questionnaires received, and the one previously completed questionnaire that was reissued, are included in Appendix P.

Table 8: Summary of Questionnaires

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

5.3.1 Owner Questionnaire Responses

AFTER REVIEWING TODAY’S DISPLAYS AND SPEAKING WITH OUR STAFF, DO YOU HAVE ANY SPECIFIC QUESTIONS ABOUT THE PROPOSED ANNEXATION?

- Questions were answered
- no new questions at this time
- I understand that the City needs to grow. It will also increase the value of my property.
- This land is still subject to a 10 year wait? Has there been industrial developers looking to develop the proposed land?

DO YOU HAVE ANY SPECIFIC NEEDS OR CONCERNS THAT WE SHOULD KEEP IN MIND AS THE LAND TRANSITIONS BETWEEN JURISDICTIONS?

- Garbage/Dump Card & Gas Company
- Water, gas, garbage, cable
- After annexation would I get my mail delivered to my property? What about utilities? Phone Number: Would that have to be changed? Natural Gas: I am with West Parkland Gas Co-Op. Power: Epcor.
- Taxes; will taxes ↑ (up arrow) despite from use?

DO YOU HAVE ANY OTHER COMMENTS AT THIS TIME ABOUT THE CITY OF SPRUCE GROVE’S PROPOSED ANNEXATION?

- Not at this time
- Is this proposed annexation in line with a recent updated info package that was sent out prior? I thought that it was a 20+ year plan for our property

I FOUND TODAY’S MEETING TO BE:

Informative	Fairly Informative	Not Informative	Unmarked
3	0	0	1

I WOULD LIKE THE CITY TO CONTACT ME DIRECTLY TO DISCUSS THE PROPOSED ANNEXATION

Yes	No
4	0



ARE YOU IN FAVOUR OF YOUR PARCEL(S) BEING ANNEXED TO THE CITY OF SPRUCE GROVE

Yes	No	Uncertain	Unmarked
1	0	2	1

- Worried my peaceful life living in a farm setting changing to a city

5.3.2 General Public Questionnaire Responses

Two of the four general public questionnaires were submitted by affected stakeholders – Alberta Transportation and the West Parkland Gas Co-op. Their responses are included below with the responses received from members of the general public.

1. AFTER REVIEWING TODAY’S DISPLAYS AND SPEAKING WITH OUR STAFF, DO YOU HAVE SPECIFIC QUESTIONS ABOUT THE PROPOSED ANNEXATION?

- How will it affect the land value in newly annexed land
- Not at this time
- Not after speaking with the City representative. Not currently affected. Was here for the previous open house, where the annexation plan was closer to my property.

2. ARE YOU IN FAVOUR OF THE CITY OF SPRUCE GROVE’S PROPOSED ANNEXATION?

Yes	No	Uncertain	Unmarked
3	0	0	1

- No Comment
- Mostly as it does not have much of an impact to my property until possibly further along.

3. DO YOU HAVE ANY OTHER COMMENTS ABOUT THE CITY OF SPRUCE GROVE’S PROPOSED ANNEXATION?

- The timing of the Hwy 628 improvement project needs to be confirmed by the government. Proposed areas of development along HWY 628 must respect land requirements for future interchanges as well as typical spacing between interchanges

4. I FOUND TODAY’S MEETING TO BE:

Informative	Fairly Informative	Not Informative	Unmarked
4	0	0	0

5. I WOULD LIKE THE CITY TO CONTACT ME DIRECTLY TO DISCUSS THE PROPOSED ANNEXATION

Yes	No
1	3

ADDITIONAL NOTES:

The following was offered by the Alberta Transportation representative:

- As part of regular government stakeholder consultation: When timing is appropriate, investigate transportation requirements in consideration of access management, lowered dependence of provincial road network for travel, and sustainable growth among other things.



6.0 Overall Themes of Consultation Feedback

6.1 2017 Themes of Consultation Feedback

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

1. Town of Stony Plain Expansion Area Landowners
2. Parkland County Expansion Area Landowners
3. Mines and Mineral Owners
4. Key Stakeholders
5. General Public

6.1.1 Town of Stony Plain Expansion Area Landowners

Feedback from landowners within the Stony Plain expansion area focused on:

- More information on the implications of annexation is necessary due to location of property in study area;
- Impacts of property being governed by two municipal jurisdictions;
- Rationale for annexation boundary makes sense due to physical geography of lands (within Stony Plain);
- Timing of potential future development if annexation was approved; and
- Timing of road realignment and construction.

6.1.2 Parkland County Expansion Area Landowners

Themes that emerged from the feedback received from the landowners within the Parkland County expansion area focused on:

- Implications on property values and taxation; and
- Impacts and opportunities of City bylaws on current land uses.

6.1.3 Mines and Minerals Owners

Common themes among mines and minerals owners focused on:

- Impact on existing operating wells with a change in jurisdiction from a rural to an urban municipality;
- Effects of City bylaws on drilling activities; and
- Integration of urban development around operating wells.

6.1.4 Key Stakeholders

As key stakeholders represent their own interests and the business sector, common themes across all stakeholders are limited. Overall, stakeholders had questions about the assumptions and methodology for both the Growth Study and Financial Impact Assessment with respect to population projections and infrastructure financing. Topics of questions and feedback from stakeholders also included:

- municipal property taxes;
- level of services needed to support projected growth;
- impact of development on Wagner Natural Area and the ability to develop land in its proximity;
- rail separation; and
- development of existing and projected industrial land.

6.1.5 General Public

Themes and questions from the public at the open houses, and from a letter received by Administration, focused on:

- the timing of improvements to Highway 628;
- clarification about the methodology and conclusions of the Growth Study and Financial Impact Assessment;
- proposed land uses depicted and assumed in the Growth Study;
- the possibility of amalgamation with Stony Plain; and
- impact of annexation on land values and property taxes.

6.2 2019 Themes of Consultation Feedback

The summary below identifies the emerging themes as outcomes of the 2019 consultation activities in four categories. The four categories are:

1. Landowners
2. Mines and Minerals Owners
3. Key Stakeholders
4. General Public

6.2.1 Landowners

Themes that emerged from the feedback received from the remaining owners within the negotiated annexation areas are presented in Table 9 below.

Table 9: Summary of Landowner Themes

Theme	Comments
Taxes	Changes to tax rate; process of transition
Property Value	Increase or decrease property value
Impact to services	Mail service; gas provider; garbage/dump access; internet & phone service changes; water service; potential well drilling restrictions
Lifestyle	Ability to keep livestock (chickens, goats); transition from quiet rural to city lifestyle
Development	Timelines; inquiry about industrial interest; zoning and subdivision rights; road upgrades

6.2.2 Mines and Minerals Owners

No new themes of feedback emerged from the 2019 consultation activities as no mines and minerals owners attended the 2019 open houses or submitted a questionnaire. The City therefore relies on the themes of feedback that emerged through the 2017 open houses as a representation of the feedback from those mines and minerals owners that remain within the negotiated annexation area.

6.2.3 Key Stakeholders

Key stakeholders identified by the City as most affected by the proposed annexation were invited to the 2019 open houses. Alberta Transportation and West Parkland Gas Co-op attended the 2019 open house events and provided feedback as follows.



ALBERTA TRANSPORTATION

- Advised of future interchange requirements by Alberta Transportation along Highway 628
- Submitted as a part of the questionnaire: “As part of regular government stakeholder consultation: When timing is appropriate, investigate transportation requirements in consideration of access management, lowered dependence of provincial road network for travel, and sustainable growth among other things”

WEST PARKLAND GAS CO-OP

- Due to the small size of the negotiated annexation areas, a dual franchise agreement opportunity for natural gas cannot be triggered by this annexation, resulting in the loss of five customers

6.2.4 General Public

Themes from the general public included;

- concerns with existing major roads;
- a general curiosity about the annexation process; and
- a desire from landowners within the previous recommended expansion area in Parkland County who would like to be a part of the City in the future.

7.0 Closure and Next Steps

Through the review of the feedback received, common themes emerging from the consultations for the Growth Study and annexation are taxation, servicing, and transportation infrastructure. The mitigation strategy must address continued dissemination of information to owners and the public specific to the themes mentioned above.

Changes to servicing and tax rates were communicated at a high level through consultation activities. The mitigation strategy must reinforce the approach the City intends to implement with respect to property and business taxes, as well as provide more clarity with respect to the application of City bylaws, and the impacts to businesses and affected land and mines and minerals owners.

Implications on transportation infrastructure were also communicated at a high level, specifically the anticipated upgrades to Highway 628 and the need for an underpass of the Canadian National (CN) rail line. As Alberta Transportation (AT) has not finalized plans or timing for any of the above, the impacts on landowners and future development are uncertain. However, with the reduction of the original recommended expansion area in Parkland County into smaller negotiated annexation areas, impacts may be lessened. Future consultations with AT and CN, and clarity on the role and responsibilities of the City associated with these projects, should be emphasized to the public and stakeholders.

As for next steps, it is recommended that the City administration convene a Technical Review Committee meeting to begin outlining mitigation strategies to address the concerns raised with respect to the Parkland County negotiated annexation at a time the City deems appropriate.

In terms of the original Stony Plain recommended expansion area, proposed annexation is on hold indefinitely. If and when it is revisited, the City should arrange for a meeting with the Town, assuming it is agreeable, and the two affected landowners that would have their properties bisected by the adjusted municipal boundary. The purpose would be to better understand the concerns and determine how they could be mitigated by the City and the Town in a coordinated fashion.



Appendix A
2015 Project Launch Materials



[> HOME](#) > [About Our Community](#) > [News and Public Notices](#) > [Spruce Grove growth study launched](#)

Spruce Grove growth study launched

Determining future growth options for the next 50 years

April 21, 2015

At the April 20 Committee of the Whole meeting, the City of Spruce Grove's Growth Study was officially launched. The study will investigate options for the City's growth, including land requirements for the next 50 years. The City has retained ISL Engineering and Land Services, CORVUS Business Advisors and Strategic Projections Inc. to undertake the Growth Study. A growth study is a comprehensive look at the trends of a municipality's growth over time. It investigates historic population growth, demographics as well as land supply and absorption to project how and where the City's growth should occur in the future. The study takes into consideration serviceability, fiscal impacts, opportunities and constraints.

Typically, growth studies are commissioned to determine appropriate directions to grow beyond municipal boundaries as a result of dwindling land supply within current municipal boundaries.

The City has a policy requirement to maintain a land supply of 25 years for each of residential, commercial and industrial land uses. An analysis undertaken in 2013 determined the City had approximately a 19-year supply of residential land, 39-year supply of commercial land, and 59-year supply of industrial land. As such, the study is anticipated to focus on determining future residential growth directions for the next 25 years and beyond, to at least a 50-year horizon.

The study will include information sharing and engagement opportunities with Council, Parkland County, the Town of Stony Plain, residents, potentially affected landowners and other key stakeholders.

The City's Growth Study is a three-phase project scheduled for completion in mid-2016.

"It is expected that the first stage will be completed by early fall of 2015. Council will consider the growth options presented and make a decision on which option to further analyze. Stage two of the project is the detailed financial analysis of the preferred option with further discussion and confirmation by council. The third phase, public and stakeholder engagement, will occur following this confirmation and is expected to begin in early 2016 with final reports scheduled for completion by mid-2016," explained Corey Levasseur, the City's General Manager of Planning and Infrastructure.

The Growth Study will provide City Council with the technical information necessary to make a decision to accommodate the City's growth potential over the next 50 years.

Find out more about the [Growth Study](#) or review the [Frequently Asked Questions](#).

[> HOME](#) > [City Government](#) > [Development and Land Use](#) > [Planning and Zoning](#) > [Growth Study](#)

Growth Study

The City has retained ISL Engineering and Land Services, CORVUS Business Advisors and Strategic Projections Inc. to undertake a Growth Study.

A growth study is a comprehensive look at the trends of a municipality's growth over time. It investigates historic population growth, demographics as well as land supply and absorption to project how and where the City's growth should occur in the future. The study takes into consideration serviceability, fiscal impacts, opportunities and constraints.

The City's Growth Study is a three-phase project scheduled for completion in mid-2016.

Growth options will be presented to council for consideration, and subsequent decision on which option to further analyze, in the fall of 2015. Following this decision a detailed financial analysis of the preferred option will be initiated, which is stage two of the project. Once the financial analysis has been completed, a second discussion to confirm the preferred option is scheduled for late 2015 prior to kick-off of the third phase, public and stakeholder engagement.

For more information, review our [frequently asked questions](#).

News

- April 21, 2015: [Spruce Grove growth study launched](#)
- April 20, 2015: [Committee of the Whole meeting – Growth Study Project Initiation](#)

Questions or comments? [Email us](#) .

[> HOME](#) > [City Government](#) > [Development and Land Use](#) > [Planning and Zoning](#) > [Growth Study](#) > [Growth Study: Frequently asked questions](#)

Growth Study: Frequently asked questions

1. [What is a growth study?](#)
2. [Why is a growth study being initiated now?](#)
3. [What are the options being considered for accommodating future growth?](#)
4. [How will the study examine the financial impacts of the growth options?](#)
5. [What is the extent of the study area?](#)
6. [What is the overall timing of the growth study project?](#)
7. [How will Parkland County and the Town of Stony Plain be involved in the growth study?](#)
8. [When will City Council make decisions on which growth option to pursue?](#)
9. [When and how can I provide feedback on the growth study?](#)
10. [What steps will take place after the growth study has concluded?](#)

1. What is a growth study?

A growth study is a comprehensive look at the trends of a municipality's growth over time. It investigates historic population growth, demographics as well as land supply and absorption to project how and where the City's growth should occur in the future. The study takes into consideration serviceability, fiscal impacts, opportunities and constraints. Typically, growth studies are commissioned to determine appropriate directions to grow beyond municipal boundaries as a result of dwindling land supply within current municipal boundaries.

2. Why is a growth study being initiated now?

The City of Spruce Grove has a policy that it shall maintain a 25-year supply of lands for future residential, commercial and industrial growth. The City commissioned its own internal land consumption analysis report in 2013 that concluded it had an approximate 19-year supply of residential land remaining within its current municipal boundaries. The City also concluded it had a 39-year supply of commercial land and a 59-year supply of industrial land. The City has retained ISL Engineering and Land Services, CORVUS Business Advisors and Strategic Projections Inc. to undertake a growth study. The study is expected to validate the City's own internal analysis and is anticipated to focus primarily on growth directions to accommodate a 50-year supply of land for residential growth.

3. What are the options being considered for accommodating future growth?

To accommodate future growth, the study will assess various expansion options including: (1) future annexation of lands from Parkland County, the Town of Stony Plain, or both; (2) amalgamation with the County, Town, or both; (3) formation of a specialized municipality similar to that of Strathcona County; and (4) other inter-jurisdictional agreements. A no-growth option will also be examined.

4. How will the study examine the financial impacts of the growth options?

For each of the growth options identified, the study will examine the cost to the City for continued growth over the review period to ensure that the direction taken for future growth is financially sustainable. A more detailed financial analysis will be provided for the preferred growth option endorsed by City Council, including, but not limited to, examination of specific infrastructure and servicing requirements, assessment growth, tax impacts and debt guidelines.

5. What is the extent of the study area?

The City of Spruce Grove is currently 32 km² in size. The study area includes 113 km² of lands surrounding the City as well as the Town of Stony Plain (37 km²) and portions of Parkland County (76 km²). It is important to note that the study area only represents the area that will be used for data gathering, analysis and investigation at this time. It is not an annexation area, or proposed boundary of an amalgamated municipality. As the growth study progresses, the specific areas to study relating to growth will become more focused and will be determined based on estimates of forecasted growth, sound planning principles, servicing opportunities and constraints as well as other influences.

6. What is the overall timing of the growth study project?

The growth study project is a three-phase project that is scheduled for completion in mid-2016. The first phase, the preparation of the draft growth study, is scheduled for completion in early fall of 2015. The second phase, a detailed financial analysis of the preferred option, is scheduled for completion in late 2015. The third phase, public and stakeholder engagement, will begin upon completion of the second phase and is scheduled for completion in mid-2016.

7. How will Parkland County and the Town of Stony Plain be involved in the growth study?

City Administration will be consulting and information sharing with both the County and Town throughout the project. In addition to this, the City will request planning, engineering, mapping and financial data from the County and the Town for the purpose of the draft growth study (first phase) and financial analysis (second phase). Additional consultation will occur throughout the third phase of the project (public and stakeholder engagement).

8. When will City Council make decisions on which growth option to pursue?

City Council will consider the growth options presented and make a decision on which option to further analyze in the fall of 2015. Following this decision a detailed financial analysis of the preferred option will be initiated, which is stage two of the project. Once the financial analysis has been completed, a second discussion to confirm the preferred option is scheduled for late 2015 prior to kick-off of the third phase, public and stakeholder engagement.

9. When and how can I provide feedback on the growth study?

The launch of engagement with the public and stakeholders is scheduled for 2016, upon completion of the detailed financial analysis. This will include open houses for both the public and potentially affected landowners as well as meetings with the County, the Town and other targeted stakeholders (e.g. Alberta Transportation, school boards, utility and service providers).

10. What steps will take place after the growth study has concluded?

After the three-phase growth study project is completed in 2016, City Council will make its final decision on whether to pursue the growth option that was investigated in detail. If the decision is to proceed, the City will follow the relevant application process set out by the Province of Alberta.

Growth Study

The City has retained ISL Engineering and Land Services, CORVUS Business Advisors and Metro Economics (formerly Strategic Projections Inc.) to undertake a Growth Study.

A Growth Study is a comprehensive look at the trends of a municipality's growth over time. It investigates historic population growth, demographics as well as land supply and absorption to project how and where the City's growth should occur in the future. The study takes into consideration serviceability, fiscal impacts, opportunities and constraints.

For more information, review our [frequently asked questions](https://www.sprucegrove.org/government/development-and-land-use/growth-study/growth-study-frequently-asked-questions/) (<https://www.sprucegrove.org/government/development-and-land-use/growth-study/growth-study-frequently-asked-questions/>).

News and updates

- May 13, 2017: Public Open House
- May 6, 2017: Public Open House
- April 25, 2017: City begins Growth Study public engagement process (<https://www.sprucegrove.org/government/news/city-begins-growth-study-public-engagement-process/>)
- Dec. 2016: Spruce Grove Growth Study was presented to City Council
- April 21, 2015: Spruce Grove Growth Study launched
- April 20, 2015: Committee of the Whole meeting – Growth Study Project Initiation

Growth Study documents

- Spruce Grove Growth Study
(<https://www.sprucegrove.org/media/2067/growth-study-2016.pdf>)
- Spruce Grove Growth Study - Open House Display Boards
(<https://www.sprucegrove.org/media/2071/open-house-display-boards-growth-study.pdf>)
- Spruce Grove Growth Study - Study Area
(<https://www.sprucegrove.org/media/2068/growth-study-area.pdf>)
- Spruce Grove Growth Study - Preliminary Land Use Map
(<https://www.sprucegrove.org/media/2069/growth-study-prelim-land-uses.pdf>)
- Spruce Grove Growth Study - Process
(<https://www.sprucegrove.org/media/2070/growth-study-process.pdf>)

Questions or comments

Email us (<mailto:growth@sprucegrove.org>) or submit a [fill out the feedback survey](https://www.surveymonkey.com/r/SGGrowthStudy17) (<https://www.surveymonkey.com/r/SGGrowthStudy17>).



Appendix B
2017 News Release



City begins Growth Study public engagement process

April 25, 2017

A community engagement process to share information and gather feedback on the City's Growth Study will get underway in the coming weeks.

The study, which was accepted as information by Spruce Grove City Council in December 2016, determines how much land will be required to accommodate future growth over the next 50 years and identifies recommended expansion areas within Parkland County and the Town of Stony Plain to accommodate that growth.

"The City's growth over the past 10 years has been unprecedented, resulting in much higher rates of land development than ever anticipated," said Mayor Stuart Houston. "Spruce Grove recently ranked ninth among the fastest growing municipalities in Canada between 2011 and 2016 with population growth exceeding 30 per cent."

The City is proposing to expand its boundaries by 1,426 gross hectares (22.5 quarter sections) in order to meet its future residential, commercial, industrial and institutional growth needs for the next 50 years, which is based on the findings from the Growth Study.

Public open houses have been scheduled for May 6 from 11 a.m. to 1 p.m. and May 13 from 2 to 4 p.m. in the Jen-Col/Zender Ford rooms at the Border Paving Athletic Centre, located at 9 Tri Leisure Way. The project team will be on hand to present key growth study information and gather feedback from affected landowners and the public.

Furthermore, meetings with Parkland County, the Town of Stony Plain and other targeted stakeholders, such as Alberta Transportation, school boards, and utility and service providers will be held in the coming weeks and months.

"We certainly want to hear from community members and potentially impacted landowners who have questions or concerns about this study," said Corey Levasseur, General Manager of Planning and Infrastructure. "This is an open and transparent process and we welcome the opportunity to answer any questions that people may have about this boundary adjustment."

The Growth Study project, which began in April 2015, was undertaken by ISL Engineering and Land Services, CORVUS Business Advisors and Metro Economics. It looked at Spruce Grove's long-term growth objectives, the type of growth contemplated and provides rationale for that growth.



Appendix C
2017 Open House Invitations



Owner Address

April 25, 2017

INVITATION RE: SPRUCE GROVE GROWTH STUDY

Dear Landowner,

We are reaching out to you as part of a community engagement process regarding the City of Spruce Grove's Growth Study. This project was initiated in April 2015 and the final study was recently accepted as information by Spruce Grove City Council in December 2016.

The Growth Study is a comprehensive evaluation of the City's long-term objectives, historical trends, and projected future growth to gain an understanding of the City's future land needs as the region continues to grow and prosper. The study determines how much land will be required to accommodate growth over the next 50 years and identifies recommended expansion areas within Parkland County and the Town of Stony Plain to accommodate that growth.

As a landowner who may be potentially impacted by the Growth Study, the City would like an opportunity to discuss the study with you. The City wants to hear your perspective and concerns, as well as answer any questions you may have about the process. There will also be opportunities for the general public to learn more and provide feedback.

The City would invite you to attend an **upcoming open house** with the City's Growth Study project team to review the study and the annexation process.

Dates:

Saturday, May 6, 2017

Times:

11 a.m. – 1 p.m. (general public)

2 p.m. – 4 p.m. (landowners/mines/mineral rights owners)

Saturday, May 13, 2017

11 a.m. – 1 p.m. (landowners/mines/mineral rights owners)

2 p.m. – 4 p.m. (general public)

If you are unable to attend one of the open houses specifically for landowners, mines and mineral rights owners, you are welcome to attend an open house for the general public instead.

Location:

Border Paving Athletic Centre
Jen-Col/Zender Ford rooms
9 Tri Leisure Way, Spruce Grove

At each open house, the City will provide details on:

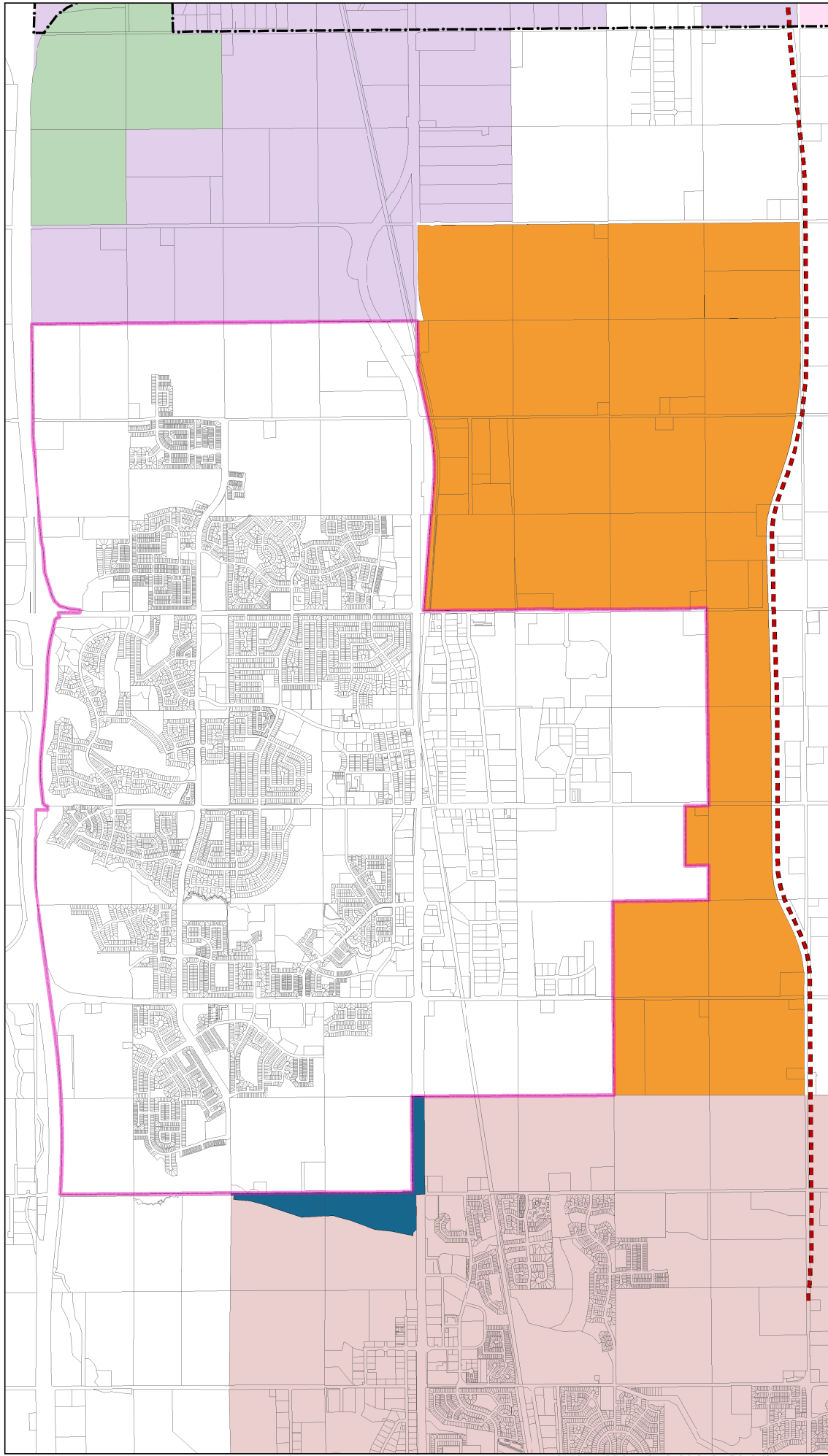
- How the Growth Study was undertaken and what lands were considered;
- How the recommended expansion areas were determined;
- How much of the recommended expansion areas are deemed suitable for development;
- How landowners might be impacted by annexation;
- How owners of mines and mineral rights might be impacted by annexation;
- The timeframe for the annexation process and any future development;

- How decisions will be made; and
- How you can participate in the process.









Additional information is available online at www.sprucegrove.org/growthstudy. If you have any questions, please contact Susan Armstrong, Growth Study Project Lead, at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org.

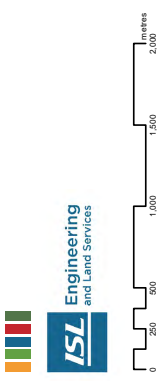
Sincerely,

Corey Levasseur, City Project Sponsor



1:30,000

-  South/Southeast Expansion Area
-  West Expansion Area
-  Acheson Industrial ASP
-  Enoch Cree Nation
-  Wagner Natural Area
-  Future Realigned Highway 628
-  Parcel
-  Study Area
-  City of Spruce Grove
-  Town of Stony Plain



Owner Address

April 25, 2017

INVITATION RE: SPRUCE GROVE GROWTH STUDY

Dear Mines and Minerals Rights Holder,

We are reaching out to you as part of a community engagement process regarding the City of Spruce Grove's Growth Study. This project was initiated in April 2015 and the final study was recently accepted as information by Spruce Grove City Council in December 2016.

The Growth Study is a comprehensive evaluation of the City's long-term objectives, historical trends, and projected future growth to gain an understanding of the City's future land needs as the region continues to grow and prosper. The study determines how much land will be required to accommodate growth over the next 50 years and identifies recommended expansion areas within Parkland County and the Town of Stony Plain to accommodate that growth.

As a mines and mineral rights holder who may be potentially impacted by the Growth Study, the City would like an opportunity to discuss the study with you. The City wants to hear your perspective and concerns, as well as answer any questions you may have about the process. There will also be opportunities for the general public to learn more and provide feedback.

The City would invite you to attend an **upcoming open house** with the City's Growth Study project team to review the study and the annexation process.

Dates:

Saturday, May 6, 2017

Times:

11 a.m. – 1 p.m. (general public)

2 p.m. – 4 p.m. (landowners/mines/mineral rights owners)

Saturday, May 13, 2017

11 a.m. – 1 p.m. (landowners/mines/mineral rights owners)

2 p.m. – 4 p.m. (general public)

If you are unable to attend one of the open houses specifically for landowners, mines and mineral rights owners, you are welcome to attend an open house for the general public instead.

Location:

Border Paving Athletic Centre
Jen-Col/Zender Ford rooms
9 Tri Leisure Way, Spruce Grove

At each open house, the City will provide details on:

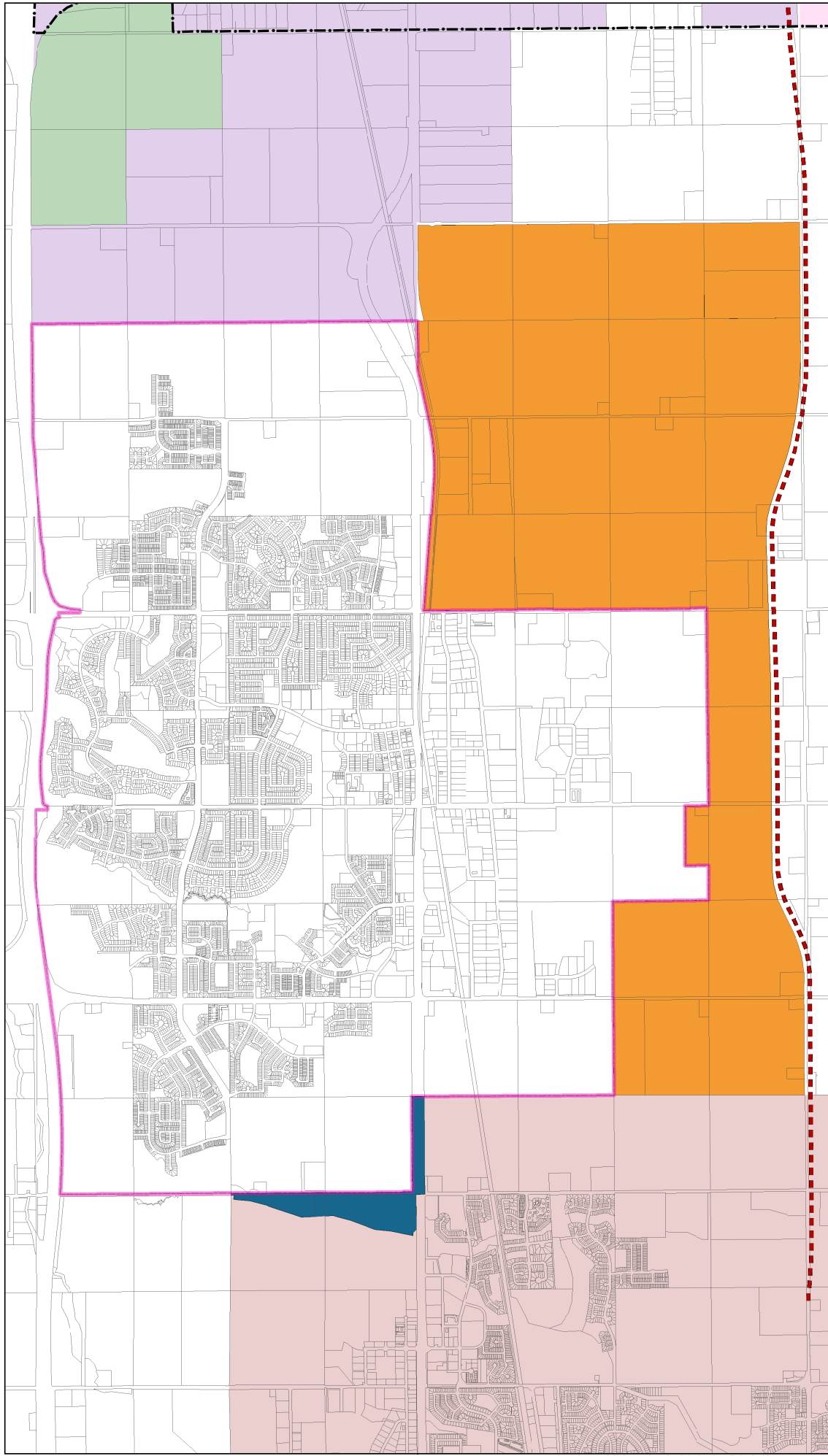
- How the Growth Study was undertaken and what lands were considered;
- How the recommended expansion areas were determined;
- How much of the recommended expansion areas are deemed suitable for development;
- How landowners might be impacted by annexation;
- How owners of mines and mineral rights might be impacted by annexation;
- The timeframe for the annexation process and any future development;

- How decisions will be made; and
- How you can participate in the process.

Additional information is available online at www.sprucegrove.org/growthstudy. If you have any questions, please contact Susan Armstrong, Growth Study Project Lead, at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org.

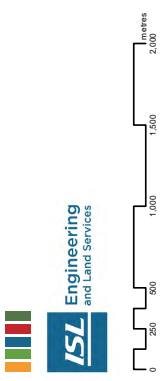
Sincerely,

Corey Levasseur, City Project Sponsor



1:30,000

- South/Southeast Expansion Area
- West Expansion Area
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628
- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain





Appendix D
2017 Newspaper Advertisements



CITY OF SPRUCE GROVE
GROWTH STUDY
PUBLIC OPEN HOUSE

Saturday, May 6
11 a.m.–1 p.m.

OR

Saturday, May 13
2–4 p.m.

Jen-Col/Zender Ford rooms
Border Paving Athletic Centre
9 Tri Leisure Way

City of Spruce Grove staff and consultants
will be on hand. Learn more about:

- The City's Growth Study
- Population projections
- Proposed growth areas
- Outline of process

CITY OF SPRUCE GROVE
GROWTH STUDY

PUBLIC OPEN HOUSE

**Saturday, May 13
2-4 p.m.**

**Jen-Col/Zender Ford rooms
Border Paving Athletic Centre
9 Tri Leisure Way**

City of Spruce Grove staff and consultants
will be on hand. Learn more about:

- The City's Growth Study
- Population projections
- Proposed growth areas
- Outline of process



Appendix E
2017 Open House Materials



Welcome

to the Spruce Grove Growth Study Open House

Please sign in at
the registration desk

FAQs #1: GROWTH STUDY

What is a Growth Study?

The Growth Study projects Spruce Grove's future growth over a 50-year period ending in 2067, and determines how much land is needed to 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 acknowledges regional density targets and presents preliminary future land use assumptions.

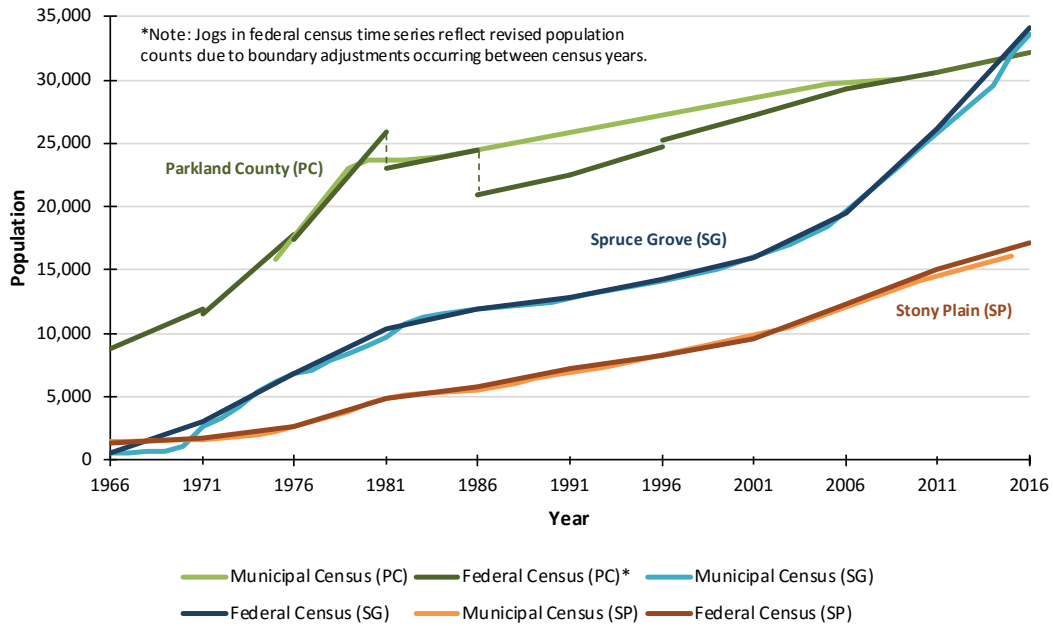
Why did Spruce Grove prepare a Growth Study?

The City of Spruce Grove has a policy that it will maintain a 25-year supply of lands for future residential, commercial and industrial growth. The City commissioned its own internal land consumption analysis report in 2013, which concluded that its land supply had fallen below this level.

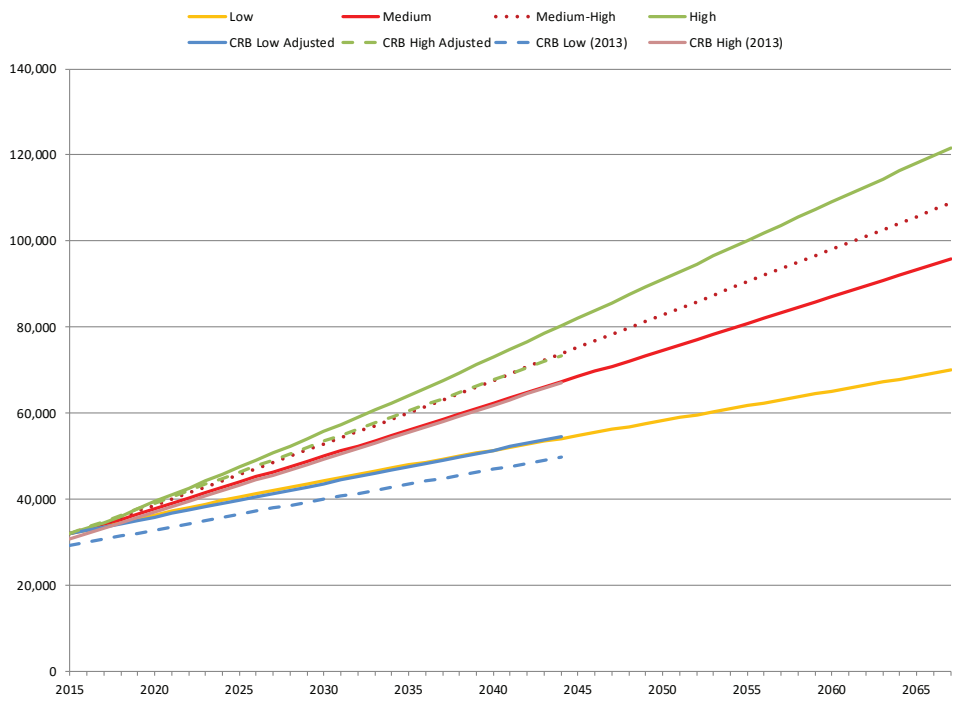
What lands did the Growth Study consider for City expansion?

The study area generally included lands from 1.6 km (1.0 mi) north of Highway 16 in the north to 1.6 km (1.0 mi) south of Highway 628 in the south. Spruce Valley Road (Range Road 265) and the east edge of the Wagner Natural Area were selected as the eastern boundary of the study area south of Highway 16. In the northeast and northwest, the study area included lands 0.8 km (0.5 mi) east of Highway 44 and west of Highway 779 respectively. The study area also included the entirety of Stony Plain.

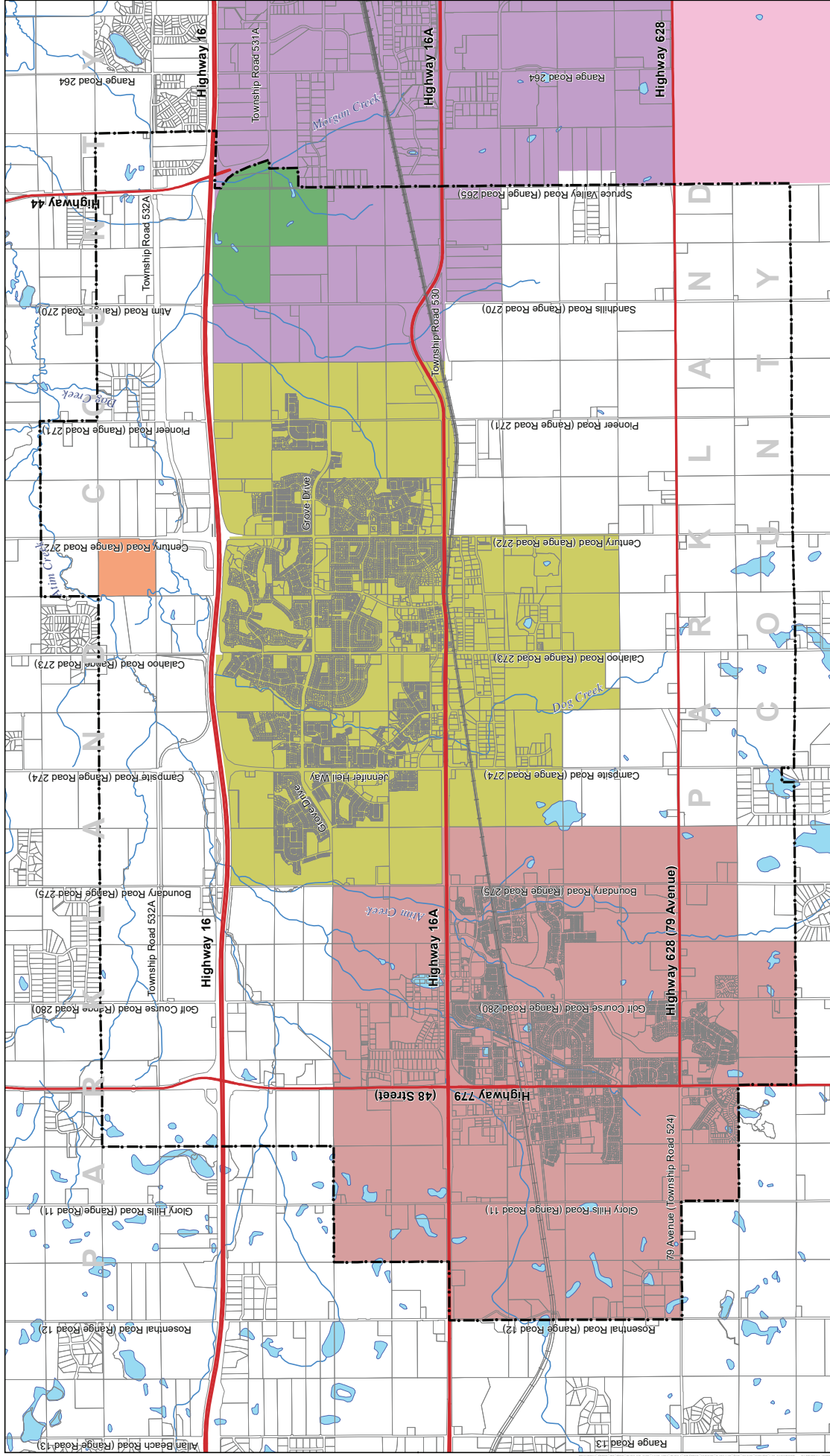
POPULATION GROWTH HISTORY



SPRUCE GROVE'S POPULATION PROJECTIONS



STUDY AREA



- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain
- Acheson Industrial Area Structure Plan
- Enoch Cree Nation
- Parkland Village
- Wagner Natural Area
- Rail Line
- Highway
- Watercourse
- Water Body

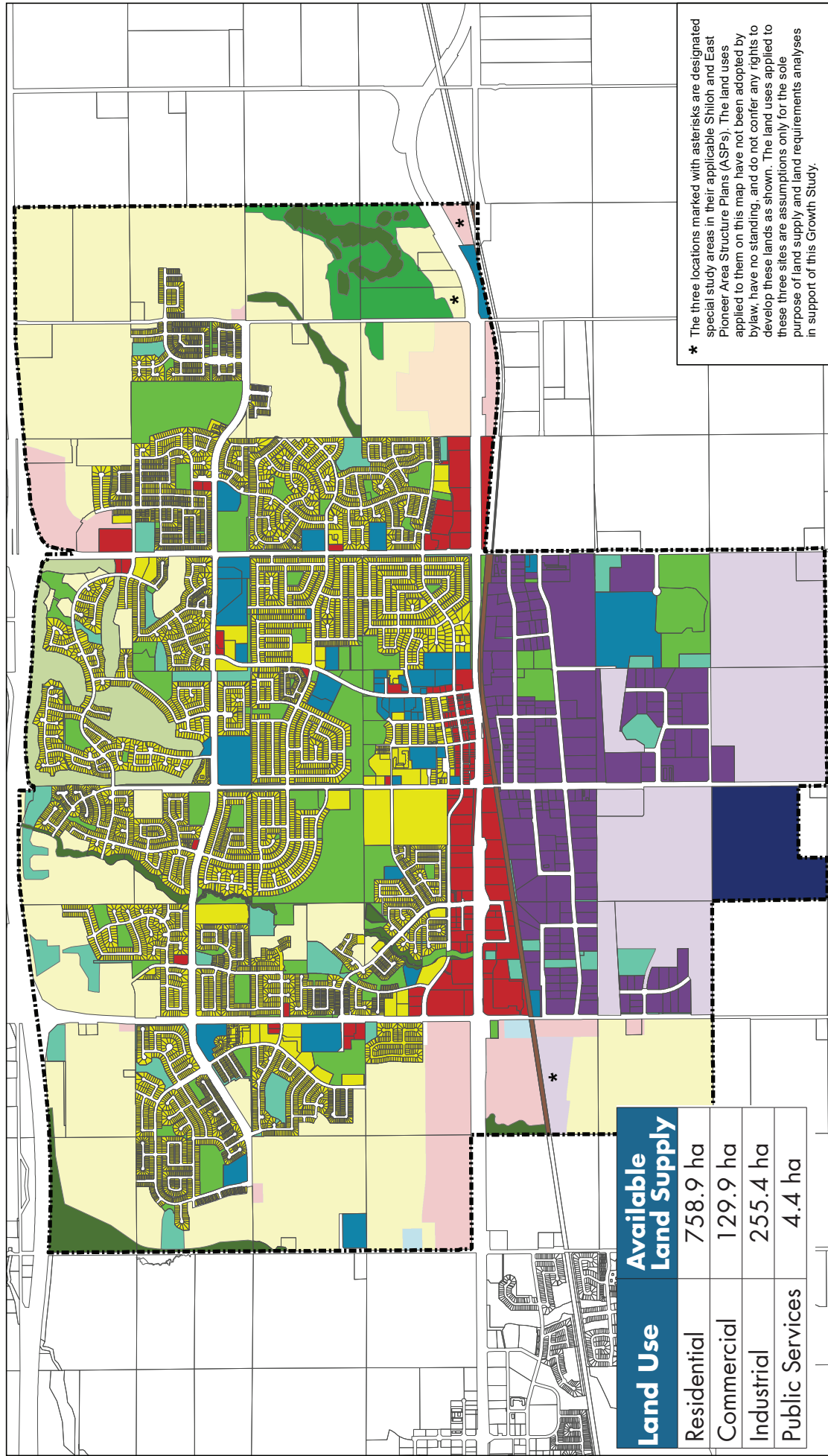
North Arrow

1:50,000

ISL Engineering and Land Services

0 500 1,000 2,000 3,000
feet

ABSORBED AND AVAILABLE LAND SUPPLY, 2014



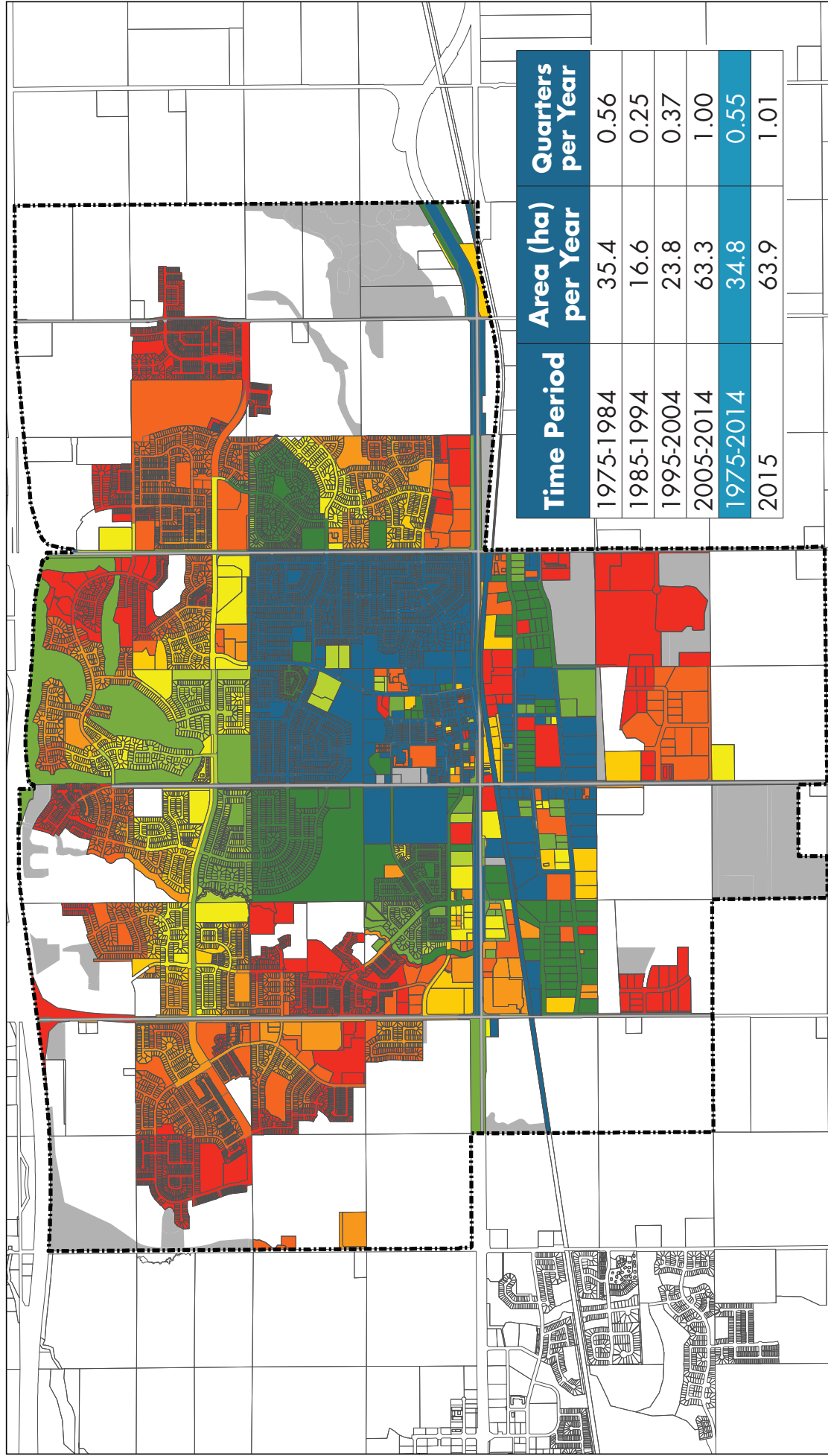
* The three locations marked with asterisks are designated special study areas in their applicable Shiloh and East Pioneer Area Structure Plans (ASPs). The land uses applied to them on this map have not been adopted by bylaw, have no standing, and do not confer any rights to develop these lands as shown. The land uses applied to these three sites are assumptions only for the sole purpose of land supply and land requirements analyses in support of this Growth Study.

North Arrow
 1:25,000

- City Boundary
- Parcel
- Available Mixed Use
- Available Commercial
- Available Industrial
- Available Public Services
- Golf Course
- MAIT Campus
- Railway
- Available Residential
- Public Utilities
- Parks and Open Space
- Environmental Reserve
- Natural Area
- Residential
- Commercial
- Industrial
- Public Services



HISTORICAL LAND ABSORPTION



North Arrow
 1:25,000

- Other Absorbed Lands
- City Boundary
- Parcel

- pre-1975
- 1975-1979
- 1980-1984
- 1985-1989
- 1990-1994
- 1995-1999
- 2000-2004
- 2005-2009
- 2010-2014



FAQs #2: GROWTH STUDY (continued)

According to the Growth Study, how much land does Spruce Grove require to accommodate its growth over the next 50 years?

The Growth Study determined that the City requires 1,426 hectares (22.5 quarter sections) of additional land in order to meet its growth needs for the next 50 years.

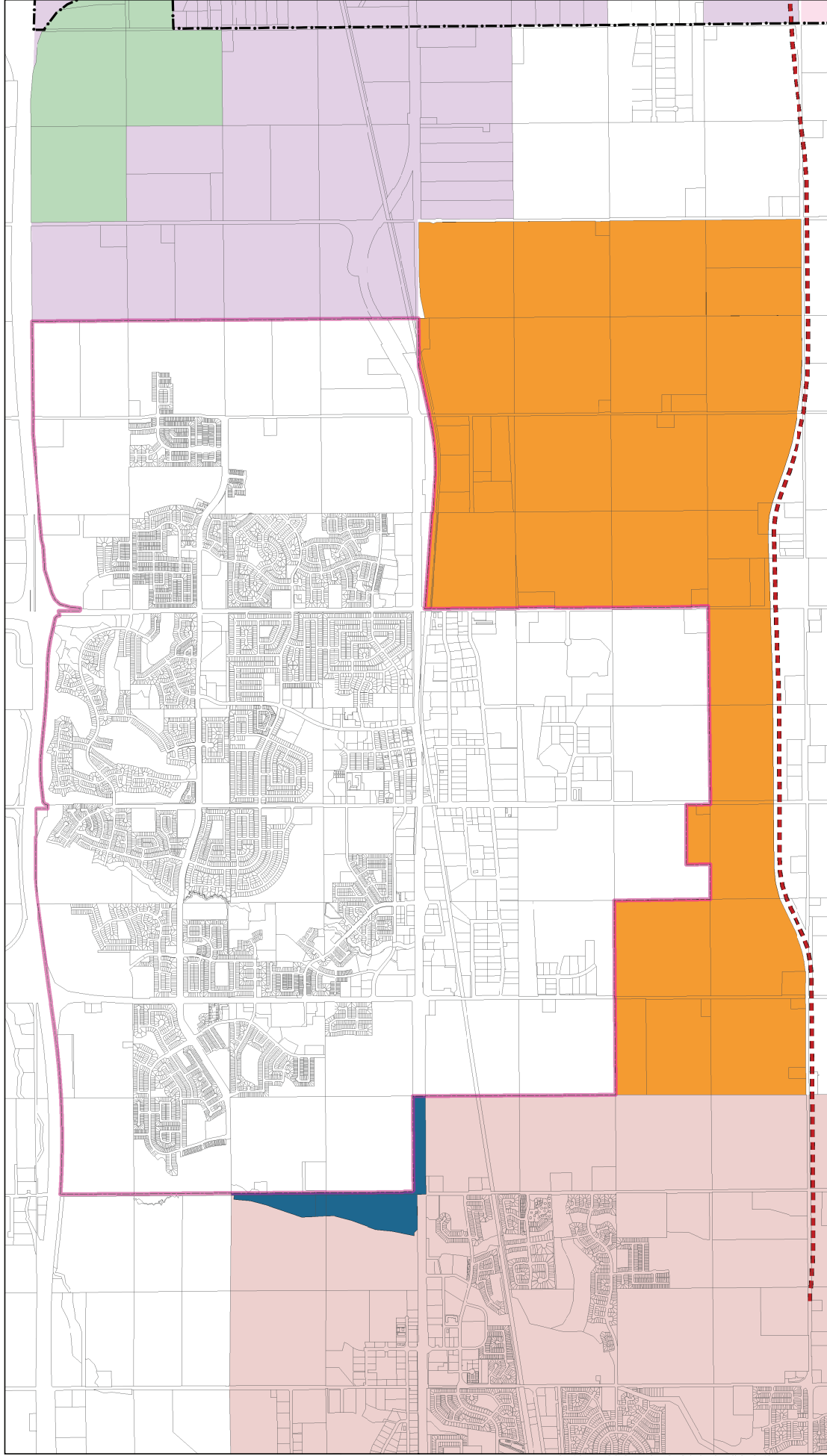
What land uses are intended for the City's proposed expansion areas?

The small proposed expansion area currently within the Town of Stony Plain to the west is proposed for residential and commercial development. Within Parkland County, residential and commercial development is proposed for future expansion areas adjacent to the Town of Stony Plain and to the southeast of the current City limit. Lands adjacent to the rail line as well as the majority of lands immediately south of the City extending to Highway 628 are proposed for future industrial use.

What steps will take place now that the Growth Study has been accepted by City Council?

The Growth Study recommends specific directions for the City for future residential, commercial, and industrial growth. The City will enter into discussions with the County, the Town, landowners and affected stakeholders as to how to address the City's growth needs through the annexation process.

RECOMMENDED EXPANSION AREAS



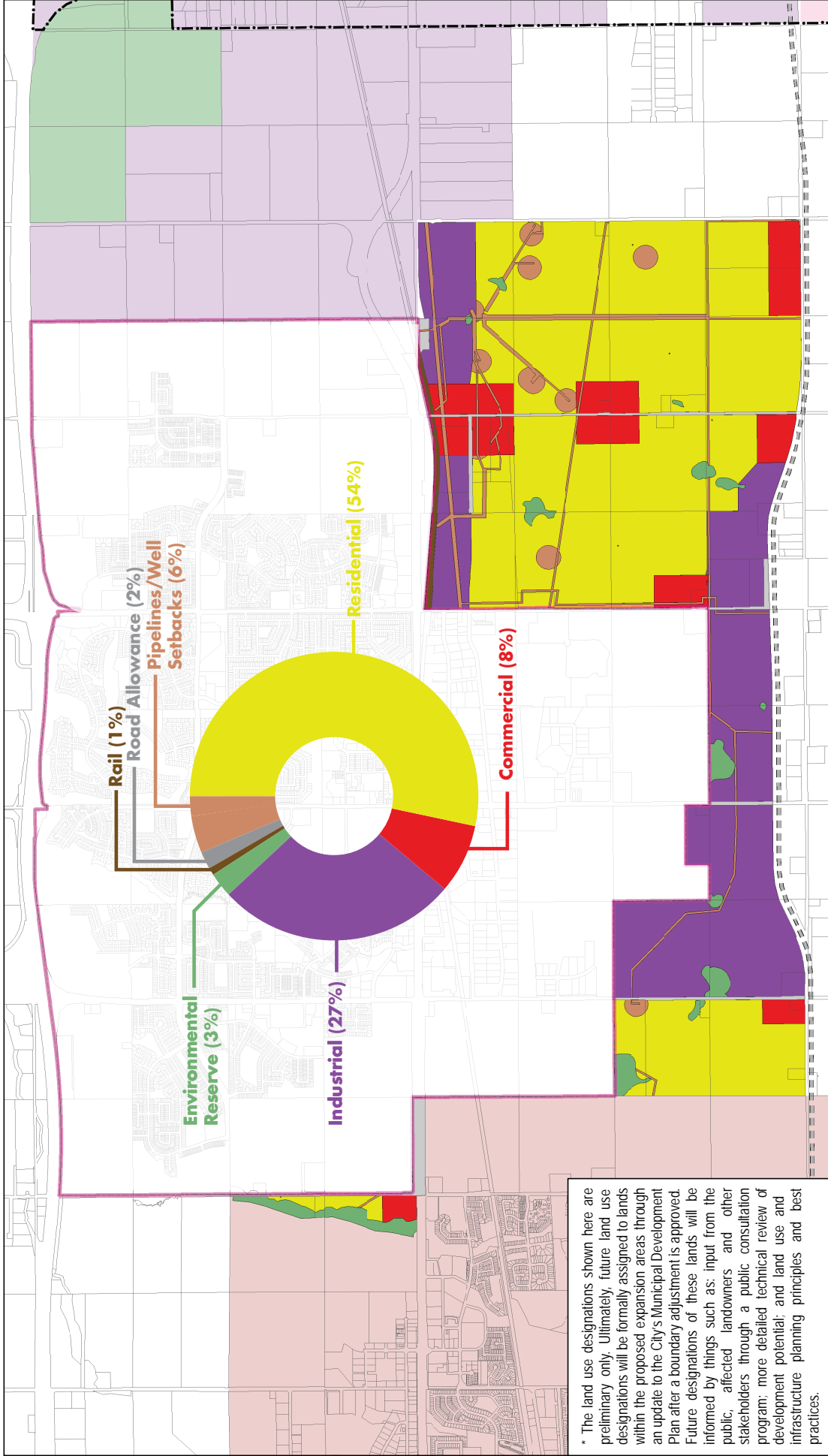
North Arrow
 1:30,000

South/Southeast Expansion Area
 West Expansion Area
 Acheson Industrial ASP
 Enoch Cree Nation
 Wagner Natural Area
 Future Realigned Highway 628

Parcel
 Study Area
 City of Spruce Grove
 Town of Stony Plain

ISL Engineering and Land Services
 0 250 500 1,000 1,500 2,000 feet

PRELIMINARY LAND USES



* 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.

ISL Engineering and Land Services

The City of SPRUCE GROVE

GROWTH STUDY - MAP 15
PRELIMINARY LAND USES
WITHIN EXPANSION AREAS

1:30,000

Parcel

Study Area

City of Spruce Grove

Town of Stony Plain

Acheson Industrial ASP

Enoch Cree Nation

Wagner Natural Area

Future Realigned Highway 628

Residential

Commercial

Industrial

Environmental Reserve

Pipeline/Well Setback

Rail

Road Allowance

FAQs #3: ANNEXATION

What is annexation?

Annexation is the legal process associated with changing a municipal boundary, when, for example, land located in a County is transferred to the jurisdiction of a City to accommodate growth.

If Spruce Grove proceeds with annexation, how long will the process take?

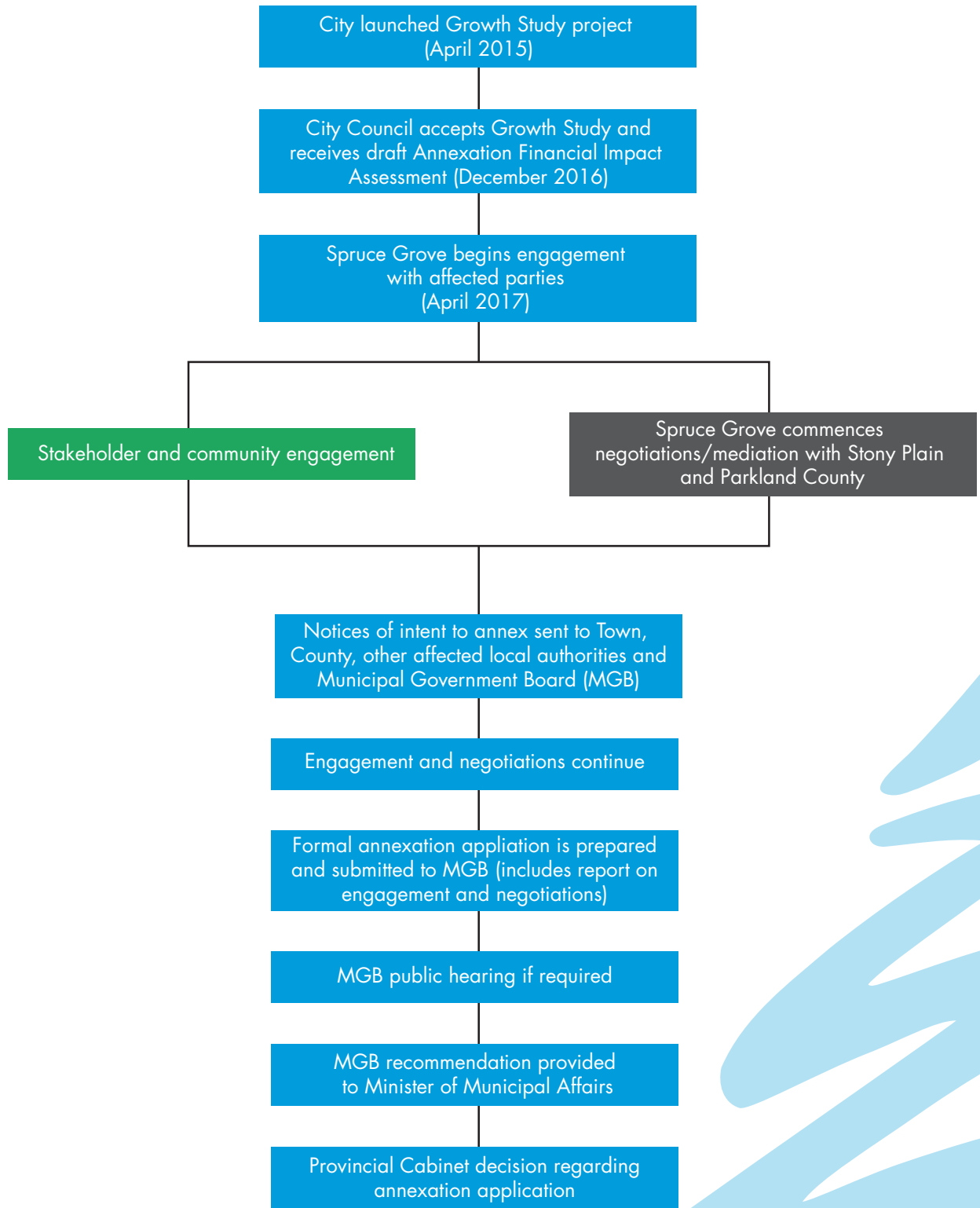
Once the City submits a notice of intent to annex to the Municipal Government Board and serves it on the County, Town and affected stakeholders, the annexation process is expected to take approximately two years. The annexation process can occur quickly when all parties (City, County, Town, landowners) are in agreement, but can take longer if there is disagreement among the affected parties. The annexation process includes consultations with landowners, the public and other affected stakeholders, negotiation and mediation with Parkland County and the Town of Stony Plain, and possibly a public hearing in front of the Municipal Government Board.

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.

ANNEXATION PROCESS



FAQs #4: ANNEXATION (continued)

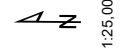
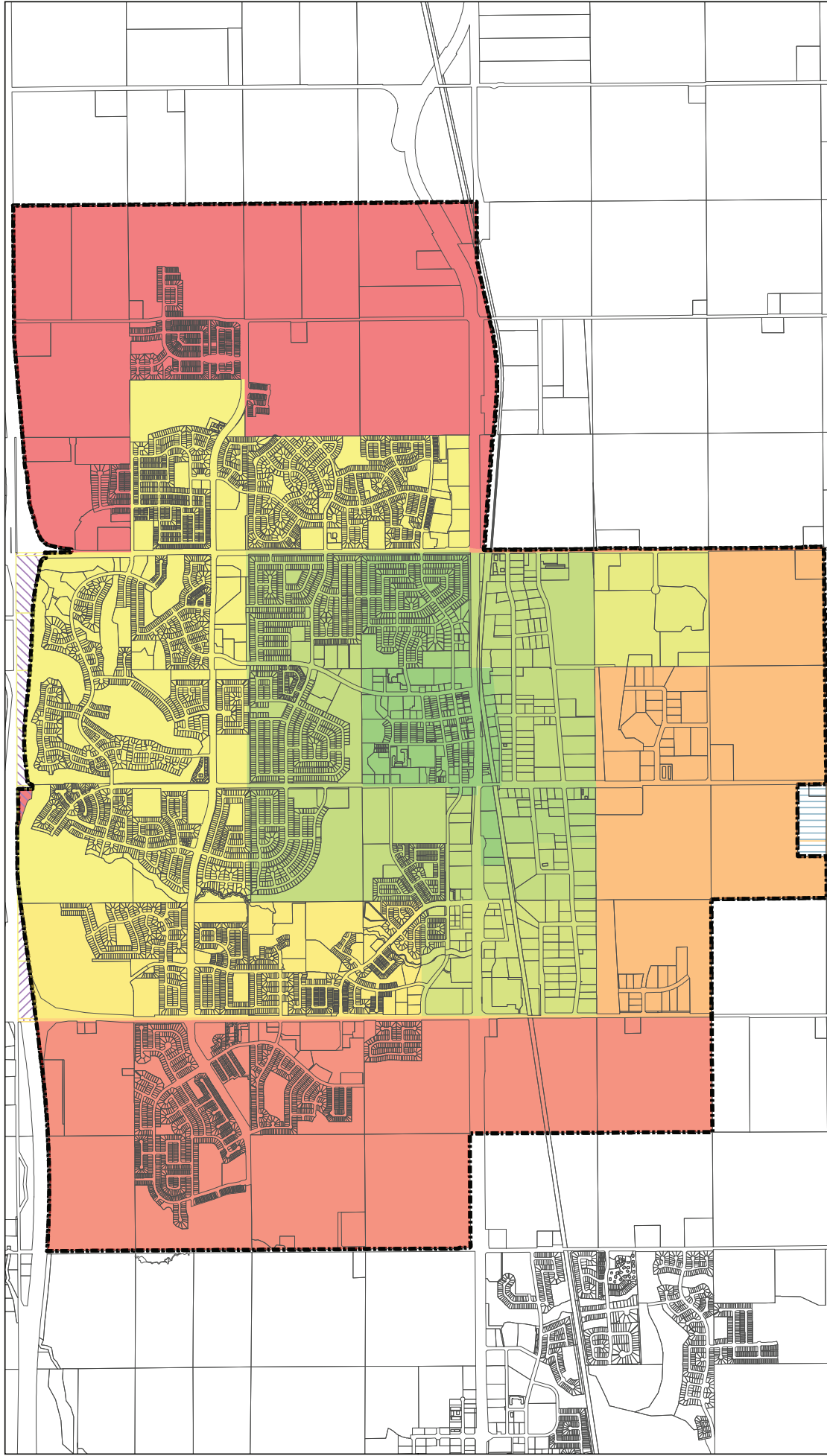
What role do landowners play in the annexation process?

The City is committed to ensuring that all affected landowners and mineral rights owners have an opportunity to be fully informed. Owners with property located within the proposed annexation areas will be engaged through landowner meetings so that their questions regarding annexation can be raised and the potential impacts of annexation discussed. Owners are also encouraged to contact the City's Project Lead at growth@sprucegrove.org to ask questions and provide comments.

What role do City residents play in the annexation process?

The City is committed to ensuring that Spruce Grove residents have an opportunity to be fully informed about the annexation process. Residents are encouraged to attend future public open houses through newspaper advertisements and the City's website. Residents are also encouraged to contact the City's Project Lead at growth@sprucegrove.org to ask questions and provide comments.

BOUNDARY ADJUSTMENT HISTORY



- 1979 (added) and 1986 (severed)
- 1980 (added) and 1986 (severed)
- 1981 (added) and 1982 (severed)
- 1978 (added), 1986 (severed) and 2007 (re-added)

- 1983 (added)
- 1991 (added)
- 2007 (added)
- 1978 (added) and 1986 (severed)

- 1978 (added)
- 1979 (added)
- 1980 (added)
- 1981 (added)
- 1969 (added)
- 1971 (added)
- 1975 (added)
- 1976 (added)

- City Boundary
- Parcel
- 1955 (incorporated)
- 1962 (added)

FAQs #5: FINANCIAL IMPACT ASSESSMENT

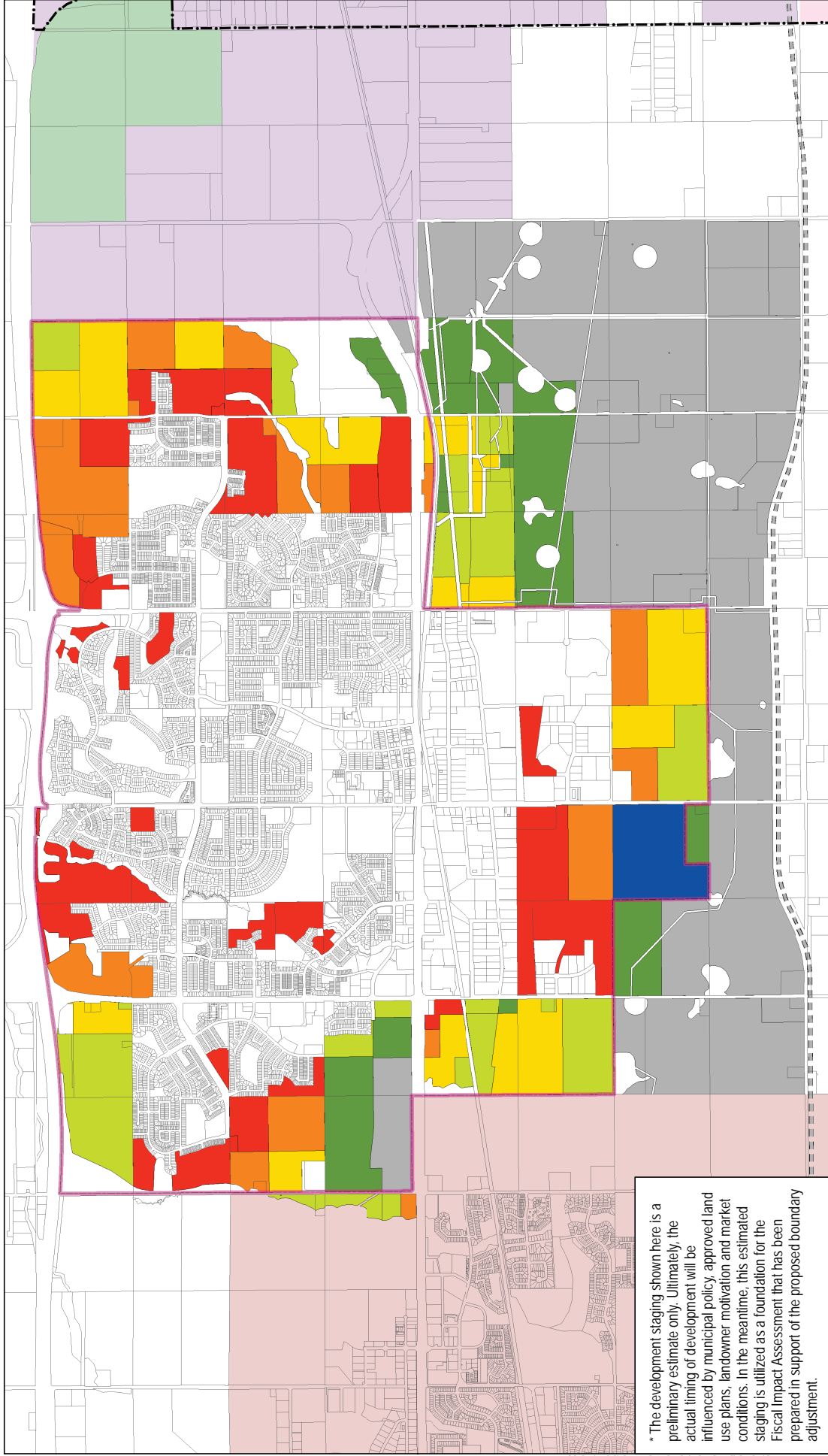
What is an Annexation Financial Impact Assessment?

An Annexation Financial Impact Assessment determines the financial impacts associated with growth. In the case of the City, the Financial Impact Assessment will address the financial impacts within the current City boundary and the expansion areas over a 25-year period ending in 2042. The analysis will include forecasted costs, recoveries, assessment, and tax impacts associated with the combined area of the current City and the expansion areas, and also will consider the financial impact on: (1) the City; (2) the County; (3) the Town; and (4) landowners within the expansion areas. The Financial Impact Assessment will be finalized once data is received from Stony Plain and Parkland County.

If annexation is approved, will property taxes for land in the expansion areas increase?

It is too early to tell what the exact tax implications of annexation will be. To assist landowners with the transition from County/Town tax rates to the City of Spruce Grove's tax rates, the City will request that conditions of annexation approval require that land be taxed at the lower of the tax rates established by the County/Town and City for a certain period of years, subject to certain triggering events. This type of arrangement has been successfully implemented in other jurisdictions. The details respecting transition of taxation will be the subject of negotiation between the City and County/Town.

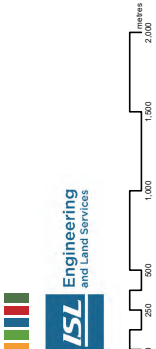
DEVELOPMENT STAGING



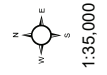
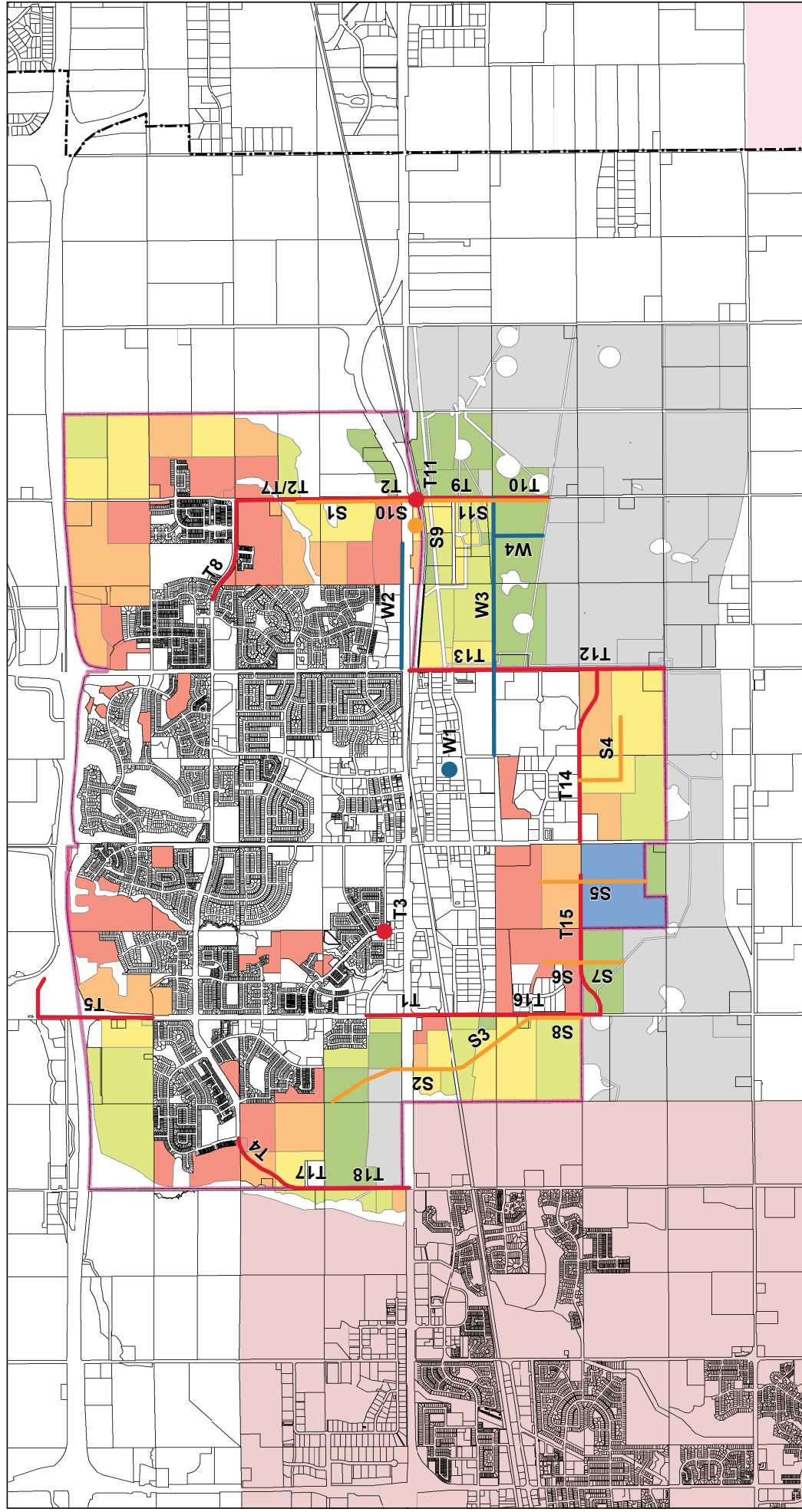
* The development staging shown here is a preliminary estimate only. Ultimately, the actual timing of development will be influenced by municipal policy, approved land use plans, landowner motivation and market conditions. In the meantime, this estimated staging is utilized as a foundation for the Fiscal Impact Assessment that has been prepared in support of the proposed boundary adjustment.

North Arrow
1:30,000

- Parcel
- Study Area
- City of Spruce Grove
- Town of Story Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628
- NAIT Campus
- 2016 to 2022
- 2023 to 2027
- 2028 to 2032
- 2033 to 2037
- 2038 to 2042
- Beyond 2042



FINANCIAL IMPACT ASSESSMENT: CAPITAL PLAN TO 2042



- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain
- Enoch Cree Nation
- NAIT Campus
- Water Project
- Wastewater Project
- Transportation Project
- Water Project
- Wastewater Project
- Transportation Project
- 2016 to 2022
- 2023 to 2027
- 2028 to 2032
- 2033 to 2037
- 2038 to 2042
- Beyond 2042

CAPITAL EXPENDITURES (25 YEARS)

Expenditure Area	Value	Percent
Administration	\$13,888,070	2.3%
Buildings	\$37,210,849	6.2%
Equipment	\$38,494,005	6.4%
Fire	\$26,555,393	4.4%
Land	\$18,760,126	3.1%
Core Infrastructure Lifestyle	\$74,152,528	12.3%
Parks	\$49,748,621	8.3%
Police	\$12,274,542	2.0%
Recreation and Culture	\$127,307,954	21.2%
Roads	\$105,673,748	17.6%
Sanitary	\$23,400,902	3.9%
Solid Waste Management	\$7,164,000	1.2%
Transit	\$57,476,470	9.6%
Water	\$8,838,919	1.5%
Total	\$600,946,127	100.0%

CAPITAL PLAN SOURCES OF FINANCING

Source of Financing	Value	Percent
Tax Levy	\$32,008,184	5.3%
Debentures	\$157,579,548	26.2%
Offsite Levies	\$137,111,216	22.8%
Third Party Contributions	\$38,760,126	6.5%
Grants	\$235,487,053	39.2%
Total	\$600,946,127	100.0%

ANTICIPATED TAX LEVY IMPACTS

Period	Tax Levy Increase
2018 to 2020	2.30%
2021 to 2023	2.30%
2024 to 2026	2.45%
2027 to 2029	2.65%
2030 to 2032	2.75%
2033 to 2035	2.65%
2036 to 2038	1.10%
2039 to 2042	0.95%

DEBT COVENANTS

Debt Limit:

- peaks at ~69% in 2029
- decreases to ~16% in 2042

Debt Servicing Limit:

- peaks at ~34% in 2029
- decreases to ~17% in 2042

FAQs #6: ANNEXATION IMPACTS

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

The City will review the services being provided by the County and Town to their respective impacted landowners and assess whether these services are consistent with those provided to existing City residents. Once assessed, a decision will be made whether existing County/Town services will be maintained or amended. The City of Spruce Grove currently provides an equitable level of service to all residents.

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?

Owners within the annexation area will be able to continue to use their land in the same manner as prior to annexation, subject to City bylaws. It will be up to owners when and whether to develop their land.

FAQs #7: ANNEXATION IMPACTS (continued)

If annexation is approved, will the tax revenues of Parkland County and the Town of Stony Plain decrease?

The Financial Impact Assessment will determine the implications of annexation on the tax bases of all the affected municipalities. In the case of the County, it will lose some tax revenue due to the annexation, but it will also have associated reduced expenditures. Tax impacts on the County, if any, will be considered through annexation negotiations. The same applies in the case of the Town of Stony Plain.

Will expansion of Spruce Grove impair Parkland County's and Stony Plain's ability to grow?

When the Municipal Government Board evaluates annexation applications, it gives serious consideration to the impacts on all of the affected municipalities. One of the Board's principles is that "Accommodation of growth by all municipalities (urban or rural) must be accomplished without encumbering the initiating municipality and the responding municipality's ability to achieve rational growth directions." The City has endeavoured to determine the proposed expansion areas so as to not impair future growth opportunities in the County and Town.

How can I stay informed? Who do I contact if I have any questions?

Updates will be posted on the City's website and in local media.

Project Website: www.sprucegrove.org/growthstudy

In addition, affected landowners will be kept informed by mail as the process moves forward.

For more information, contact:

Sue Armstrong, City Project Lead (780.962.7582 or growth@sprucegrove.org) for technical inquiries and public/landowner information requests; or

Jennifer Hetherington, Manager of Corporate Communications (780.962.7612 or corpcomm@sprucegrove.org) for media inquiries.



We're listening...

The purpose of today's open house is to provide you information about the City's Growth Study and the annexation process, 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 independent 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 parcel(s) of land 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 Spruce Grove'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, the recommended expansion areas or annexation?

3. Do you have any other comments about Spruce Grove's Growth Study, the recommended expansion areas or annexation?

I found today's meeting to be:

Informative Fairly informative Not informative

I would like the City's Project Lead to contact me directly to discuss the annexation proposal.

Yes No

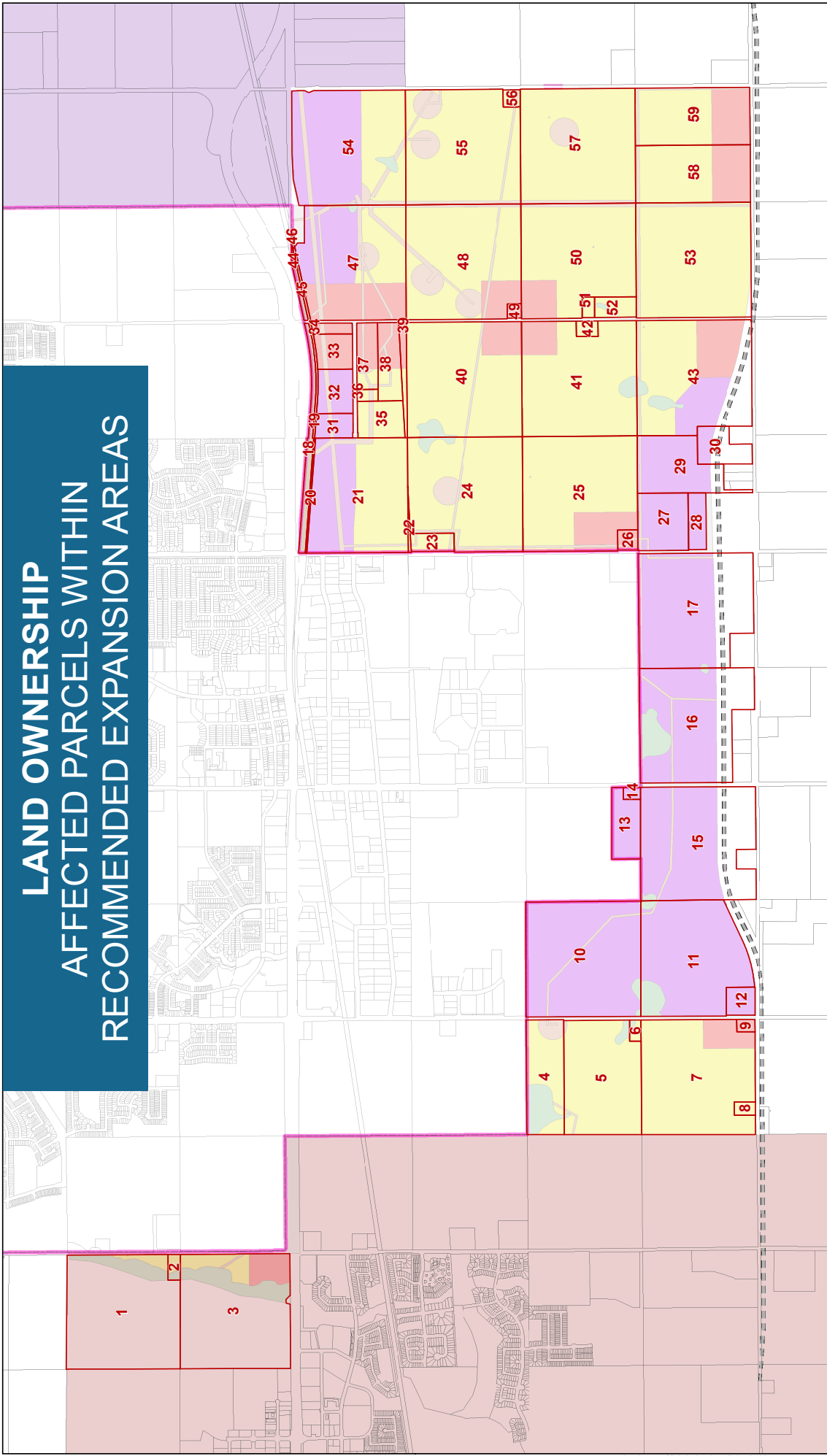
Please leave the completed questionnaire in the drop box at the registration desk today, or send it to the following by May 31, 2017:

City of Spruce Grove
Attn: Susan Armstrong
Project Lead
315 Jespersen Avenue
Spruce Grove, Alberta T7X 3E8
Email: growth@sprucegrove.org
Fax: 780.962.1062

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.

LAND OWNERSHIP AFFECTED PARCELS WITHIN RECOMMENDED EXPANSION AREAS



ISL
Engineering
and Land Services

1:25,000

The City of SPRUCE GROVE

**GROWTH STUDY
AFFECTED PARCELS IN
EXPANSION AREAS**

Parcel

- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain

Land Use

- Residential
- Commercial
- Industrial
- Environmental Reserve

Infrastructure

- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628

Other

- Pipeline/Well Setback
- Rail
- Road Allowance



We're listening...

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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 independent 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 the quarter section(s) within which you own mines and/or mineral rights: _____

Telephone: _____ Email: _____

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

1. Are you in favour of your affected quarter section(s) being including within the recommended expansion areas as depicted in the City of Spruce Grove'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, the recommended expansion areas or annexation?

3. Do you have any other comments about Spruce Grove's Growth Study, the recommended expansion areas or annexation?

I found today's meeting to be:

Informative Fairly informative Not informative

I would like the City's Project Lead to contact me directly to discuss the annexation proposal.

Yes No

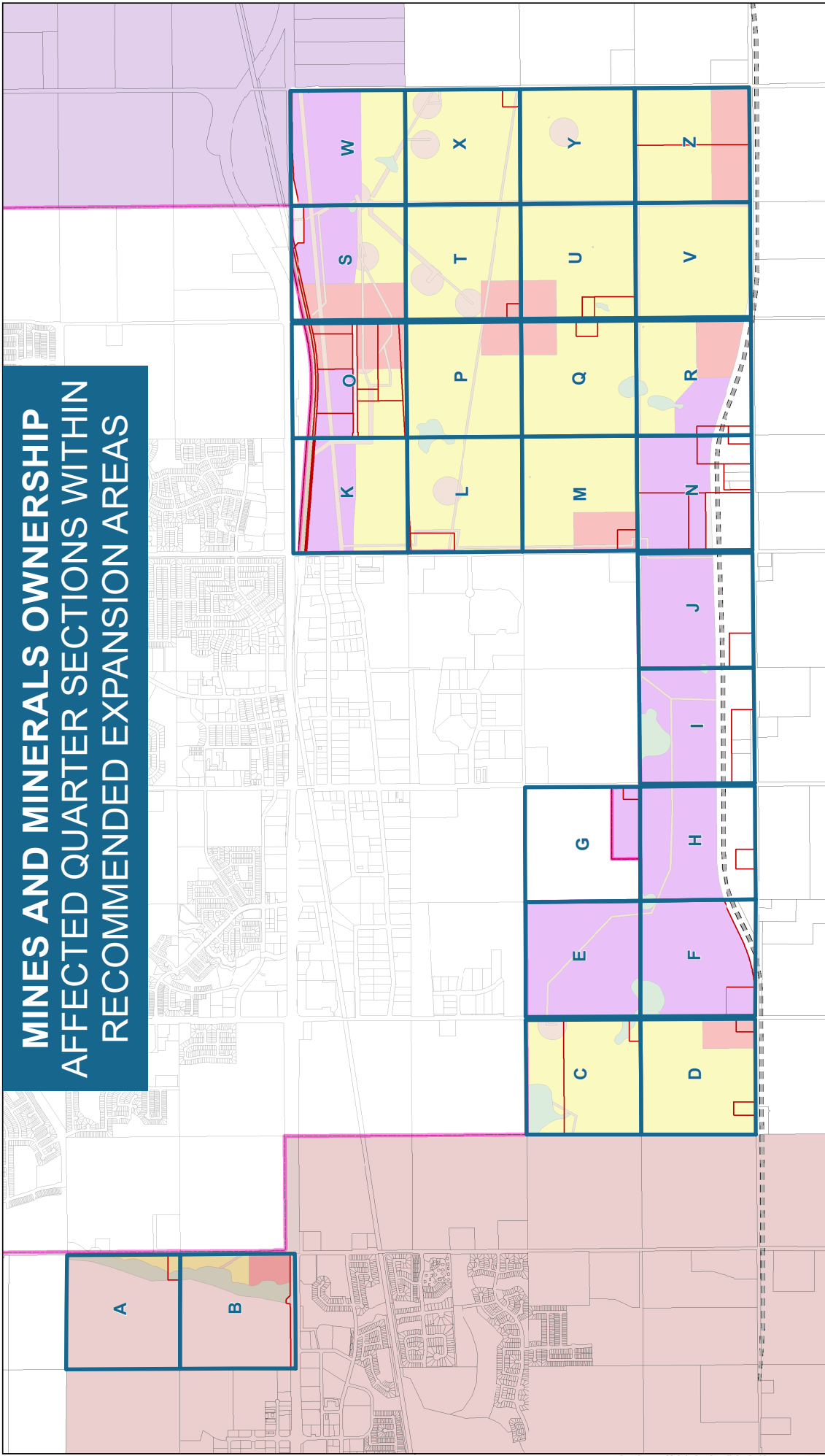
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City of Spruce Grove
Attn: Susan Armstrong
Project Lead
315 Jespersen Avenue
Spruce Grove, Alberta T7X 3E8
Email: growth@sprucegrove.org
Fax: 780.962.1062

Thank you for your attendance and participation.

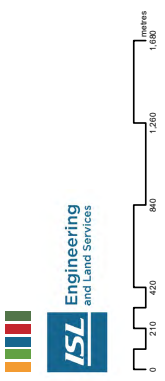
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MINES AND MINERALS OWNERSHIP AFFECTED QUARTER SECTIONS WITHIN RECOMMENDED EXPANSION AREAS



1:25,000

- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628
- Residential
- Commercial
- Industrial
- Environmental Reserve
- Pipeline/Well Setback
- Rail
- Road Allowance





We're listening...

The purpose of today's open house is to provide you information about the City's Growth Study and the annexation process, 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 independent board that will review the annexation application and provide a recommendation to the Province.

Name: _____

Mailing Address: _____

Legal description of land (if known): _____

Telephone: _____ Email: _____

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

1. Are you in favour of the recommended expansion areas as depicted in the City of Spruce Grove'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, the recommended expansion areas or annexation?

3. Do you have any other comments about Spruce Grove's Growth Study, the recommended expansion areas or annexation?

I found today's meeting to be:

Informative Fairly informative Not informative

I would like the City's Project Lead to contact me directly to discuss the annexation proposal.

Yes No

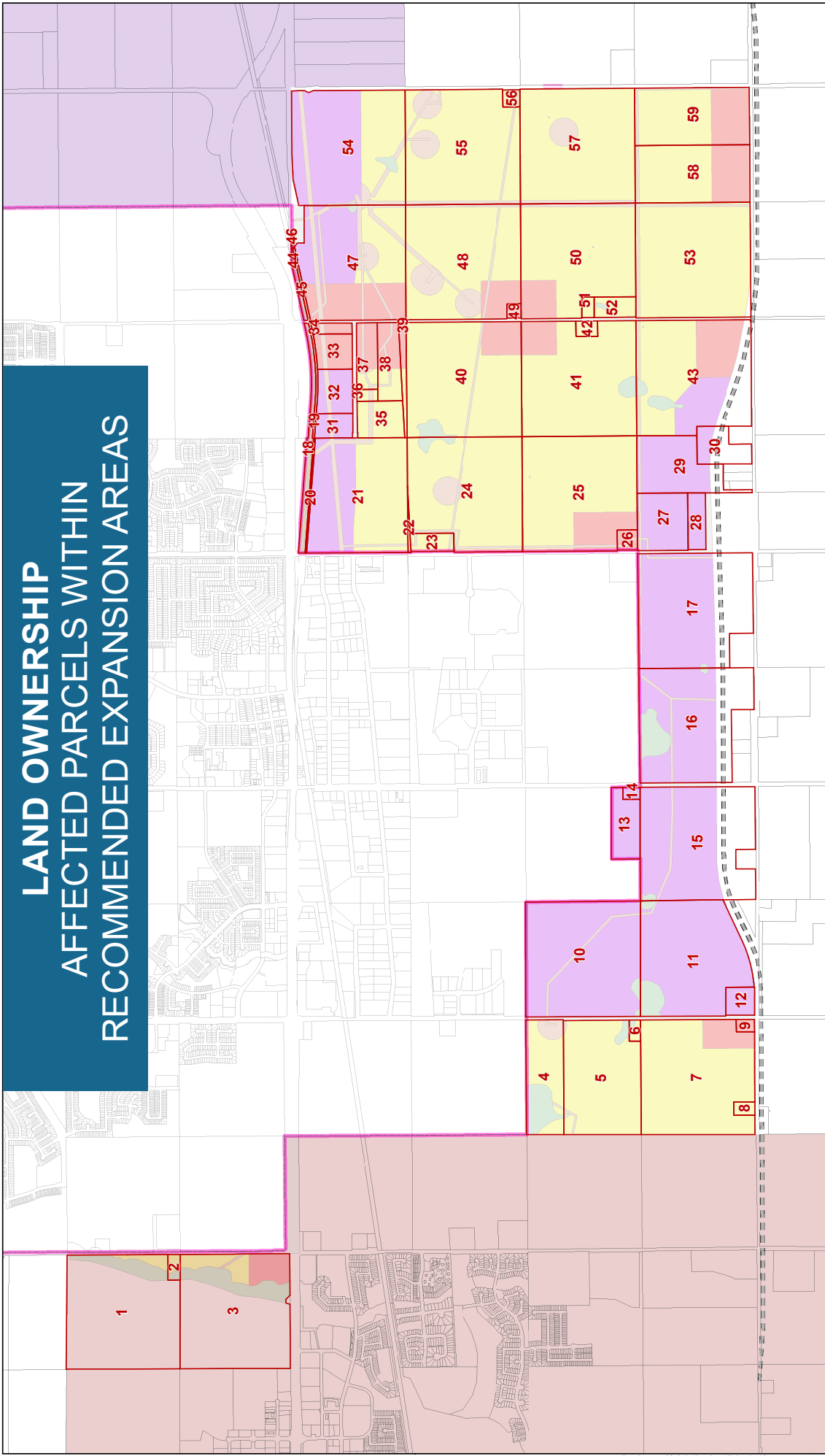
Please leave the completed questionnaire in the drop box at the registration desk today, or send it to the following by May 31, 2017:

City of Spruce Grove
Attn: Susan Armstrong
Project Lead
315 Jespersen Avenue
Spruce Grove, Alberta T7X 3E8
Email: growth@sprucegrove.org
Fax: 780.962.1062

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.

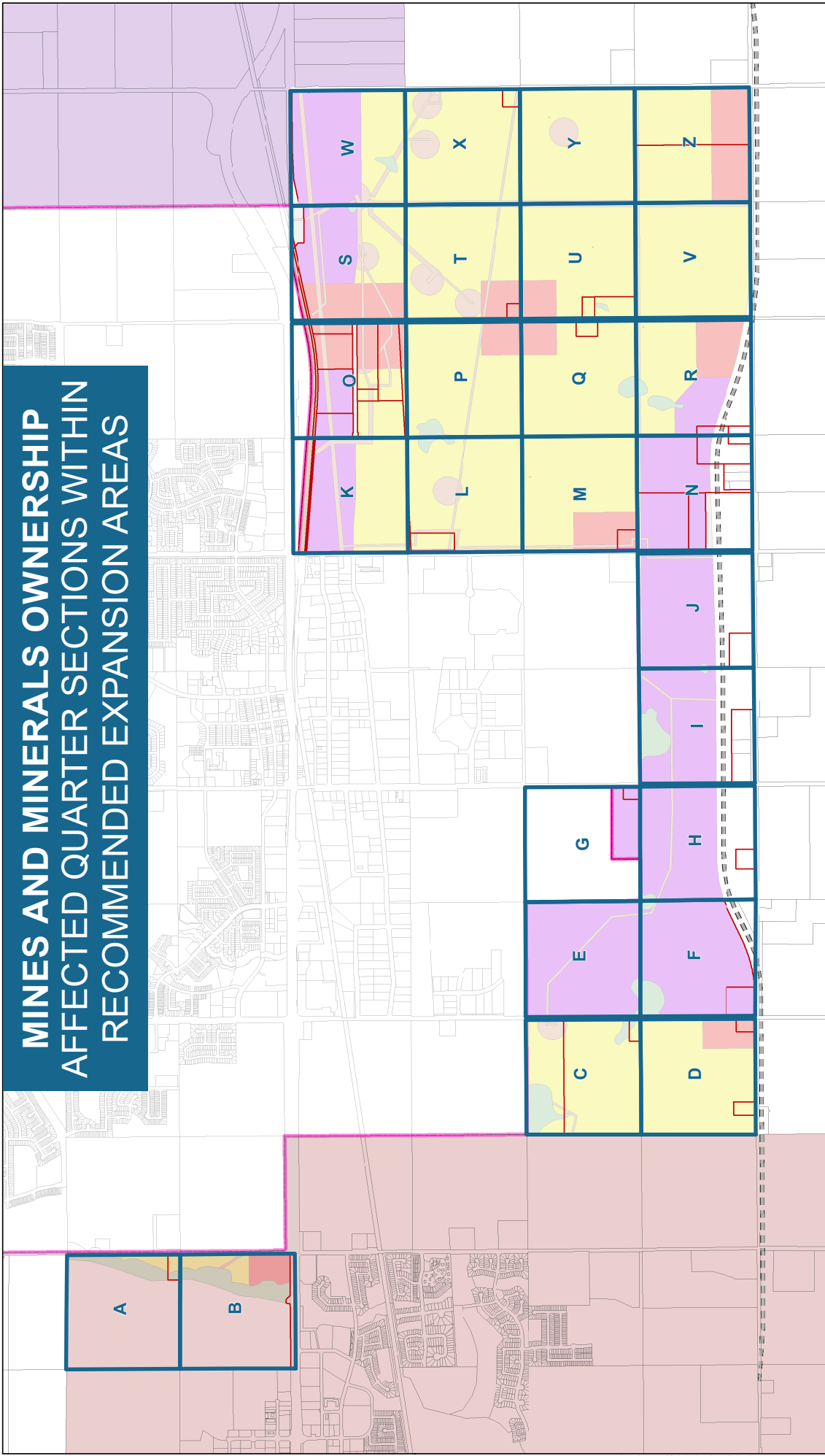
LAND OWNERSHIP AFFECTED PARCELS WITHIN RECOMMENDED EXPANSION AREAS



1:25,000

- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628
- Residential
- Commercial
- Industrial
- Environmental Reserve
- Pipeline/Well Setback
- Rail
- Road Allowance

MINES AND MINERALS OWNERSHIP AFFECTED QUARTER SECTIONS WITHIN RECOMMENDED EXPANSION AREAS



1:25,000

- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628
- Residential
- Commercial
- Industrial
- Environmental Reserve
- Pipeline/Well Setback
- Rail
- Road Allowance

ISL
Engineering
and Land Services

0 210 420 840 1260 1680 meters



Appendix F
2017 Stakeholder Invitation



May 17, 2017

[Stakeholder Name]

[Stakeholder Address]

An Invitation from the Spruce Grove Growth Study Team

Dear Stakeholder,

We are reaching out to you as part of a community engagement process regarding the City of Spruce Grove's Growth Study. This project was initiated in April 2015 and the final study was recently accepted as information by Spruce Grove City Council in December 2016.

The Growth Study is a comprehensive evaluation of the City's long-term objectives, historical trends, and projected future growth to gain an understanding of the City's future land needs as the region continues to grow and prosper. The study examines several possible directions for the expansion of Spruce Grove beyond its current boundaries, and makes recommendations that the City consider expanding into Parkland County to the southeast and south and the Town of Stony Plain to the west.

As an important stakeholder in the community, we want to ensure that you are well-informed on the Growth Study and forthcoming annexation applications moving forward. You are invited to attend an upcoming **stakeholders' information meeting** (drop-in format) with our Growth Study authors and our administration team to discuss the study and the annexation process.

Dates:

Wednesday, June 14, 2017

Thursday, June 15, 2017

Times:

1:30 to 4 p.m. (presentation at 2 p.m.)

1:30 to 4 p.m. (presentation at 2 p.m.)

Both sessions will be held in the **Great Horned Owl/Lodge Pole Pine Rooms at the Border Paving Athletic Centre**, located at 9 Tri Leisure Way, Spruce Grove.

We will provide details on the Growth Study, population projections, proposed growth areas, annexation financial impacts and an outline of the process. In addition to learning about the Growth Study, we also welcome any feedback you wish to provide. More information about the study, including a list of frequently asked questions, is available online at www.sprucegrove.org/growthstudy.

Please RSVP to Lorna Wolodko, Planning and Engineering, at 780-962-7582 or lwolodko@sprucegrove.org by Monday, June 12, 2017, if you are able to participate in a drop-in session. If you not able to attend either of these dates, but would like to speak with someone about the Growth Study, please contact Sue Armstrong, City Project Lead, at 780-962-7582 or growth@sprucegrove.org.

Sincerely,

Susan Armstrong
Growth Study Project Lead, Planning and Development
sarmstrong@sprucegrove.org



Appendix G
2017 Stakeholder Presentation





Growth Study and Recommended Expansion Areas

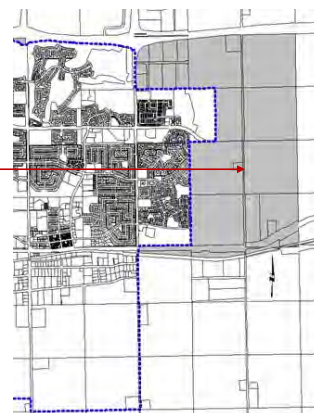
Key Stakeholder Meetings June 14 and 15, 2017



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Why a Growth Study?

- City policy to maintain a minimum 25-year supply for each land use type
- Last boundary adjustment in 2007 (572 ha or 8.9 quarters)
- Between 1981 and 2001, City's average annual growth rate varied between 1.6% and 2.9%
- Since 2001, unanticipated high annual growth of 4.1% to 6.0%

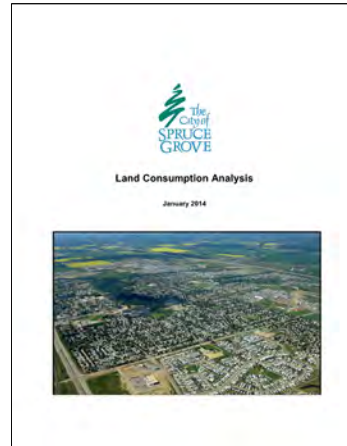


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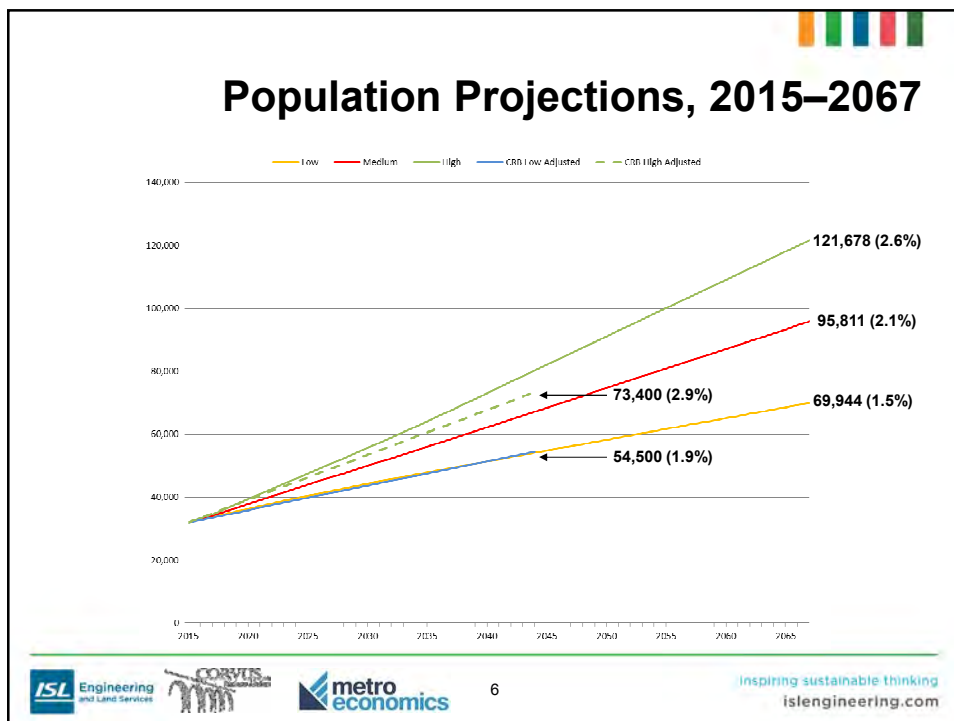
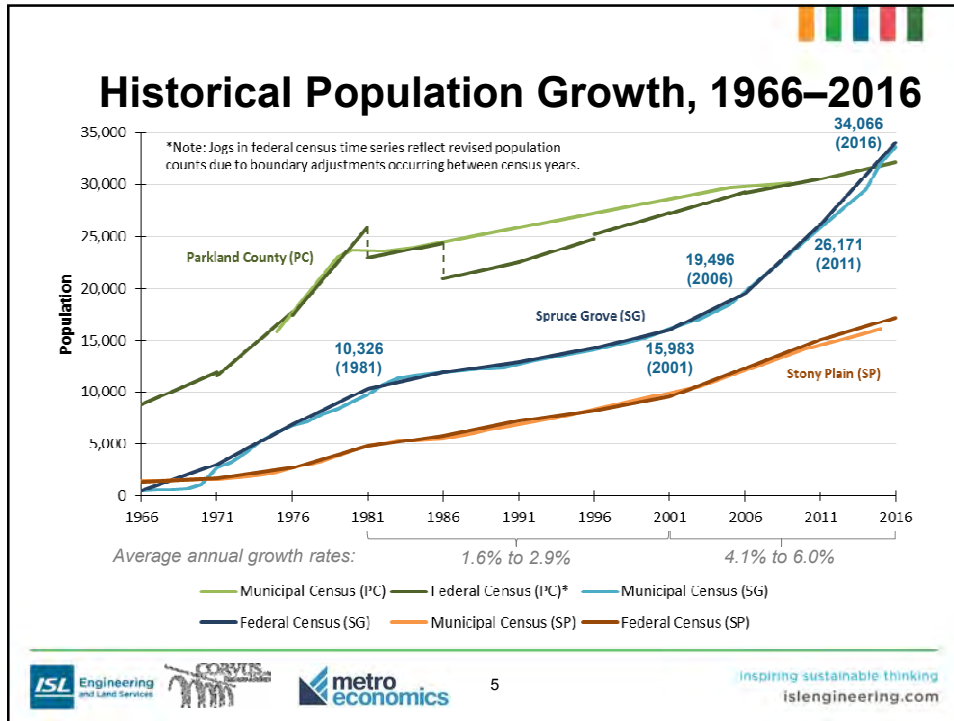
Why a Growth Study? (cont'd)

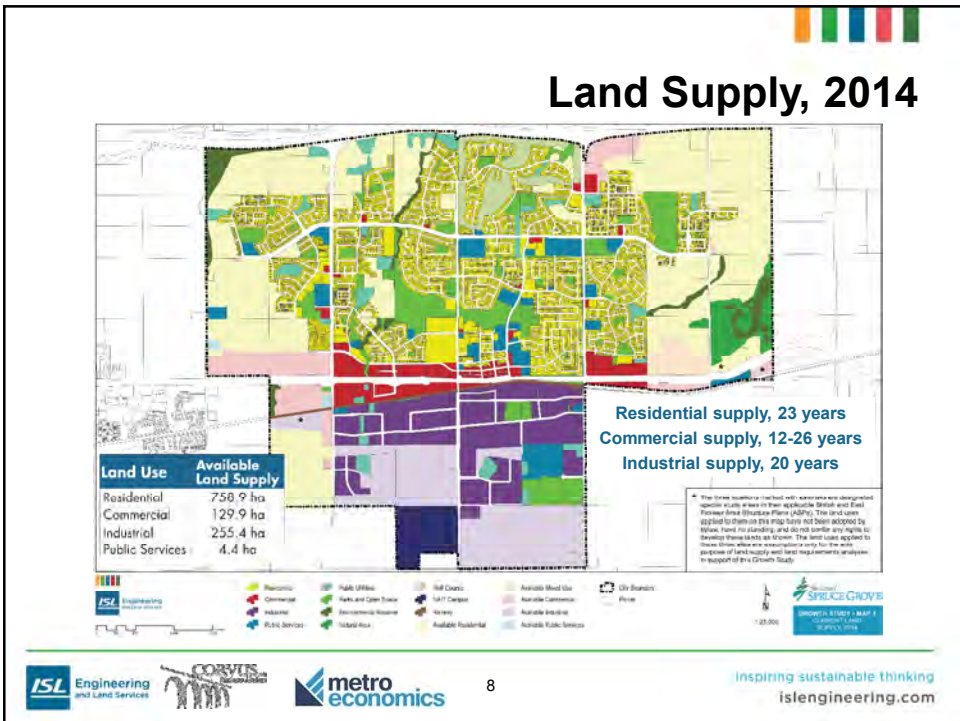
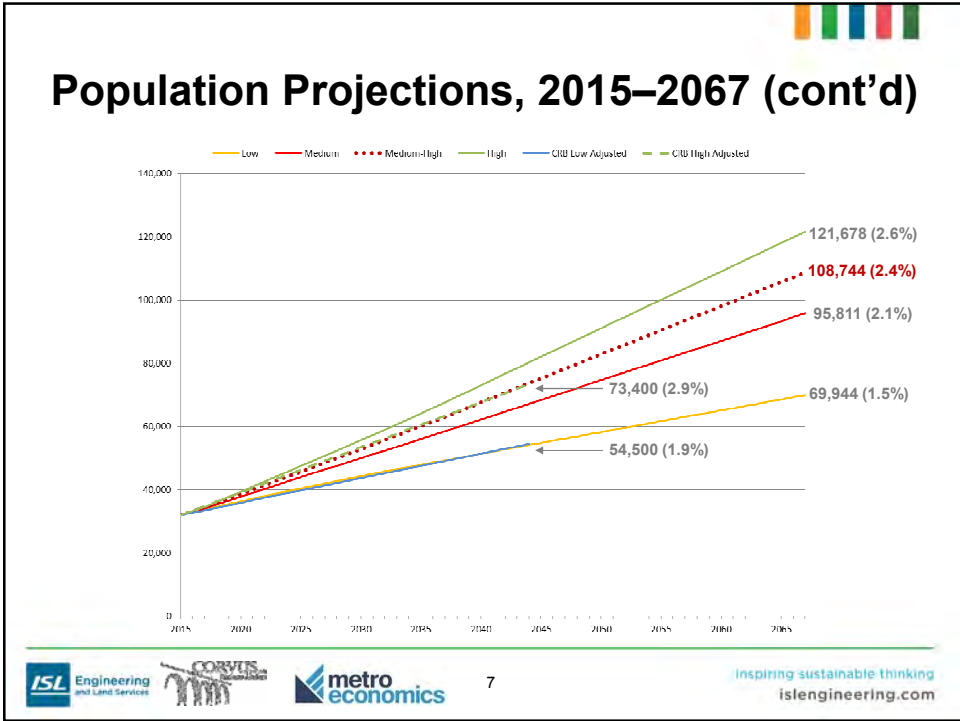
- City's commissioned its own Land Consumption Analysis report in 2014
- Determined a residential land supply of less than 25 years
- Initiated growth study and financial impact assessment, retaining ISL Engineering and Land Services, CORVUS Business Advisors and Metro Economics

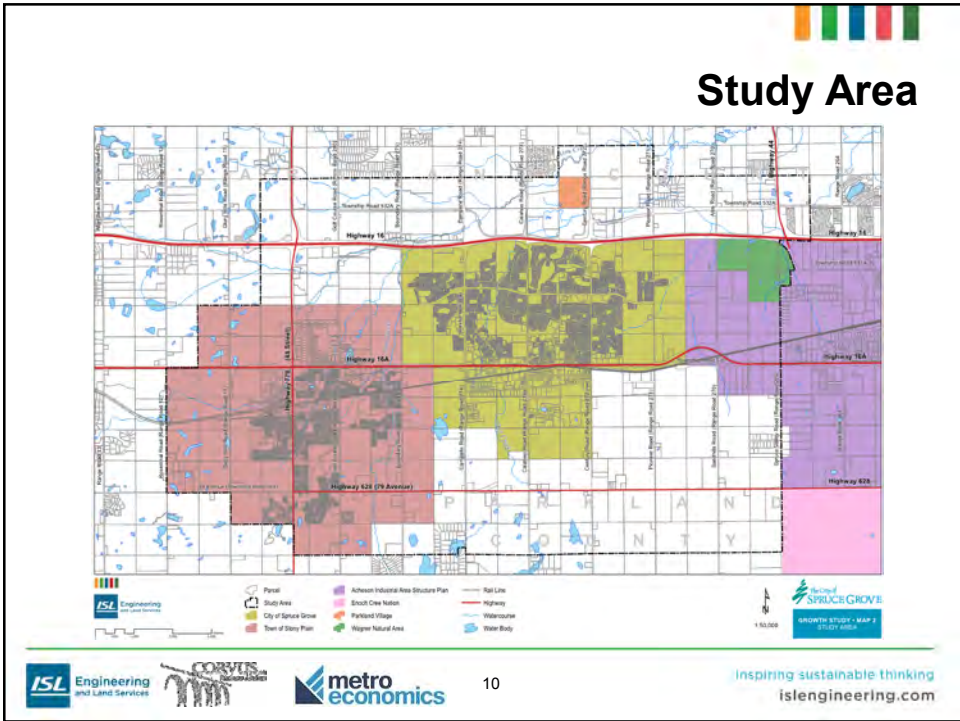
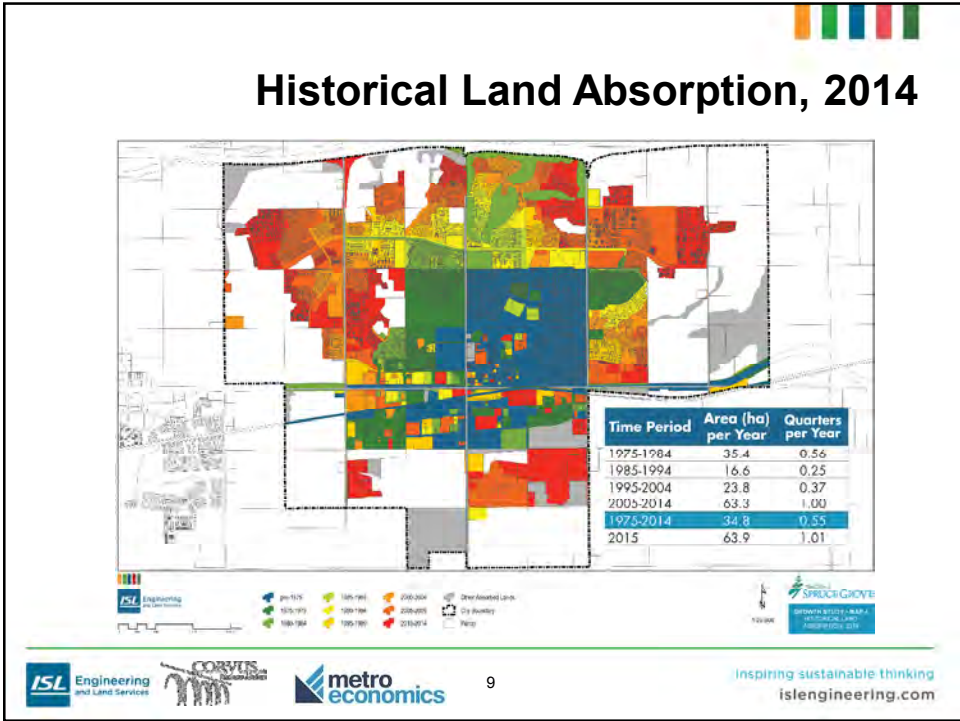


Growth Study Overview

- Analyzes historical growth
- Projects future growth over 50 years to 2067
- Determines status of land supply
- Investigates study area
- Estimates land requirements based on regional density targets and other assumptions
- Recommends expansion areas for annexation
- Illustrates preliminary land uses and staging







Study Area Analysis

Topography

Watercourses

Wetlands and Natural Areas

Agricultural Soils





Municipal Servicing Considerations

Transportation Considerations

Land Use Considerations

Ownership and Fragmentation





Energy Considerations

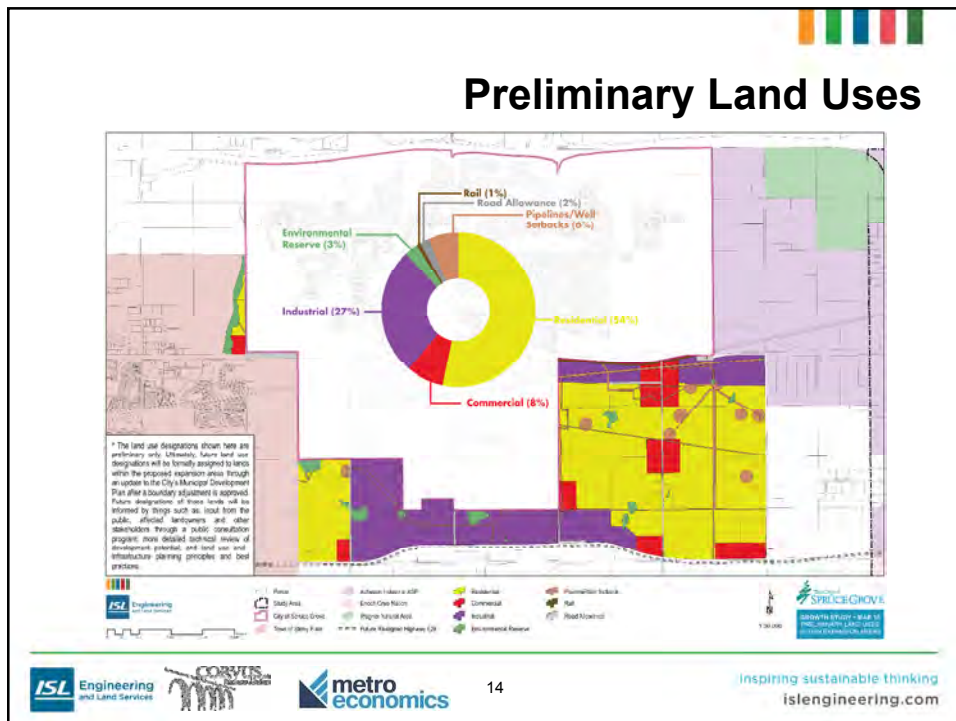
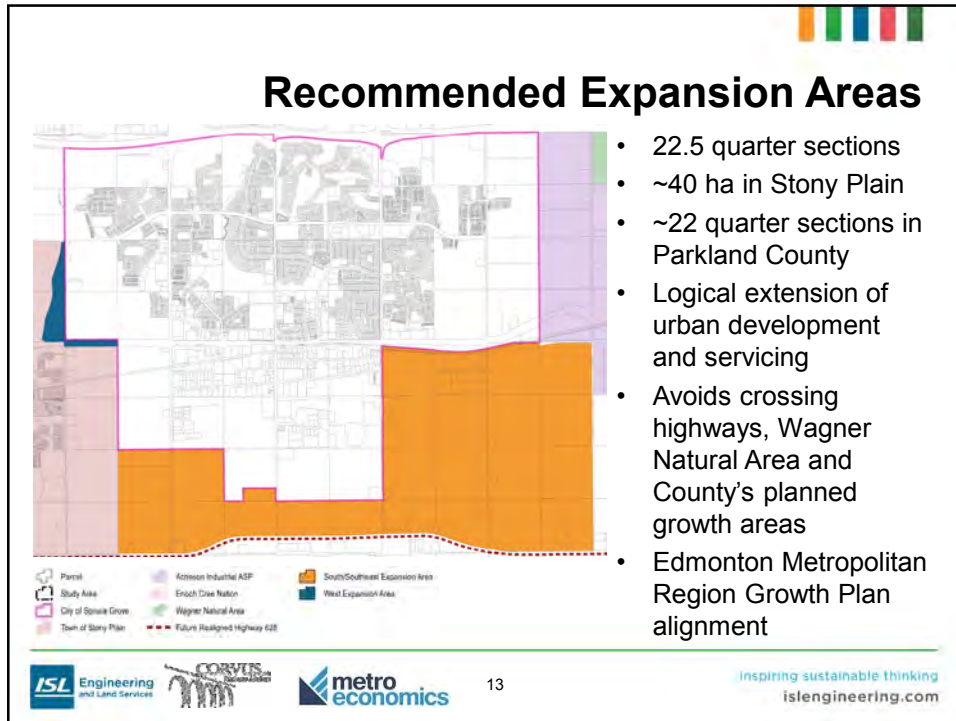



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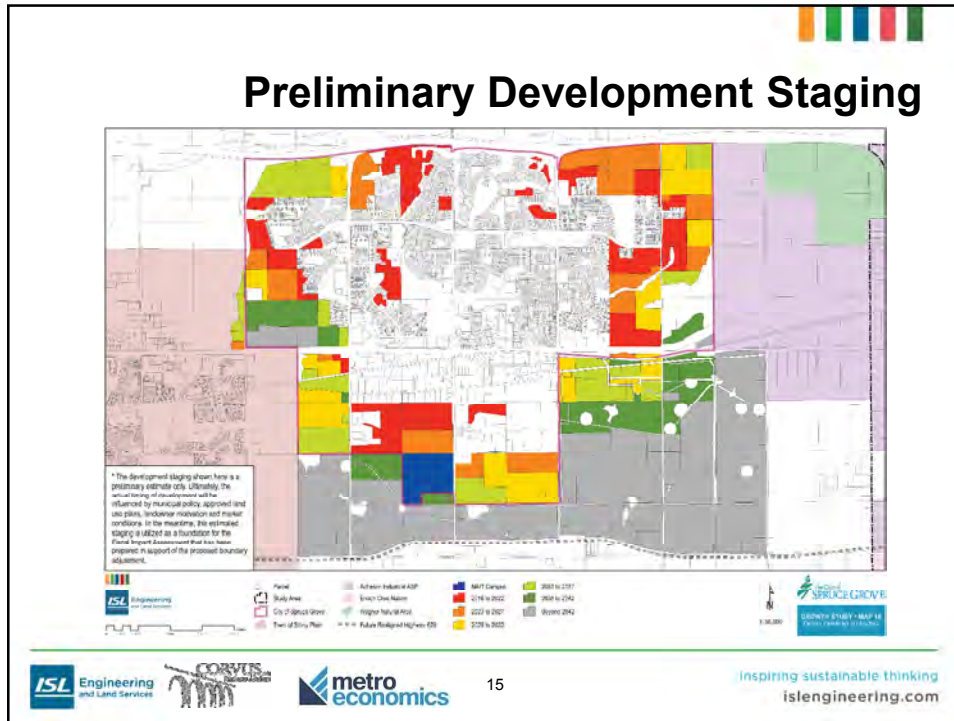
Estimated Land Requirements

- Used medium-high scenario projections and assumptions for intensification, household size, density, overheads, market allowance, etc.
- Density in City = 28.3 dwelling units per net residential hectare (du/nrha)
- Density beyond City = 35 du/nrha
- 24 quarters required by 2067 (50 years of growth)

Land Use	Total Land Requirements (gross ha)	Remaining Lands in City (gross ha)	Lands Required Beyond City (gross ha)	Lands Required Beyond City (quarters)
Residential (including 75% Public Services)	1,656.9	762.2	894.7	14.0
Commercial	247.0	129.9	117.0	1.8
Industrial (including 25% Public Services)	635.7	256.5	379.2	5.9
Total Gross Developable	2,539.6	1,148.6	1,390.9	21.8
Gross Undevelopable Markup (10% assumed)	-	-	139.1	2.2
Total Gross	-	-	1,530.0	24.0




12


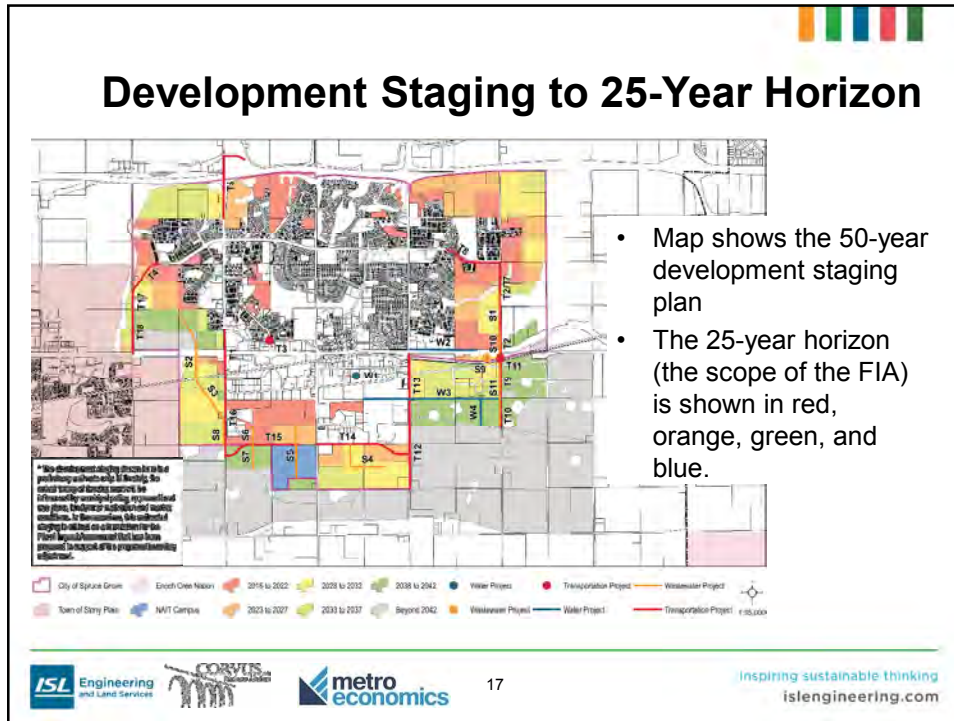




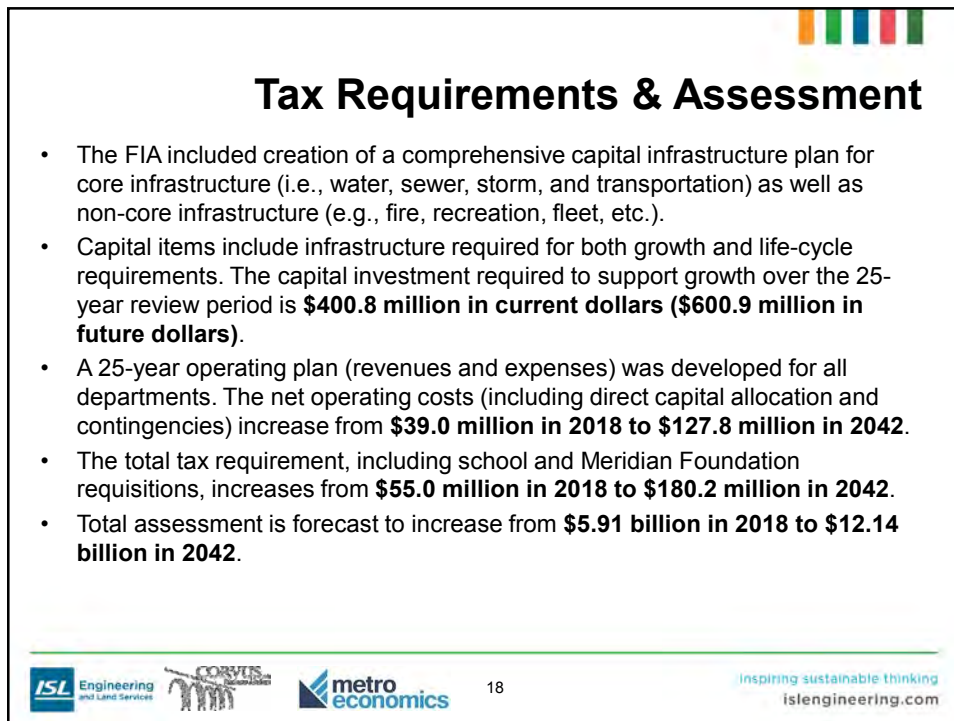
Financial Impact Assessment Approach

- 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:
- This financial impact assessment (FIA) compares the tax impact with annexation to a “sustainability threshold” of 3%.
- The analysis includes the impact of inflation (3%) except where noted. The results provide insight into future millrates, debt, and other key indicators of the City’s future post-annexation.
- Conservative assumptions are built into this FIA and serve to “test” and “stress” the annexation plan.
 - Inflation of 3%
 - An assessment market growth rate of 0%
 - Water and sewer utility rate increases have been capped at 3%.
 - Significant contingencies have been included—\$35.25 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.

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- Map shows the 50-year development staging plan
- The 25-year horizon (the scope of the FIA) is shown in red, orange, green, and blue.



Tax Impacts on City

- Tax increases are forecast to stay below the 3% sustainability threshold throughout the entire 25-year review period:

Period	Forecast Tax Impact
2018 to 2020	2.30% per year
2021 to 2023	2.30% per year
2024 to 2026	2.45% per year
2027 to 2029	2.65% per year
2030 to 2032	2.75% per year
2033 to 2035	2.65% per year
2036 to 2038	1.10% per year
2039 to 2042	0.95% per year




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City Debt and Debt Servicing

- The City's debt covenants are forecast as follows:

Debt Limit (1.5 x Eligible Revenue)		
Year 1	2029	Year 25
47%	69%	16%

Debt Servicing Limit (.25 x Eligible Revenue)		
Year 1	2029	Year 25
28%	34%	17%

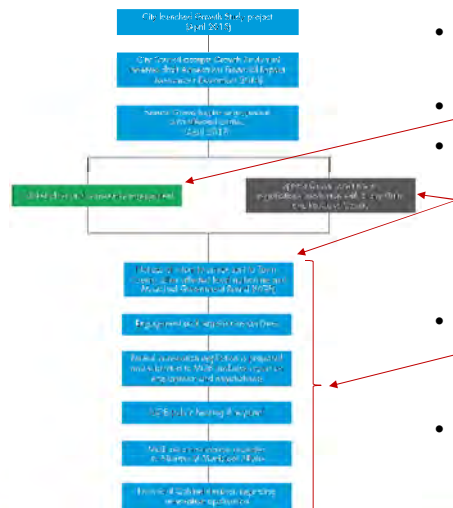
- Neither the debt limit nor the debt service limit are breached during the 25-year review period.




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Impacts on Expansion Area Landowners

- Annexation area land owners are **not impacted** by the proposed annexation, assuming the request by the City for tax protection is granted:
 - Annexation area properties be taxed at the lower of County/Town or City mill rates, and
 - The “grandfathering” of tax status for annexation area properties (in the absence of a triggering event), for a timeframe to be determined through negotiation.

Process and Next Steps



- Growth Study provided to County and Town
- Consultations underway
- Following consultation, City will commence formal negotiation process and may submit notice of intent to annex to County, Town, MGB and 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 and Town



Questions?



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Appendix H
2017 Follow-up Letter to Owners





July 17, 2017

SPRUCE GROVE GROWTH STUDY – WE WOULD LIKE TO HEAR FROM YOU

Dear Landowner,

We are requesting your feedback on the City of Spruce Grove's Growth Study and proposed expansion area, as **you may be directly impacted by the findings and recommendations from the study**. The Growth Study, which was accepted as information by Spruce Grove City Council in December 2016, is a comprehensive evaluation of the City's long-term objectives, historical trends, and projected future growth to gain an understanding of the City's future land needs as the region continues to grow and prosper. The study determines how much land will be required to accommodate growth over the next 50 years and identifies recommended expansion areas within Parkland County and the Town of Stony Plain to accommodate that growth.

As a landowner who may be potentially impacted by the Growth Study, the City would like to hear your perspective and concerns, as well as answer any questions you may have about the process.

Enclosed is an information package that describes the Growth Study, the proposed expansion area and background information on the annexation process. More specifically, package provides details on:

- How the Growth Study was undertaken and what lands were considered;
- How the recommended expansion areas were determined;
- How much of the recommended expansion areas are deemed suitable for development;
- How landowners might be impacted by annexation;
- How owners of mines and mineral rights might be impacted by annexation;
- The timeframe for the annexation process and any future development;
- How decisions will be made; and
- How you can participate in the process.

We would appreciate receiving your comments by **August 21, 2017**, in one of the following ways:

- Complete the "We're Listening" form included in the information package and return it to the City by mail at City Hall, 315 Jespersen Avenue, Spruce Grove, T7X 3E8 or drop it off at the Planning and Engineering Office at 414 King Street, Spruce Grove.
- Use the online feedback form at <https://www.surveymonkey.com/r/SGGrowthStudy17>
- Call or email Growth Study Project Lead Susan Armstrong at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org

Additional information is available online at www.sprucegrove.org/growthstudy. If you have any questions, please contact Susan Armstrong at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org.

Sincerely,

Susan Armstrong, City Project Lead

The Community of Choice

July 17, 2017

SPRUCE GROVE GROWTH STUDY – WE WOULD LIKE TO HEAR FROM YOU

Dear Mines and Mineral Rights Holder,

We are requesting your feedback on the City of Spruce Grove's Growth Study and proposed expansion area, as **you may be directly impacted by the findings and recommendations from the study**. The Growth Study, which was accepted as information by Spruce Grove City Council in December 2016, is a comprehensive evaluation of the City's long-term objectives, historical trends, and projected future growth to gain an understanding of the City's future land needs as the region continues to grow and prosper. The study determines how much land will be required to accommodate growth over the next 50 years and identifies recommended expansion areas within Parkland County and the Town of Stony Plain to accommodate that growth.

As a landowner who may be potentially impacted by the Growth Study, the City would like to hear your perspective and concerns, as well as answer any questions you may have about the process.

Enclosed is an information package that describes the Growth Study, the proposed expansion area and background information on the annexation process. More specifically, package provides details on:

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- How much of the recommended expansion areas are deemed suitable for development;
- How landowners might be impacted by annexation;
- How owners of mines and mineral rights might be impacted by annexation;
- The timeframe for the annexation process and any future development;
- How decisions will be made; and
- How you can participate in the process.

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Additional information is available online at www.sprucegrove.org/growthstudy. If you have any questions, please contact Susan Armstrong at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org.

Sincerely,

Susan Armstrong, City Project Lead



Appendix I
2019 News Releases



Parkland County and City of Spruce Grove sign Memorandum of Understanding to guide annexation process

January 16, 2019

Last night, the Mayors of Parkland County and the City of Spruce Grove came together to sign a Memorandum of Understanding (MOU) that will guide the annexation process between the neighbouring municipalities.

“We’re very proud of the collaboration taking place between our municipalities, respecting the needs of both communities, while recognizing we are one Tri-Municipal Region,” said Parkland County Mayor Rod Shaigec. “We are confident we will be able to continue the great work that has begun throughout the entire annexation process.”

“We want to manage our growth in a reasonable and responsible manner that best meets the strategic interests of both the City and the County,” said Spruce Grove Mayor Stuart Houston. “This MOU demonstrates our shared commitment to ongoing co-operation in the Tri-Municipal Region and we look forward to continuing to work together.”



Left to right, Parkland County CAO Mike Heck, City of Spruce Grove CAO Robert Cotterill, Spruce Grove Mayor Stuart Houston and Parkland County Mayor Rod Shaigec stand with the signed Memorandum of Understanding.

The MOU sets the terms of understanding between the City and County to allow for a successful annexation. It recognizes short-term growth needs for the City of Spruce Grove, while ensuring long-term needs are identified within the completion of a new Regional Plan that will involve the City, the County and the Town of Stony Plain.

To stay up to date, please visit:

- [sprucegrove.org/annexation \(/annexation\)](http://sprucegrove.org/annexation (/annexation))
- parklandcounty.com/annexation
(<https://www.parklandcounty.com/annexation>)

City signs letter of intent for Regional Plan with Town of Stony Plain and Parkland County

January 16, 2019

The City of Spruce Grove, together with the Town of Stony Plain and Parkland County, has committed to the development of a new Regional Plan.

The Regional Plan will guide future economic development, land use, and sustainability across the region, with the best interests of all three communities in mind. The result will be responsible stewardship of financial, environmental, and human resources to create beneficial and sustainable growth for the entire Tri-Municipal Region.

“As a Tri-Municipal Region, we certainly recognize there are significant benefits to working together that will benefit all our residents,” said Spruce Grove Mayor Stuart Houston. “This letter of intent for the



Spruce Grove Mayor Stuart Houston, Town of Stony Plain Mayor William Choy and Parkland County Mayor Rod Shaigec sign the letter of intent to develop a new Regional Plan.

development of a new Regional Plan is a wonderful example of how we are committed to developing collaborative ideas and solutions that will create synergies and savings in the region.”

The growth needs within the region can best be met through a coordinated and collaborative effort. Coming together to combine each municipality’s efforts will allow for the most effective return on investment and reduce the costs incurred by current and future ratepayers.

When completed, the Regional Plan will provide certainty for the region through alignment of key municipal elements.

What is the Regional Plan?

The Regional Plan, developed in collaboration with Parkland County, Spruce Grove and Stony Plain, is a document that will guide future economic development, land use, and sustainability across the region, with the best interests of all three communities in mind. The result will be responsible stewardship of financial, environmental, and human resources to create beneficial and sustainable growth for the entire region.

Who is creating the Regional Plan?

Developing the Regional Plan in the best interest of each community is a collaborative effort between Parkland County, the City of Spruce Grove, and the Town of Stony Plain

Where can I read the Regional Plan?

At this stage, the City of Spruce Grove, the Town of Stony Plain and Parkland County have signed a Regional Letter of Intent to begin the process of creating a Regional Plan.

Parkland County and City of Spruce Grove ratify Memorandum of Agreement to proceed with annexation process

April 24, 2019

During their respective Council meetings on April 23, both Parkland County Council and Spruce Grove City Council have ratified an agreement that will facilitate the annexation process between the neighbouring municipalities.

Eight quarter sections of land located south and south-east of the current municipal boundaries have been identified to be annexed by Spruce Grove.

With the agreement now in place, the next phase of the annexation process will focus on public engagement, which will occur in June.

“This agreement is an important milestone in the annexation process,” said Spruce Grove Mayor Stuart Houston. “It outlines the path forward to allow for a successful and collaborative annexation between the City and Parkland County.”

“This is a momentous agreement and the direct result of the positive collaboration between the City and the County,” said Parkland County Mayor Rod Shaigec. “We look forward to further collaboration between our municipalities and engagement with the public throughout the annexation process.”

Additional details on the public engagement process, including more specific dates, will be shared in the coming weeks.

To stay up to date, please visit:

- [sprucegrove.org/annexation](http://www.sprucegrove.org/annexation)
(<http://www.sprucegrove.org/annexation>)
- [parklandcounty.com/annexation](http://www.parklandcounty.com/annexation)
(<http://www.parklandcounty.com/annexation>)



Appendix J
2019 Annexation Webpage Materials



City Council
(/government/city-council/)



Departments
(/government/departments/)



Bylaws
(/government/bylaws/)



Public Hearings
(/government/public-hearings/)

News
(/government/news/)

Bids and Proposals
(/government/bids-and-proposals/)



Property Taxes
(/government/property-taxes/)



City Hall Tours
(/government/city-hall-tours/)

CityPulse Magazine
(/government/citypulse-magazine/)

Development and Land Use
(/government/development-and-land-use/)

Engineering Standards
(/government/development-and-land-use/engineering-standards/)

Growth Study
(/government/development-and-land-use/growth-study/)

Annexation

Municipal annexation is the legal process by which a city or municipality acquires new land to be incorporated within their jurisdiction.

The City of Spruce Grove and [Parkland County](https://www.parklandcounty.com/en/index.aspx) (<https://www.parklandcounty.com/en/index.aspx>) are currently engaged in annexation discussions. The goal is to achieve a collaborative annexation that meets the strategic interests of both the City of Spruce Grove and Parkland County. Long-term, the City of Spruce Grove, Town of Stony Plain (<https://www.stonyplain.com/en/index.aspx>) and Parkland County have committed to a Regional Plan, which will guide future economic development, land use, and sustainability.

Memorandum of Agreement


On April 23, 2019, Parkland County Council and the Spruce Grove City Council both ratified a Memorandum of Agreement to facilitate the annexation process between the neighbouring municipalities.

- This agreement outlines the path forward to allow for a successful and collaborative annexation.
- Eight (8) quarter sections of land located south and south-east of the current municipal boundaries have been identified to be annexed by Spruce Grove.

Notice of Proposed Annexation

On June 24, 2019, Spruce Grove City Council supported the Notice of Proposed Annexation (http://agenda.sprucegrove.org/agenda_publish.cfm?id=&mt=ALL&get_month=6&get_year=2019&dsp=agm&seq=3642&rev=0&ag=500&ln=11198&n) as required by Section 116 of the Municipal Government Act, in order to proceed with an annexation application to the Municipal Government Board.

Frequently asked questions

* click the  icon to see more information.

What is annexation?

Annexation is the legal process associated with changing a municipal boundary, when, for example, land located in a County is transferred to the jurisdiction of a City to accommodate growth. Properties within an annexation area experience a change in jurisdiction from one municipality to another. Annexation does not however change ownership rights and is not necessarily undertaken to facilitate immediate development, but rather to secure lands for future growth.

Why is Spruce Grove annexing land?

Land Use Districting and Subdivision (/government/development-and-land-use/land-use-districting-and-subdivision/)	<p>The City of Spruce Grove has a policy that it will maintain a 25-year supply of lands for future residential, commercial and industrial growth. The City commissioned its own internal land consumption analysis report in 2013, which concluded that its land supply had fallen below this level. The City then commissioned a Growth Study to verify the analysis. The Growth Study, concluded in 2016, verified the City's lands supply had diminished to less than 25 years.</p>
Proposed Multi-Use Sport and Event Centre (/government/development-and-land-use/proposed-multi-use-sport-and-event-centre/)	<p>What land is going to be annexed?</p>
Planning Policies (/government/development-and-land-use/planning-policies/)	<p>Spruce Grove and Parkland County (https://www.parklandcounty.com/en/index.aspx) have identified eight (8) quarter sections more or less of land to serve as the annexation area. The area to be annexed includes four quarter sections north of Highway 628 on either side of Campsite Road (Range Road 274), four quarter sections south of Highway 16A between Century Road and Pioneer Road (Range Road 271), as well as the remainder of the NAIT quarter section.</p>
<p>Annexation (/government/development-and-land-use/annexation/)</p>	<p>View a map (/media/3512/annexationmap_2019.pdf) of the identified lands to be annexed.</p>
<p>Reports & Plans (/government/reports-plans/)</p>	<p>Will all the land identified in the Spruce Grove Growth Study be annexed?</p>
<p>Policies (/government/policies/)</p>	<p>The City of Spruce Grove and Parkland County (https://www.parklandcounty.com/) have identified eight (8) quarter sections as the annexation area to accommodate for the City's short-term (30-year) growth requirements. Long-term land planning, as well as future economic development and sustainability, will be topics addressed in the Regional Plan, which is a joint effort between the City of Spruce Grove, the Town of Stony Plain and Parkland County.</p>
<p>Census (/government/census/)</p>	<p>How can I have my say on this annexation?</p>
<p>FOIP (/government/foip/)</p>	<p>The City and the County are committed to a positive, collaborative annexation. The next step in the annexation process is to engage with the public. Two public open houses were held in June 2019.</p>
<p>Elections (/government/elections/)</p>	<p>At the request of landowners, we will also be scheduling one-on-one engagement opportunities with each of the affected land owners to ensure we can hear their ideas, feedback, and concerns as well as answer any questions they may have.</p>
<p>Task Forces (/government/task-forces/)</p>	<p>When is this annexation happening?</p>
<p>Contact Us (/government/contact-us/)</p>	<p>The annexation process is a lengthy one. It began in 2017 when the City and the County began discussing the findings of the City's Growth Study. After negotiating a memorandum of understanding on annexation in early 2019, the City of Spruce Grove and Parkland County</p>
<p>Open Books (/government/open-books/)</p>	
<p>Privacy (/government/privacy/)</p>	

Holiday closures and impacts (/government/holiday-closures-and-impacts/)

Let's Connect (/government/lets-connect/)



Public Notices (/government/public-notices/)

(<https://www.parklandcounty.com/>) have set a timeline to have the annexation application submitted to the Municipal Government Board by the end of 2019. If the application goes through, annexed lands are proposed to be assumed by the City of Spruce Grove on January 1, 2021.

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.

How do I participate in the Municipal Government Board's process?



If objections are received, the Municipal Government Board will provide notice of a public hearing to allow land owners and stakeholders to speak directly to the Board on any matters relating to the annexation application submitted by the City of Spruce Grove.

What happens if my land is identified to be annexed? What is my role as a land owner?



The City and the County are committed to a positive, collaborative annexation. The next step in the annexation process is to engage with the public. Two public open houses were held in June 2019.

If your land has been identified to be annexed, at your request, City and County representatives will be scheduling a one-on-one engagement opportunity to hear your ideas, feedback, and concerns, and answer any questions you may have.

Owners are also encouraged to contact the City's Growth Study and Annexation Project Lead by email (<mailto:sarmstrong@sprucegrove.org>) to ask questions and provide comments.

What role do City residents play in the annexation process?



The City is committed to ensuring that Spruce Grove residents have an opportunity to be fully informed about the annexation process. Residents are encouraged to attend future public open houses through newspaper advertisements and the City's website. Residents are also encouraged to

contact the City's Growth Study and Annexation Project Lead by email (<mailto:sarmstrong@sprucegrove.org>) to ask questions and provide comments.

How will land owners in the expansion area be impacted?



Annexation is not the expropriation of land. Land ownership is not impacted. In an annexation, only the municipal jurisdiction changes. If the annexation is approved:

- lands in the annexation area will receive services from the City of Spruce Grove instead of Parkland County;
- land use and development approvals will be transferred to the City; and
- land owners will pay municipal property taxes to the City of Spruce Grove instead of the Parkland County.

How will existing services provided to affected land owners be affected?



The City and the County are reviewing the services being provided by the County to its impacted land owners and will assess whether these services are consistent with those provided to existing City residents. Once assessed, a decision will be made whether existing County services will be maintained or amended. The City of Spruce Grove currently provides an equitable level of service to all residents.

What are the impacts on mineral rights?



Annexation is not an expropriation of mineral rights. Mineral rights are not impacted by a change in municipal jurisdiction as land use development can occur in a rural or urban municipality, and the approval to mine, or to access any minerals and subsurface resources remains with the Province of Alberta.

If the annexation is approved, will land owners in the annexation area be able to continue using their land in the same manner? Will they be forced to develop their land?



Owners within the annexation area will be able to continue to use their land in the same manner as prior to annexation, subject to City bylaws. It will be up to owners when and whether to develop their land.

If annexation is approved, will property taxes for land in the expansion areas increase?



To assist land owners with the transition from County tax rates to the City of Spruce Grove's tax rates, the City will request that conditions of annexation approval require that land be taxed at the lower of the tax rates established by the County and City for a certain period of years, subject to certain

triggering events. This type of arrangement has been successfully implemented in other jurisdictions. The details respecting transition of taxation will be the subject of further negotiations between the City and County.

How can I stay informed?



Stay up to date with the annexation process by visiting:

- www.parklandcounty.com/annexation
(<https://www.parklandcounty.com/en/county-office/annexation.aspx>)
- www.sprucegrove.org/annexation
(<http://www.sprucegrove.org/annexation>)

Beyond the public engagement sessions that were held in June, one-on-one meetings with affected land owners, and the Municipal Government Board public hearing process, contact Sue Armstrong, Growth Study and Annexation Project Lead, at 780-962-7634 ext. 103 or email (<mailto:sarmstrong@sprucegrove.org>) for more information.

Related links



Memorandum of Agreement

([http://agenda.sprucegrove.org/docs/2019/RCM/20190423_484/3583_Memorandum of Agreement %28Spruce Grove re Annexation%29 revised 20190413 with Map 30.pdf](http://agenda.sprucegrove.org/docs/2019/RCM/20190423_484/3583_Memorandum%20of%20Agreement%20Spruce%20Grove%20re%20Annexation%20revised%2020190413%20with%20Map%2030.pdf))



Archive: Memorandum of Understanding (January 16, 2019)

(</government/news/parkland-county-and-city-of-spruce-grove-sign-memorandum-of-understanding-to-guide-annexation-process/>)



June 2019 Open House Displays (/media/3553/june-2019-open-house-

displays.pdf)

Growth Study and annexation public open house (Afternoon)

📅 Wednesday, June 26, 2019

🕒 1:00 PM - 3:00 PM

📍 Border Paving Athletic Centre (Jen-Col/Zender Ford Room)
9 Tri Leisure Way
Spruce Grove, Alberta

Affected owners, stakeholders and interested members of the public are invited to attend one of two public open houses to learn about the original Growth Study, the outcomes of the annexation negotiations to date, an update to the Growth Study, and the next steps in the annexation process being developed by the City of Spruce Grove and Parkland County.

For more information visit www.sprucegrove.org/annexation
(<http://www.sprucegrove.org/annexation>).

Growth Study and annexation public open house (Evening)

📅 Wednesday, June 26, 2019

🕒 5:00 PM - 7:00 PM

📍 Border Paving Athletic Centre (Jen-Col/Zender Ford Room)
9 Tri Leisure Way
Spruce Grove, Alberta

Affected owners, stakeholders and interested members of the public are invited to attend a public open house to learn about the original Growth Study, the outcomes of the annexation negotiations to date, an update to the Growth Study, and the next steps in the annexation process being developed by the City of Spruce Grove and Parkland County.

For more information visit www.sprucegrove.org/annexation
(<http://www.sprucegrove.org/annexation>).



Appendix K
2019 Open House Invitations



June 10, 2019

Owner Address

An Invitation from the City of Spruce Grove

Dear Landowner,

Back in 2015, the City of Spruce Grove embarked on a Growth Study project to look at the City's land requirements and identify where future growth should occur. The final Growth Study was accepted by City Council in December 2016. Since that time, the City and Parkland County have been having conversations with potentially affected stakeholders, owners and the public to address the recommendations in the study regarding annexation.

You are receiving this letter as part of the City and County's continued commitment for a positive and collaborative annexation process.

Following extensive negotiations, the City and Parkland County have reached a memorandum of agreement for annexation. The City will expand its boundaries by annexing 513.6 hectares (nearly 1,270 acres or 8 quarter sections) from Parkland County in order to meet its growth needs for the next 30 years.

This area represents the lands needed to accommodate a 30-year growth projection and includes:

- 246.6 hectares (635 acres or nearly 4 quarter sections) to the southeast of the City, south of Highway 16A and east of Century Road, for a mix of future residential, commercial and industrial development;
- 256.9 hectares (609 acres or nearly 4 quarter sections) to the southwest of the City, on either side of Campsite Road, north of Highway 628 and adjacent to the Town of Stony Plain, also for a mix of future residential, commercial and industrial development; and
- 10.1 hectares (25 acres) to the south of the City, south of the NAIT campus on the west side of Golden Spike Road, for future industrial development.

Please see the attached map for a visual representation of the annexation area.

As a landowner who will potentially be impacted by this process, we would like to extend an invitation to have a one-on-one meeting with you to discuss the proposed annexation, document any concerns, and answer your questions. If you would like to schedule a one-on-one-meeting with us, please contact Sue Armstrong using the contact information below.

Alternately, an additional opportunity for input will be available as the City will be hosting two open house events on June 26, 2019. You are also invited to attend an **open house** with the City and its Consultant Team to discuss the proposed annexation, express concerns, ask questions, and learn about the next steps in the annexation process.

Date:

Wednesday, June 26, 2019

Open Houses: 1 to 3 p.m. and 5 to 7 p.m.

Location:

Border Paving Athletic Centre
Jen-Col/Zender Ford Rooms
9 Tri Leisure Way
Spruce Grove, AB

More information is available at www.sprucegrove.org/annexation. If you have any questions, please contact Susan Armstrong, Growth Study and Annexation Project Lead, at 780.962.7634 ext. 103 or sarmstrong@sprucegrove.org.

Thank you, and we look forward to hearing from you.

Sincerely,

Corey Levasseur, City Project Sponsor

June 10, 2019

Owner Address

An Invitation from the City of Spruce Grove

Dear Mines and Minerals Owner,

Back in 2015, the City of Spruce Grove embarked on a Growth Study project to look at the City's land requirements and identify where future growth should occur. The final Growth Study was accepted by City Council in December 2016. Since that time, the City and Parkland County have been having conversations with potentially affected stakeholders, owners and the public to address the recommendations in the study regarding annexation.

You are receiving this letter as part of the City and County's continued commitment for a positive and collaborative annexation process.

Following extensive negotiations, the City and Parkland County have reached a memorandum of agreement for annexation. The City will expand its boundaries by annexing 513.6 hectares (nearly 1,270 acres or 8 quarter sections) from Parkland County in order to meet its growth needs for the next 30 years.

This area represents the lands needed to accommodate a 30-year growth projection and includes:

- 246.6 hectares (635 acres or nearly 4 quarter sections) to the southeast of the City, south of Highway 16A and east of Century Road, for a mix of future residential, commercial and industrial development;
- 256.9 hectares (609 acres or nearly 4 quarter sections) to the southwest of the City, on either side of Campsite Road, north of Highway 628 and adjacent to the Town of Stony Plain, also for a mix of future residential, commercial and industrial development; and
- 10.1 hectares (25 acres) to the south of the City, south of the NAIT campus on the west side of Golden Spike Road, for future industrial development.

Please see the attached map for a visual representation of the annexation area.

As an owner of mines and/or mineral rights who will potentially be impacted by this process, we would like to extend an invitation to have a one-on-one meeting with you to discuss the proposed annexation, document any concerns, and answer your questions. If you would like to schedule a one-on-one meeting with us, please contact Sue Armstrong using the contact information below.

Alternately, an additional opportunity for input will be available as the City will be hosting two open house events on June 26, 2019. You are also invited to attend an **open house** with the City and its Consultant Team to discuss the proposed annexation, express concerns, ask questions, and learn about the next steps in the annexation process.

Date:

Wednesday, June 26, 2019

Open Houses: 1 to 3 p.m. and 5 to 7 p.m.

Location:

Border Paving Athletic Centre
Jen-Col/Zender Ford Rooms
9 Tri Leisure Way
Spruce Grove, AB

More information is available at www.sprucegrove.org/annexation. If you have any questions, please contact Susan Armstrong, Growth Study and Annexation Project Lead, at 780.962.7634 ext. 103 or sarmstrong@sprucegrove.org.

Thank you, and we look forward to hearing from you.

Sincerely,

Corey Levasseur, City Project Sponsor

June 10, 2019

Stakeholder Address

An Invitation from the City of Spruce Grove

Dear Stakeholder,

Back in 2015, the City of Spruce Grove embarked on a Growth Study project to look at the City's land requirements and identify where future growth should occur. The final Growth Study was accepted by City Council in December 2016. Since that time, the City and Parkland County have been having conversations with potentially affected stakeholders, owners and the public to address the recommendations in the study regarding annexation.

You are receiving this letter as part of the City and County's continued commitment for a positive and collaborative annexation process.

Following extensive negotiations, the City and Parkland County have reached a memorandum of agreement for annexation. The City will expand its boundaries by annexing 513.6 hectares (nearly 1,270 acres or 8 quarter sections) from Parkland County in order to meet its growth needs for the next 30 years.

This area represents the lands needed to accommodate a 30-year growth projection and includes:

- 246.6 hectares (635 acres or nearly 4 quarter sections) to the southeast of the City, south of Highway 16A and east of Century Road, for a mix of future residential, commercial and industrial development;
- 256.9 hectares (609 acres or nearly 4 quarter sections) to the southwest of the City, on either side of Campsite Road, north of Highway 628 and adjacent to the Town of Stony Plain, also for a mix of future residential, commercial and industrial development; and
- 10.1 hectares (25 acres) to the south of the City, south of the NAIT campus on the west side of Golden Spike Road, for future industrial development.

Please see the attached map for a visual representation of the annexation area.

As a stakeholder that would be potentially impacted by annexation, we would like to extend an invitation to attend an **open house** with the City and its Consultant Team to discuss the proposed annexation, express concerns, ask questions, and learn about the next steps in the annexation process.

Date:

Wednesday, June 26, 2019

Open Houses: 1 to 3 p.m. and 5 to 7 p.m.

Location:

Border Paving Athletic Centre
Jen-Col/Zender Ford Rooms

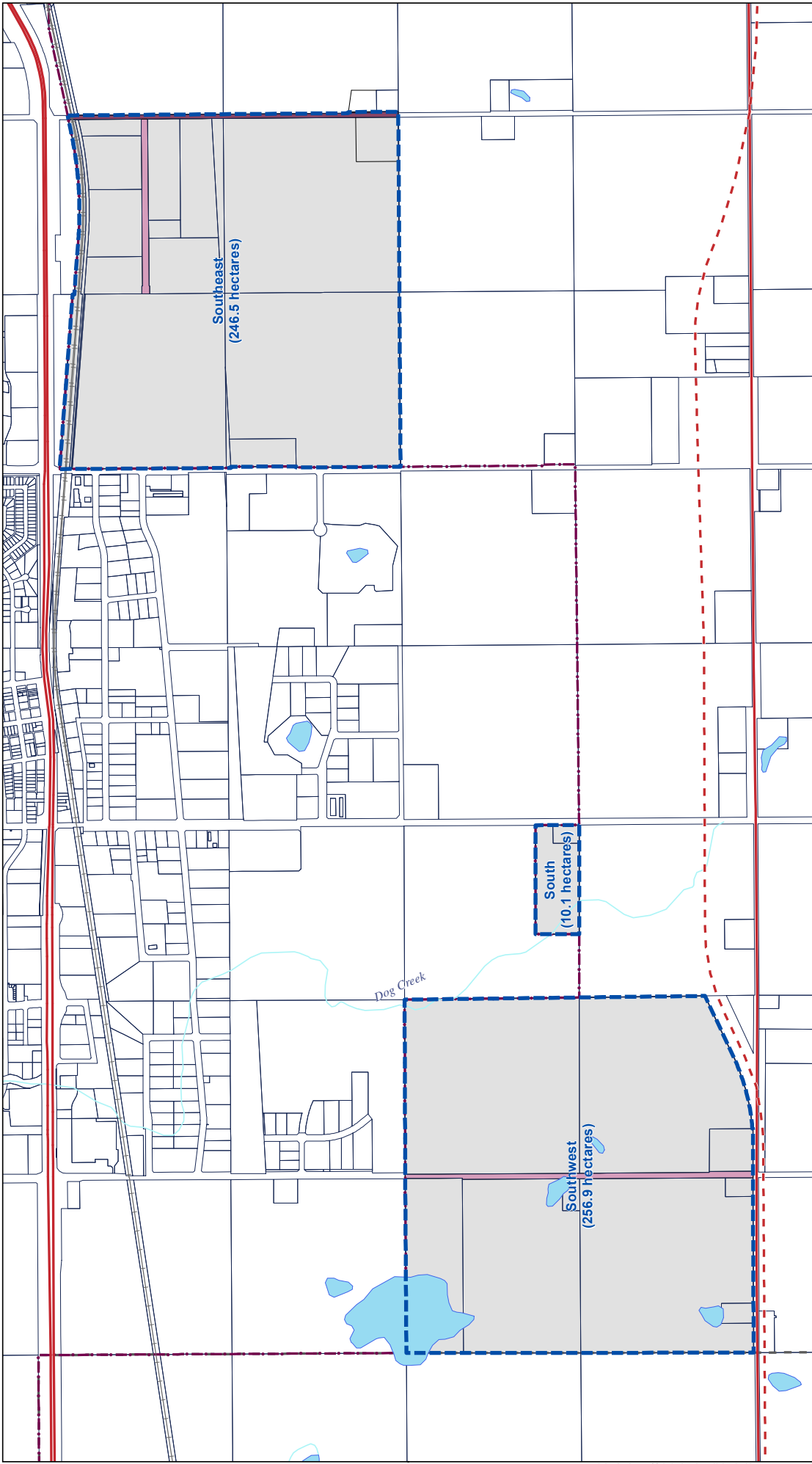
9 Tri Leisure Way
Spruce Grove, AB

More information is available at www.sprucegrove.org/annexation. If you have any questions, please contact Susan Armstrong, Growth Study and Annexation Project Lead, at 780.962.7634 ext. 103 or sarmstrong@sprucegrove.org.

Thank you, and we look forward to hearing from you.

Sincerely,

Corey Levasseur, City Project Sponsor



1:16,528

- Proposed Annexation Area
- Titled Parcel within the Proposed Annexation Area
- Boundary Road within the Proposed Annexation Area
- Internal Road within the Proposed Annexation Area

- Watercourse
- Water Body
- Rail Line
- Regional Road
- Highway 628 Realignment

- City of Spruce Grove
- Town of Stony Plain

PROPOSED PARKLAND
COUNTY ANNEXATION
PARCELS AND ROADS WITHIN THE
PROPOSED ANNEXATION AREA



Appendix L
2019 Newspaper Advertisement



City of Spruce Grove **GROWTH STUDY AND ANNEXATION PUBLIC OPEN HOUSES**

The City of Spruce Grove and Parkland County have reached an agreement for the City to expand its boundaries by 514 ha (1,270 acres), or eight (8) quarter sections of land, located to the southwest, south and southeast of the current City boundaries. The annexation agreement outlines the path forward to allow a successful and collaborative annexation and for the City to meet its growth needs for the next 30 years.

Affected owners, stakeholders and interested members of the public are invited to attend one of two upcoming public open houses to learn about the original Growth Study, the outcomes of the annexation negotiations to date, an update to the Growth Study, and the next steps in the annexation process being developed by the City of Spruce Grove and Parkland County.

Date: Wednesday, June 26, 2019

Times: 1 to 3 p.m. or 5 to 7 p.m.
(drop-in format, come anytime)

Location: Border Paving Athletic Centre
Jen-Col/Zender Ford Room
9 Tri-Leisure Centre Way, Spruce Grove, AB

Session materials will also be posted online as they become available.

For more information about the project, please:

- Visit www.sprucegrove.org/annexation or www.parklandcounty.com/annexation
- Email growth@sprucegrove.org





Appendix M
2019 Social Media Advertisements





City of Spruce Grove 
@citysprucegrove

Follow

The City is holding two Growth Study & annexation public open houses on Jun 26 from 1-3pm or 5-7pm at the Border Paving Athletic Centre (Jen-Col/Zender Ford Room) in #SpruceGrove. Details: bit.ly/GSA-Afternoon /



Growth Study and annexation public open house (Evening)
sprucegrove.org

1:07 PM - 18 Jun 2019



City of Spruce Grove - Your Local Government

June 18 · 

The City is holding two Growth Study and annexation public open houses on June 26 from 1-3 p.m. or 5-7 p.m. at the Border Paving Athletic Centre (Jen-Col/Zender Ford Room). For details visit <http://bit.ly/GSA-Afternoon> or <http://bit.ly/GSA-Evening>.

 2

 Like

 Comment

 Share



City of Spruce Grove ✓
@citysprucegrove

Follow ▼

Reminder: City holding two Growth Study & annexation public open houses today (Jun26) from 1-3pm or 5-7pm at Border Paving Athletic Centre (Jen-Col/Zender Ford Room) in #SpruceGrove. Details: bit.ly/GSA-Afternoon/



7:59 AM - 26 Jun 2019

1 Retweet



City of Spruce Grove - Your Local Government ⋮

June 26 · 🌐

Reminder: The City is holding two Growth Study and annexation public open houses today (June 26) from 1-3 p.m. or 5-7 p.m. at the Border Paving Athletic Centre (Jen-Col/Zender Ford Room). For details visit <http://bit.ly/GSA-Afternoon> or <http://bit.ly/GSA-Evening>.

2 Shares

Like Comment Share



Appendix N
2019 Open House Materials

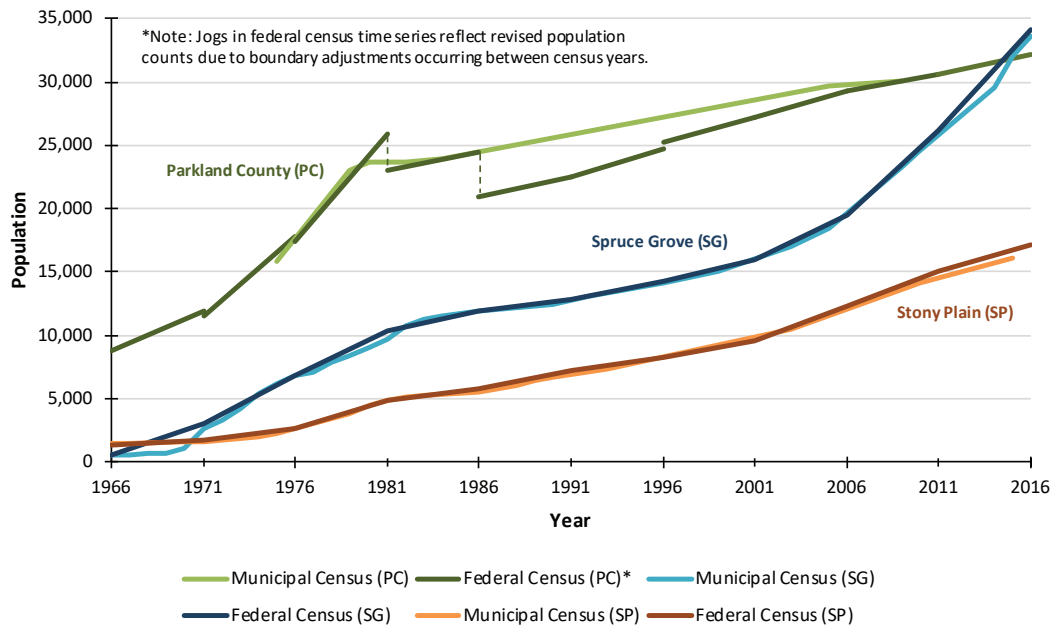


Welcome
to the City of
Spruce Grove's
Parkland County
Annexation
Open House

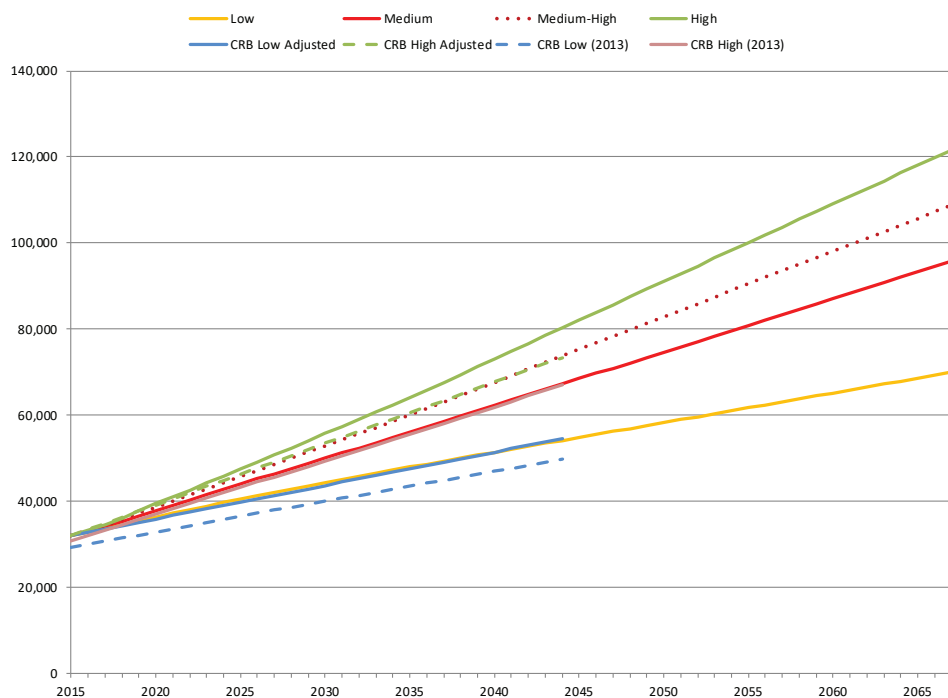
June 26, 2019

Please sign in at
the registration desk

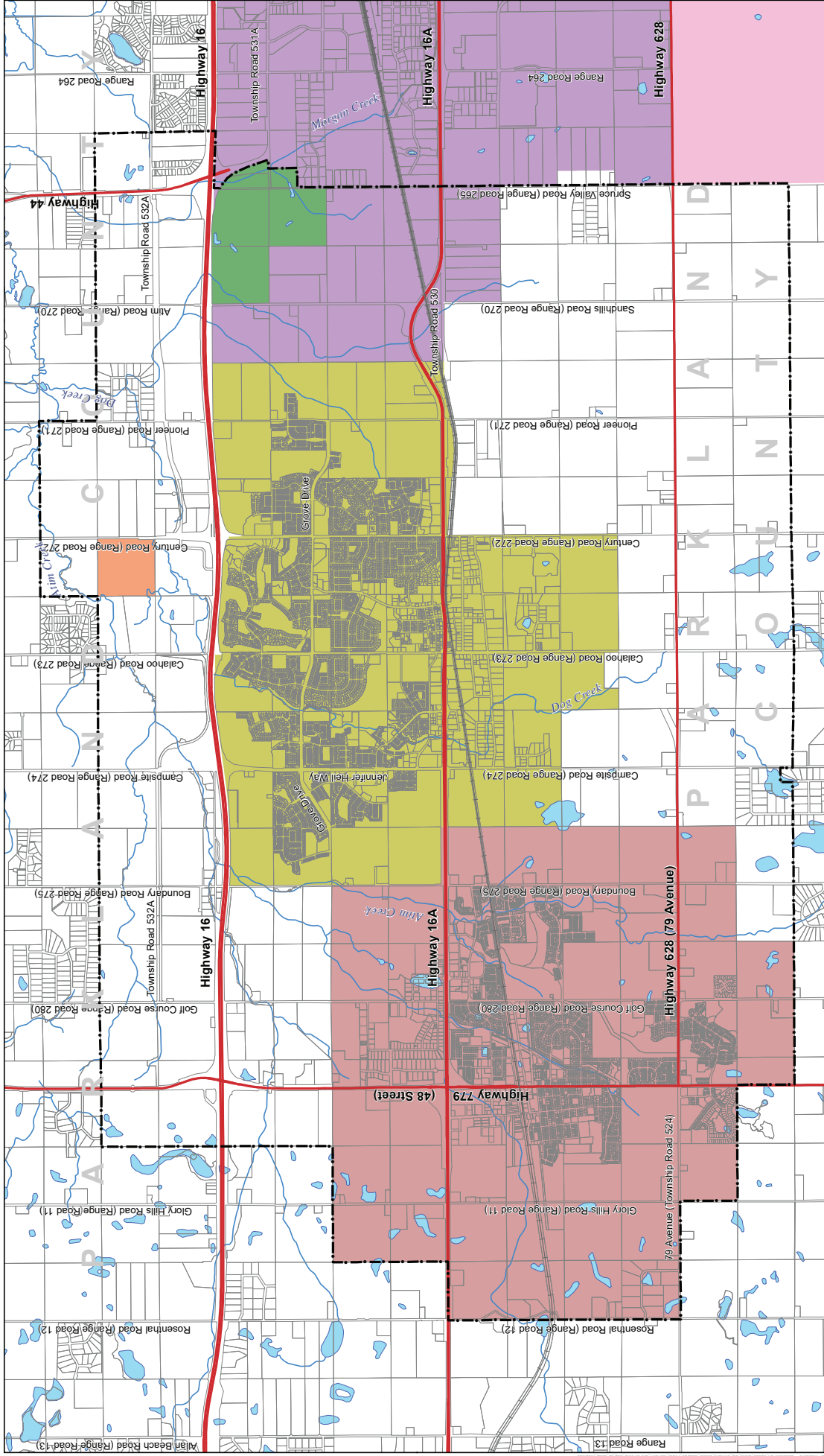
POPULATION GROWTH HISTORY



SPRUCE GROVE'S POPULATION PROJECTIONS



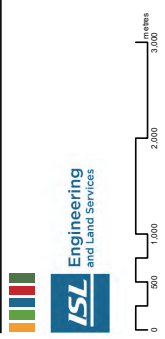
STUDY AREA



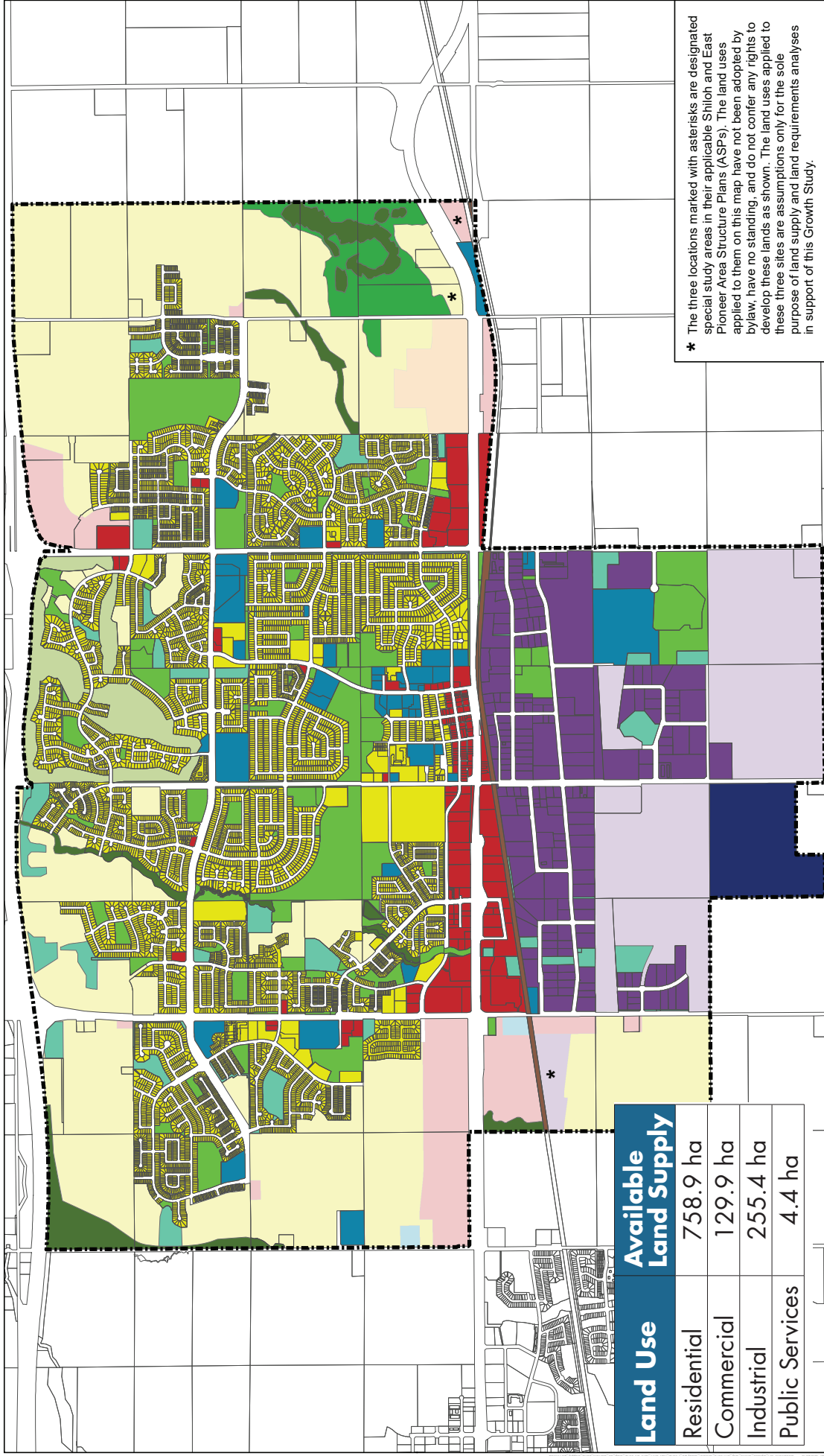
1:50,000

- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain
- Acheson Industrial Area Structure Plan
- Enoch Cree Nation
- Parkland Village
- Wagner Natural Area
- Rail Line
- Highway
- Watercourse
- Water Body

ISL Engineering and Land Services

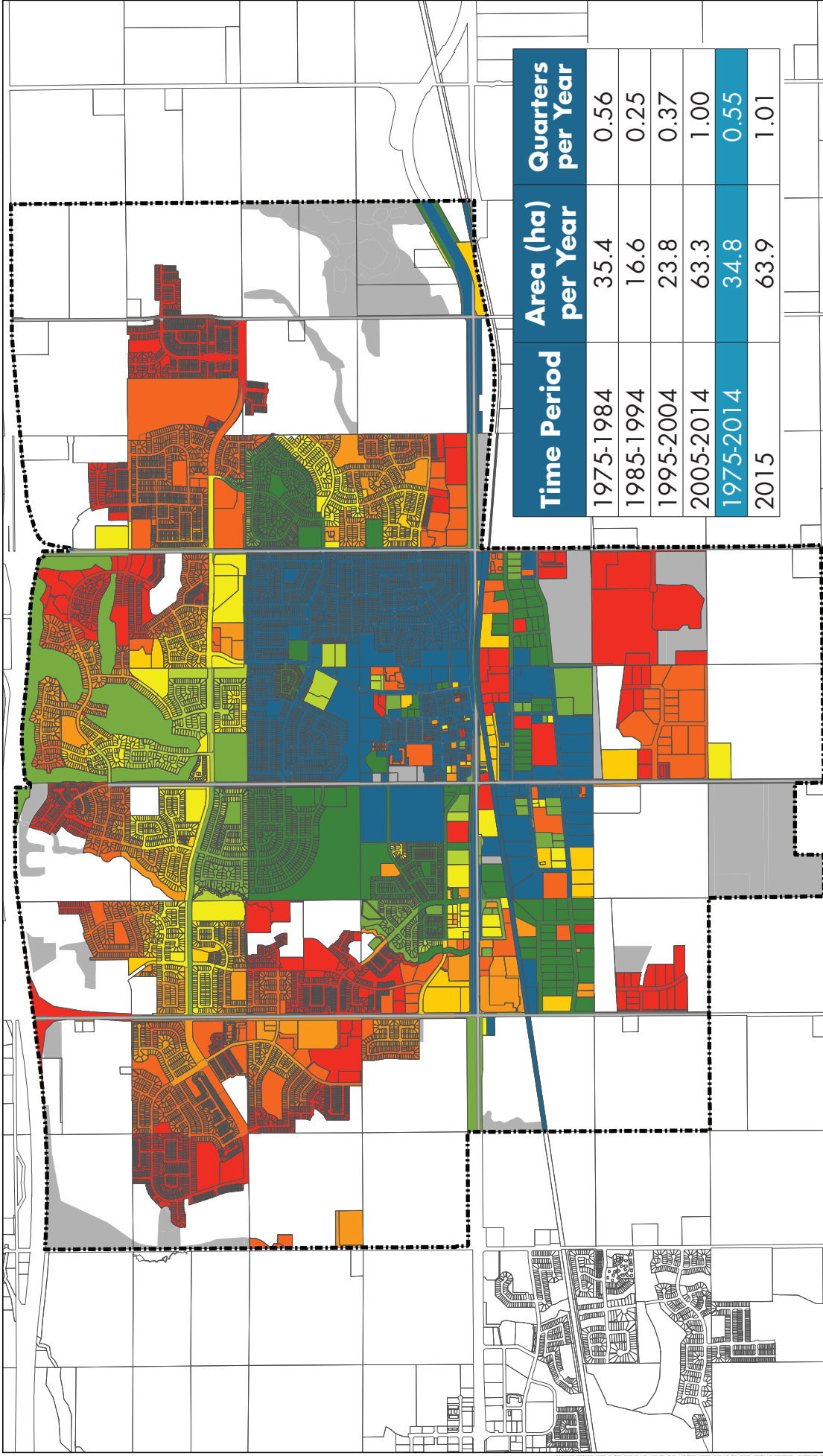


ABSORBED AND AVAILABLE LAND SUPPLY, 2014



* The three locations marked with asterisks are designated special study areas in their applicable Spruce and East Pioneer Area Structure Plans (ASPs). The land uses applied to them on this map have not been adopted by bylaw, have no standing, and do not confer any rights to develop these lands as shown. The land uses applied to these three sites are assumptions only for the sole purpose of land supply and land requirements analyses in support of this Growth Study.

HISTORICAL LAND ABSORPTION

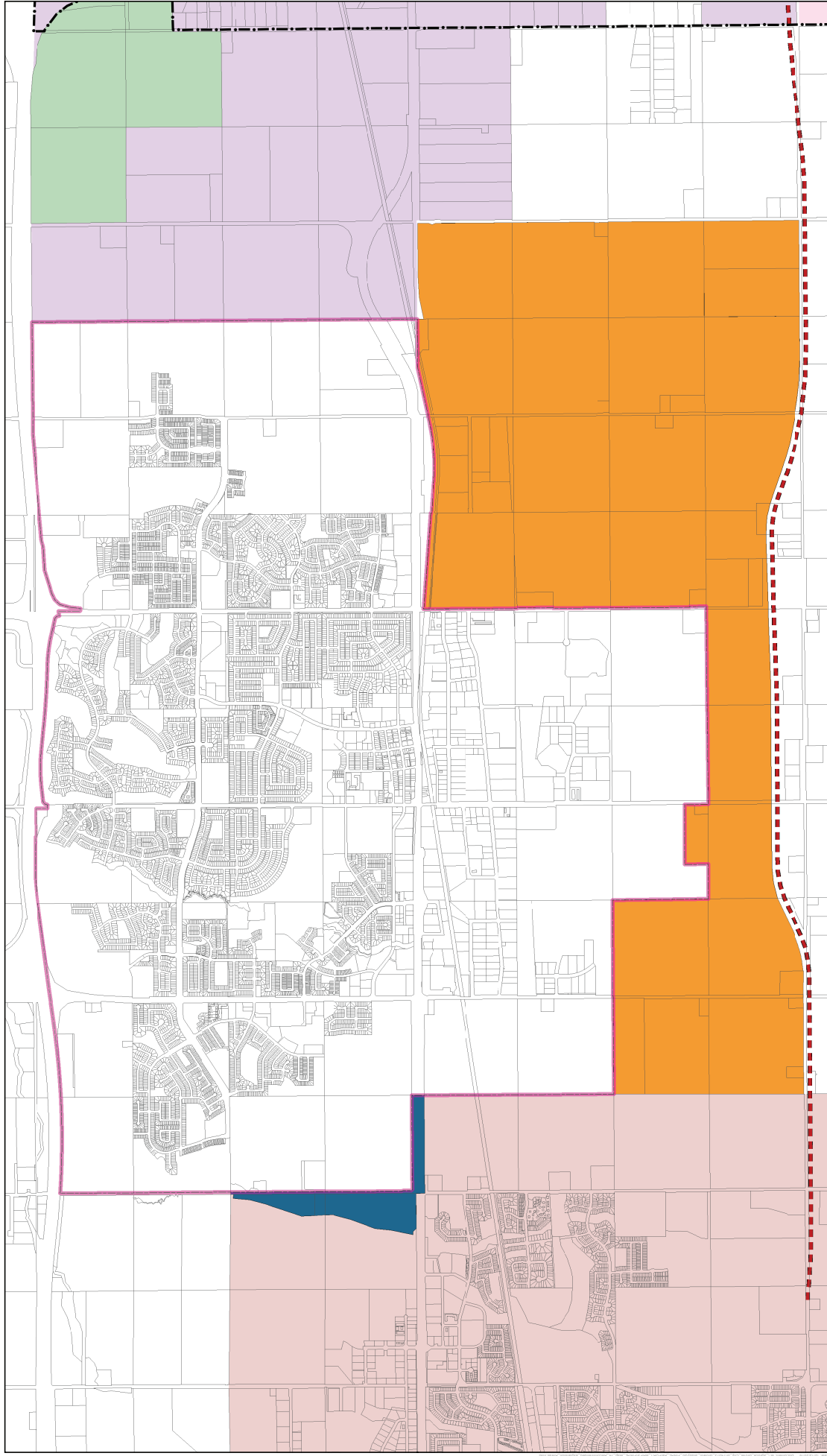


North Arrow
 1:25,000

- Other Absorbed Lands
- City Boundary
- Parcel

- pre-1975
- 1975-1979
- 1980-1984
- 1985-1989
- 1990-1994
- 1995-1999
- 2000-2004
- 2005-2009
- 2010-2014

GROWTH STUDY'S ORIGINALLY RECOMMENDED EXPANSION AREAS

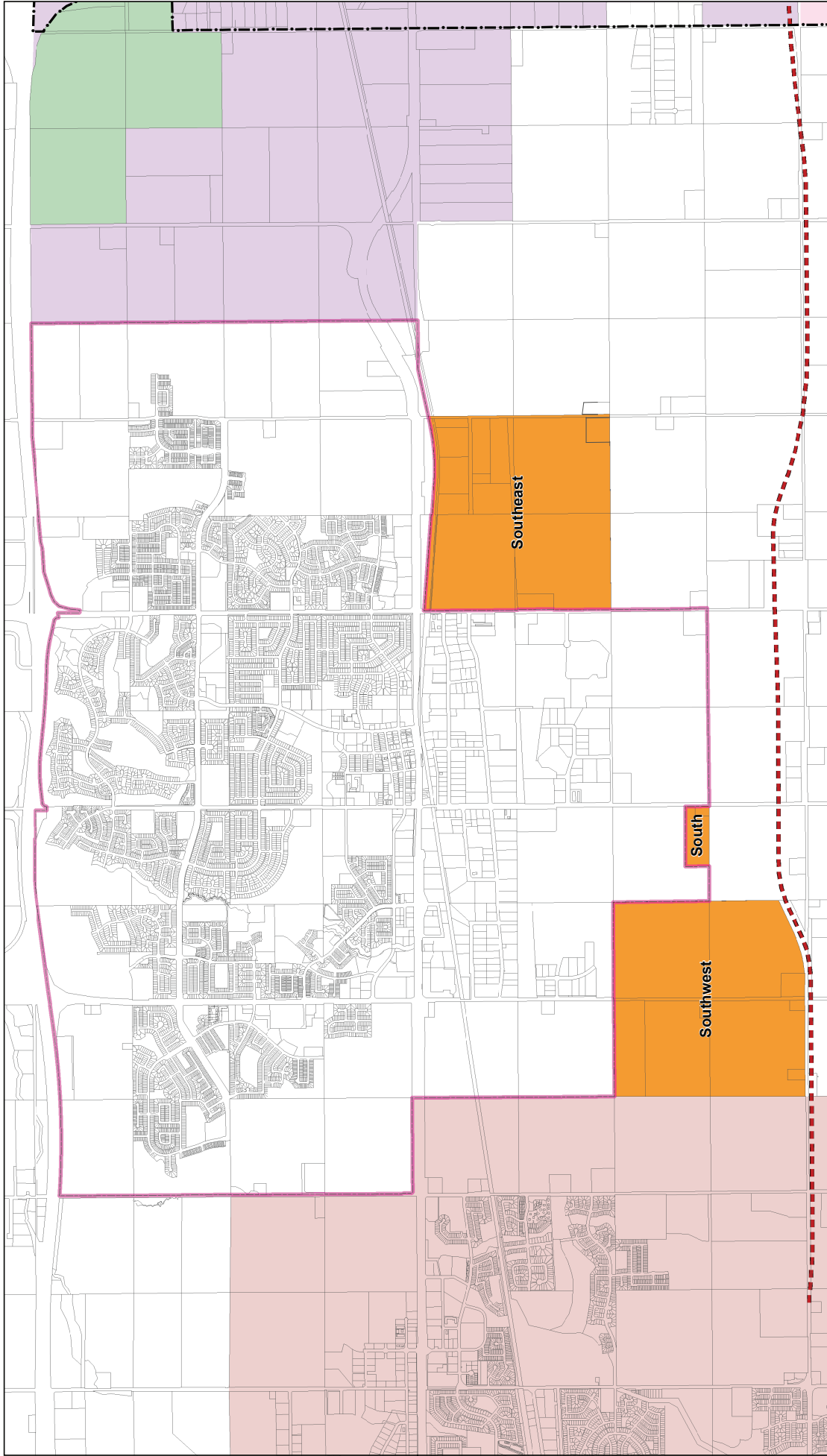


- South/Southeast Expansion Area
- West Expansion Area
- Acheson Industrial A SP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628

- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain

ISL Engineering and Land Services

NEGOTIATED SHORT-TERM ANNEXATION AREAS



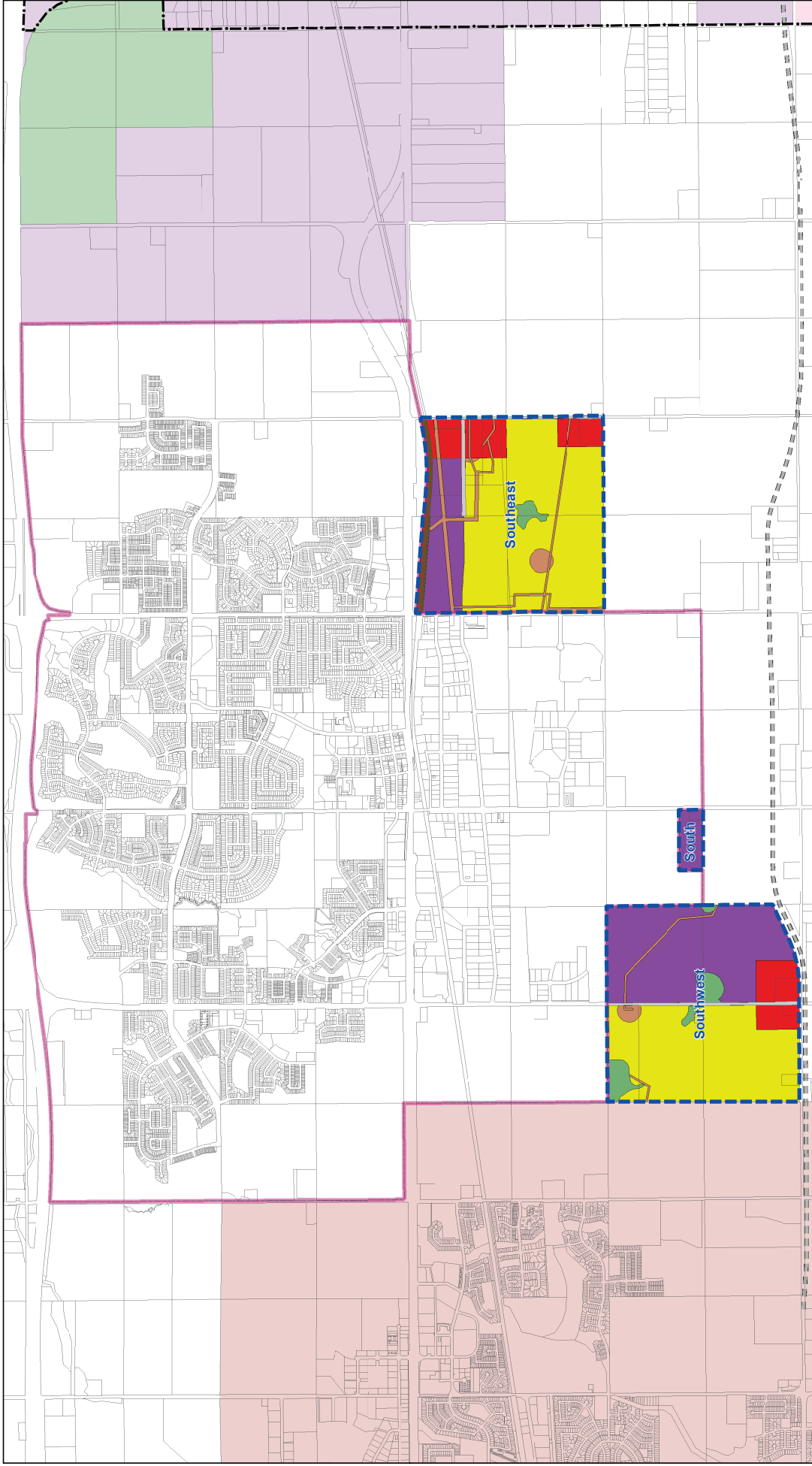
1:30,000

- Wagner Natural Area
- Town of Stony Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- City of Spruce Grove
- Parcel
- Study Area
- City of Spruce Grove
- Wagner Natural Area
- Future Realigned Highway 628
- Negotiated Short-Term Annexation Area

- Town of Stony Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- City of Spruce Grove
- Parcel
- Study Area
- City of Spruce Grove
- Wagner Natural Area
- Future Realigned Highway 628
- Negotiated Short-Term Annexation Area



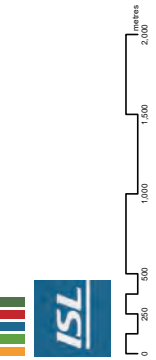
PRELIMINARY LAND USES



North Arrow
 1:30,000

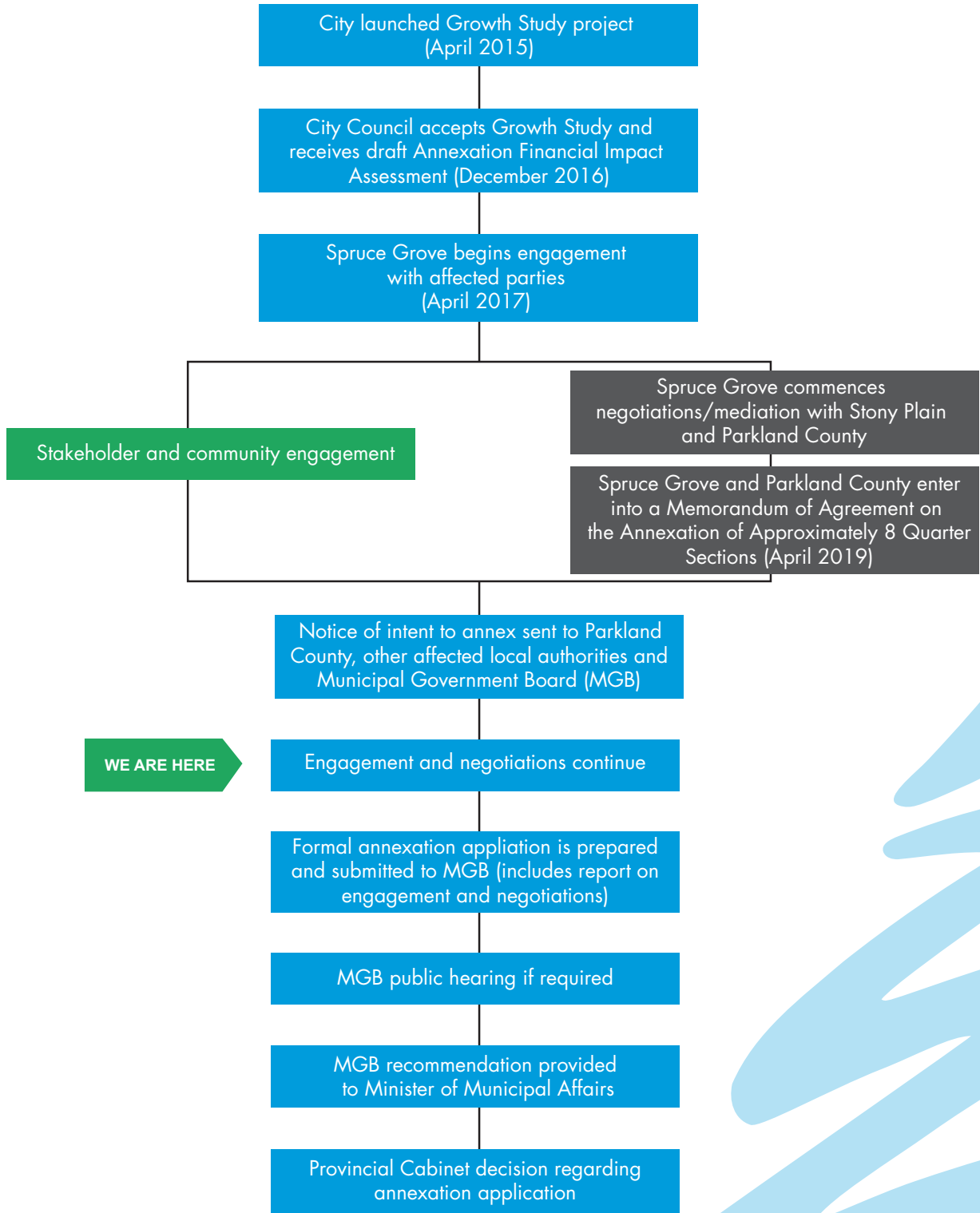
* The land use designations shown here are preliminary only. Ultimately, future land use designations will be formally assigned to lands within the proposed expansion areas through an update to the City's Municipal Development Plan after a boundary adjustment is approved. Future designations of these 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.

- Parcel
- Study Area
- City of Spruce Grove
- Town of Story Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628
- Residential
- Commercial
- Industrial
- Environmental Reserve
- Pipe Line/Well Setback
- Rail
- Road Allowance
- Annexation Area

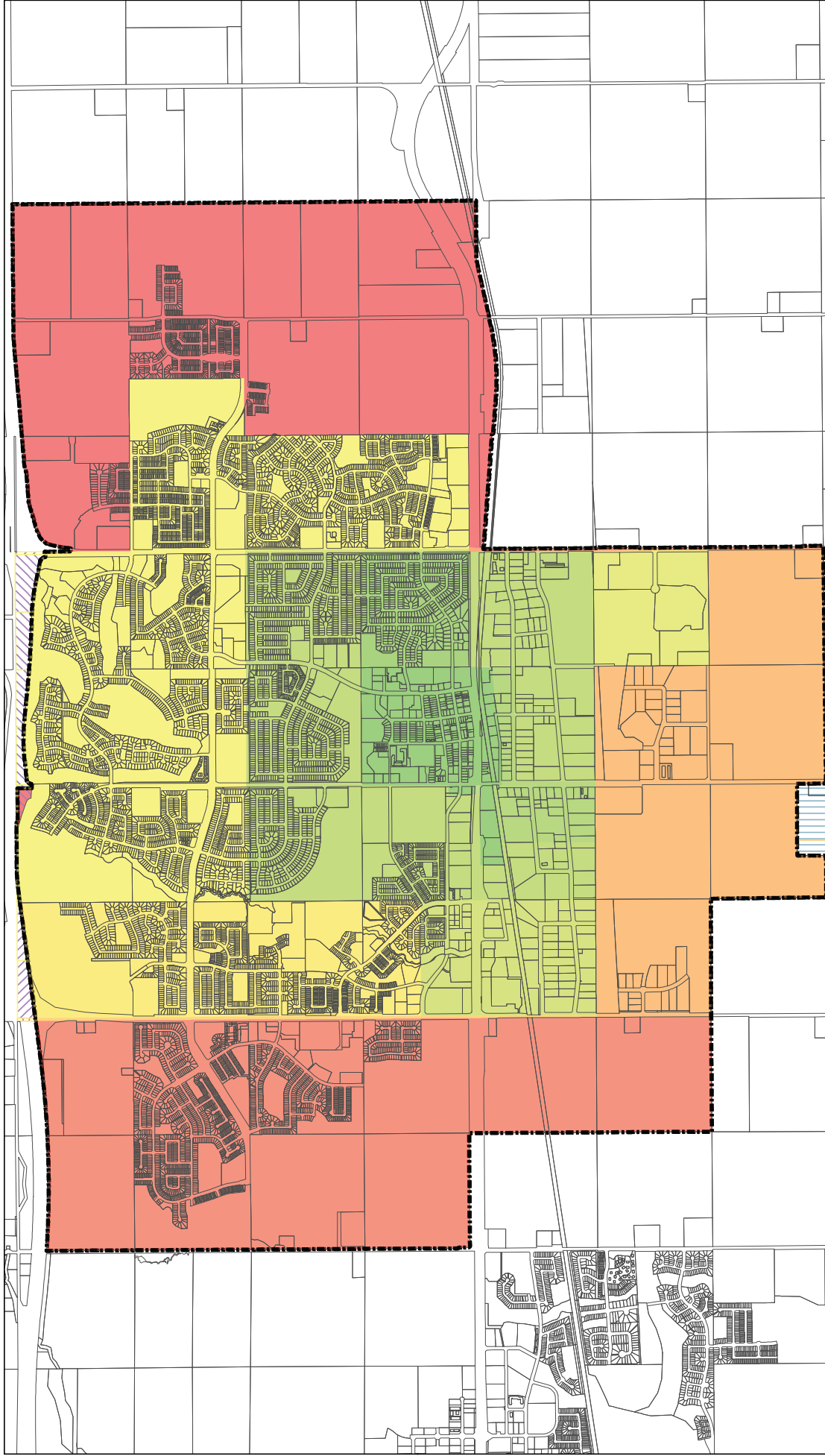


019-017019 - Downtown SA Spruce Grove City of 201777 - Growth Study - Spruce Grove, AB - PRELIMINARY LAND USE CONCEPT MAP 28

ANNEXATION PROCESS



BOUNDARY ADJUSTMENT HISTORY

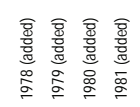


1:25,000

- 1979 (added) and 1986 (severed)
- 1980 (added) and 1986 (severed)
- 1981 (added) and 1982 (severed)
- 1978 (added), 1986 (severed) and 2007 (re-added)



- 1983 (added)
- 1991 (added)
- 2007 (added)
- 1978 (added) and 1986 (severed)



- 1978 (added)
- 1979 (added)
- 1980 (added)
- 1981 (added)



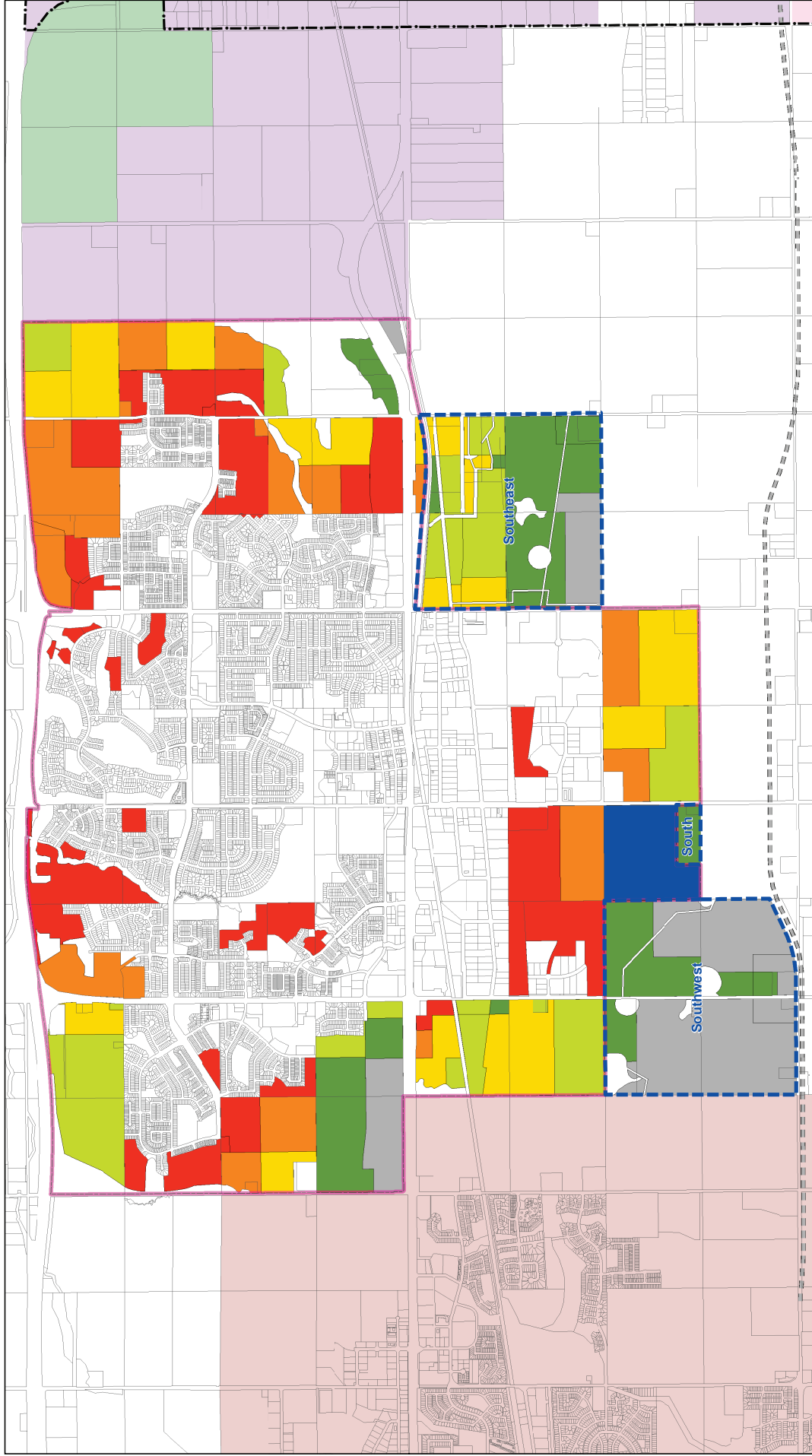
- 1969 (added)
- 1971 (added)
- 1975 (added)
- 1976 (added)



- City Boundary
- Parcel
- 1955 (incorporated)
- 1962 (added)



DEVELOPMENT STAGING



North Arrow
 1:30,000

* The development staging shown here is a preliminary estimate only. 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.

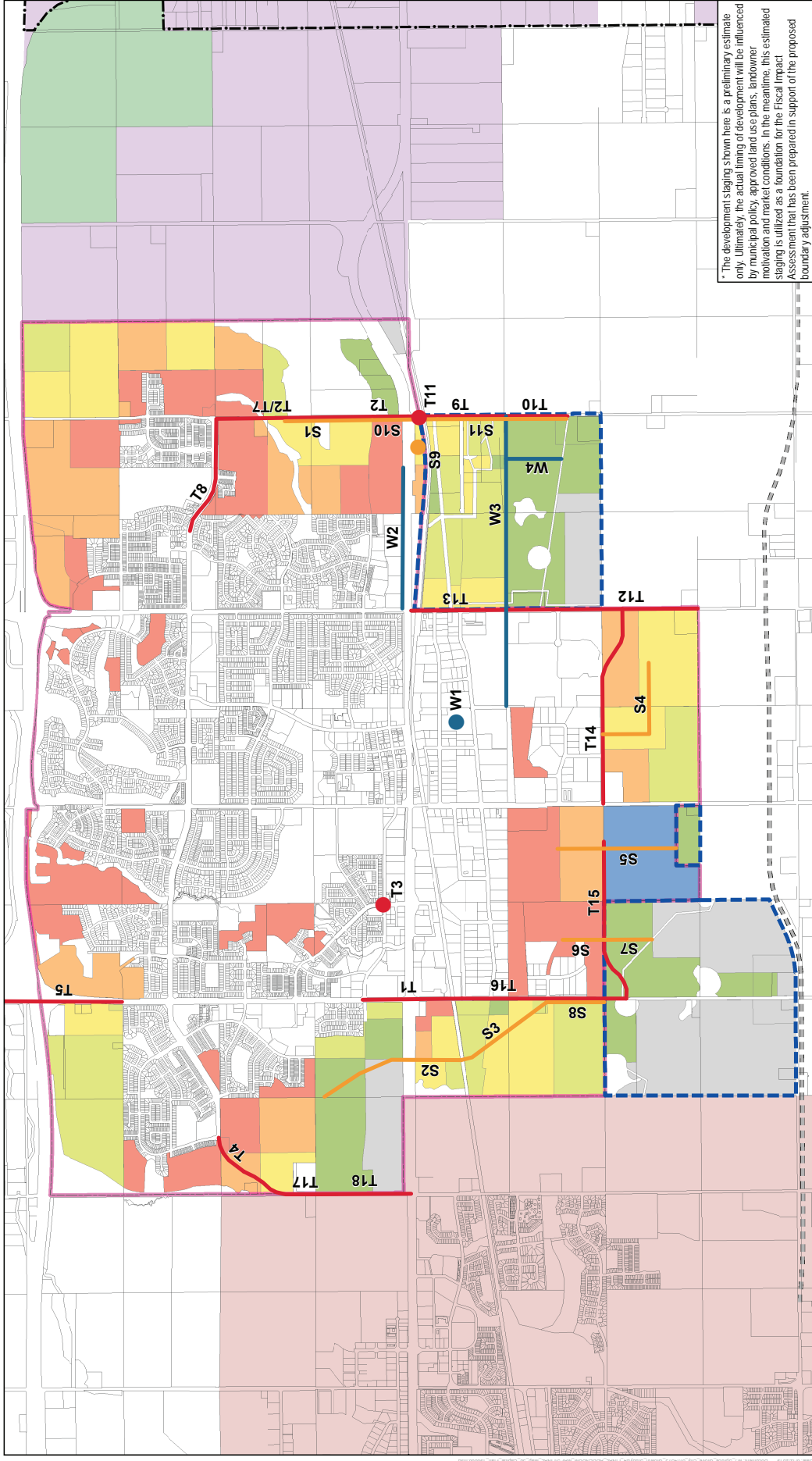
- MAIT Campus
- 2033 to 2037
- 2038 to 2042
- Beyond 2042
- Annexation Area
-

- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628

- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain

0 250 500 1,000 1,500 2,000 meters

FINANCIAL IMPACT ASSESSMENT: CAPITAL PLAN TO 2042



* The development staging shown here is a preliminary estimate only. 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.

CAPITAL EXPENDITURES (25 YEARS)

Expenditure Area	Value	Percent
Administration	\$13,888,070	2.2%
Buildings	\$37,210,849	5.8%
Equipment	\$38,494,005	6.0%
Fire	\$33,024,947	5.2%
Land	\$18,760,126	2.9%
Core Infrastructure Lifecycle	\$81,254,364	12.7%
Parks	\$53,273,764	8.3%
Police	\$28,819,522	4.5%
Recreation & Culture	\$145,407,847	22.8%
Roads	\$105,673,748	16.5%
Sanitary	\$23,400,902	3.7%
Solid Waste Management	\$7,164,000	1.1%
Transit	\$43,512,620	6.8%
Water	\$8,838,919	1.4%
Total	\$638,723,683	100.0%

CAPITAL PLAN SOURCES OF FINANCING

Source of Financing	Value	Percent
Tax Levy	\$23,083,862	3.61%
Debentures	\$196,240,171	30.72%
Offsite Levies	\$137,111,216	21.47%
Third Party Contributions	\$38,760,126	6.07%
Grants	\$243,528,308	38.13%
Total	\$638,723,683	100.00%

ANTICIPATED TAX LEVY IMPACTS

Period	Tax Levy Increase
2018 to 2020	2.45%
2021 to 2023	2.45%
2024 to 2026	2.45%
2027 to 2029	2.45%
2030 to 2032	2.75%
2033 to 2035	1.90%
2036 to 2038	0.50%
2039 to 2042	0.60%

DEBT COVENANTS

Debt Limit:

- peaks at ~66% in 2029
- decreases to ~21% in 2042

Debt Servicing Limit:

- peaks at ~33% in 2029
- decreases to ~21% in 2042



ASSESSMENT FORECAST

	2018	2022	2027	2032	2037	2042
Existing City	\$5,432,091,615	\$5,742,736,716	\$6,156,142,737	\$6,599,308,879	\$7,074,377,502	\$7,583,645,191
City Growth	\$409,881,458	\$1,104,937,377	\$2,073,266,859	\$3,072,598,766	\$4,054,132,178	\$4,739,227,935
Existing Annexation Area	\$10,929,856	\$11,554,902	\$12,386,712	\$13,278,402	\$14,234,282	\$15,258,975
Annexation Area Growth	\$-	\$-	\$4,694,905	\$99,257,404	\$355,162,154	\$1,029,967,970
Total	\$5,852,904,947	\$6,859,231,017	\$8,246,493,240	\$9,784,445,483	\$11,497,908,153	\$13,368,102,113

TAX REQUIREMENTS

	2018	2022	2027	2032	2037	2042
Program and Non-program Revenue	\$38,037,146	\$47,020,310	\$60,926,308	\$80,440,708	\$106,663,940	\$144,062,322
Total Revenues	\$38,037,146	\$47,020,310	\$60,926,308	\$80,440,708	\$106,663,940	\$144,062,322

	2018	2022	2027	2032	2037	2042
Program Expenditures	\$69,704,515	\$88,032,677	\$116,196,997	\$154,534,729	\$198,270,757	\$255,791,327
Existing Debentures	\$2,133,021	\$892,530	\$348,658	\$348,658	\$348,658	\$-
New Debentures	\$1,906,889	\$4,545,965	\$5,788,652	\$11,279,002	\$14,173,213	\$14,013,826
Transfer To Reserves	\$-	\$-	\$-	\$-	\$-	\$-
Direct Capital Allocation	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	\$1,750,000	\$1,750,000
Contingency	\$-	\$750,000	\$1,000,000	\$1,250,000	\$2,500,000	\$5,000,000
Total Expenditures	\$75,244,425	\$95,721,172	\$124,834,307	\$168,912,389	\$217,042,629	\$276,555,153
Net Costs	\$37,207,279	\$48,700,862	\$63,907,999	\$88,471,681	\$110,378,688	\$132,492,831

	2018	2022	2027	2032	2037	2042
School Requisition (Alberta School Foundation Fund + Opted Out School Boards)	\$15,029,367	\$19,672,042	\$25,814,755	\$35,736,915	\$44,585,949	\$53,518,652
Meridian Foundation	\$237,468	\$310,823	\$407,879	\$564,652	\$704,469	\$845,607
Total Tax Levy Requirement	\$52,474,113	\$68,683,727	\$90,130,633	\$124,773,248	\$155,669,106	\$186,857,090

IMPACT ON ANNEXATION AREA RESIDENTS

The City of Spruce Grove is intending to request that for approximately 30 years (in the absence of a triggering event), annexation area properties: (a) be taxed at the lower of County or City tax rates, and (b) have their tax status “grandfathered” resulting in farmland and buildings with exempt status in the annexation lands continuing to enjoy exempt tax status in the City.

STAYING INFORMED

Updates will be posted on the City and County’s websites and in local media.

Project Websites: www.sprucegrove.org/annexation
www.parklandcounty.com/annexation

In addition, the City and County will meet with affected landowners as the process moves forward.

For more information, contact:

Sue Armstrong, Growth Study and Annexation Project Lead (780.962.7634 ext. 103 or sarmstrong@sprucegrove.org)
for technical inquiries and public/landowner information requests

Spruce Grove/Parkland County Annexation Frequently Asked Questions

1. What is annexation?

Annexation is the legal process associated with changing a municipal boundary, when, for example, land located in a County is transferred to the jurisdiction of a City to accommodate growth. Properties within an annexation area experience a change in jurisdiction from one municipality to another. Annexation does not however change ownership rights and is not necessarily undertaken to facilitate immediate development, but rather to secure lands for future growth.

2. Why is Spruce Grove annexing land?

The City of Spruce Grove has a policy that it will maintain a 25-year supply of lands for future residential, commercial and industrial growth. The City commissioned its own internal land consumption analysis report in 2013, which concluded that its land supply had fallen below this level. The City then commissioned a Growth Study to verify the analysis. The [Growth Study](#), concluded in 2016, verified the City's lands supply had diminished to less than 25 years.

3. What land is going to be annexed?

Spruce Grove and [Parkland County](#) have identified eight (8) quarter sections more or less of land to serve as the annexation area. The area to be annexed includes four quarter sections north of Highway 628 on either side of Campsite Road (Range Road 274), four quarter sections south of Highway 16A between Century Road and Pioneer Road (Range Road 271), as well as the remainder of the NAIT quarter section.

4. Will all the land identified in the Spruce Grove Growth Study be annexed?

The City of Spruce Grove and [Parkland County](#) have identified eight (8) quarter sections as the annexation area to accommodate for the City's short-term (30-year) growth requirements. Long-term land planning, as well as future economic development and sustainability, will be topics addressed in the Regional Plan, which is a joint effort between the City of Spruce Grove, the Town of Stony Plain and Parkland County.

5. How can I have my say on this annexation?

The City and the County are committed to a positive, collaborative annexation. The next step in the annexation process is to engage with the public. We encourage you to attend our public engagement sessions, which will be held in June, to have your say.

We will also be scheduling one-on-one engagement opportunities with each of the affected land owners to ensure we can hear their ideas, feedback, and concerns as well as answer any questions they may have.

6. When is this annexation happening?

The annexation process is a lengthy one. It began in 2017 when the City and the County began discussing the findings of the City's Growth Study. After negotiating a memorandum of understanding on annexation in early 2019, the City of Spruce Grove and [Parkland County](#) have set a timeline to have the annexation application submitted to the Municipal Government Board by the end of 2019. If the application goes through, annexed lands are proposed to be assumed by the City of Spruce Grove on January 1, 2021.

7. 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:
 - a. 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
 - b. 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.
8. How do I participate in the Municipal Government Board's process?
If objections are received, the Municipal Government Board will provide notice of a public hearing to allow land owners and stakeholders to speak directly to the Board on any matters relating to the annexation application submitted by the City of Spruce Grove.
9. What happens if my land is identified to be annexed? What is my role as a land owner?
The City and the County are committed to a positive, collaborative annexation. The next step in the annexation process is to engage with the public. We encourage you to attend our public engagement sessions, which will be held in June, to have your say.

If your land has been identified to be annexed, City and County representatives will be scheduling a one-on-one engagement opportunity to hear your ideas, feedback, and concerns, and answer any questions you may have.

Owners are also encouraged to contact the City's Growth Study and Annexation Project Lead at 780.962.7634 ext. 103 or sarmstrong@sprucegrove.org to ask questions and provide comments.

10. What role do City residents play in the annexation process?
The City is committed to ensuring that Spruce Grove residents have an opportunity to be fully informed about the annexation process. Residents are encouraged to attend future public open houses through newspaper advertisements and the City's website. Residents are also encouraged to contact the City's Growth Study and Annexation Project Lead at 780.962.7634 ext. 103 or sarmstrong@sprucegrove.org to ask questions and provide comments.
11. How will land owners in the expansion area be impacted?
Annexation is not the expropriation of land. Land ownership is not impacted. In an annexation, only the municipal jurisdiction changes. If the annexation is approved:
 - lands in the annexation area will receive services from the City of Spruce Grove instead of Parkland County;
 - land use and development approvals will be transferred to the City; and
 - land owners will pay municipal property taxes to the City of Spruce Grove instead of the Parkland County.
12. How will existing services provided to affected land owners be affected?
The City and the County are reviewing the services being provided by the County to its impacted land owners and will assess whether these services are consistent with those provided to existing

City residents. Once assessed, a decision will be made whether existing County services will be maintained or amended. The City of Spruce Grove currently provides an equitable level of service to all residents.

13. What are the impacts on mineral rights?

Annexation is not an expropriation of mineral rights. Mineral rights are not impacted by a change in municipal jurisdiction as land use development can occur in a rural or urban municipality, and the approval to mine, or to access any minerals and subsurface resources remains with the Province of Alberta.

14. If the annexation is approved, will land owners in the annexation area be able to continue using their land in the same manner? Will they be forced to develop their land?

Owners within the annexation area will be able to continue to use their land in the same manner as prior to annexation, subject to City bylaws. It will be up to owners when and whether to develop their land.

15. If annexation is approved, will property taxes for land in the expansion areas increase?

To assist land owners with the transition from County tax rates to the City of Spruce Grove's tax rates, the City will request that conditions of annexation approval require that land be taxed at the lower of the tax rates established by the County and City for a certain period of years, subject to certain triggering events. This type of arrangement has been successfully implemented in other jurisdictions. The details respecting transition of taxation will be the subject of further negotiations between the City and County.

16. How can I stay informed?

Stay up to date with the annexation process by visiting:

parklandcounty.com/annexation

sprucegrove.org/annexation

Beyond the public engagement sessions in June, one-on-one meetings with affected land owners, and the Municipal Government Board public hearing process, contact Sue Armstrong, Growth Study and Annexation Project Lead, at 780.962.7634 ext. 103 or sarmstrong@sprucegrove.org for more information.



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 Spruce Grove'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 Spruce Grove? (Please check one and explain your reasons in the space below.)

Yes No Uncertain

If you are in favour of being annexed, please consider completing the attached annexation consent form and send it to the City's Growth Study and Annexation Project Lead.

Please leave the completed questionnaire in the drop box at the registration desk today, or send it to the following by July 12, 2019.

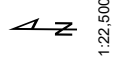
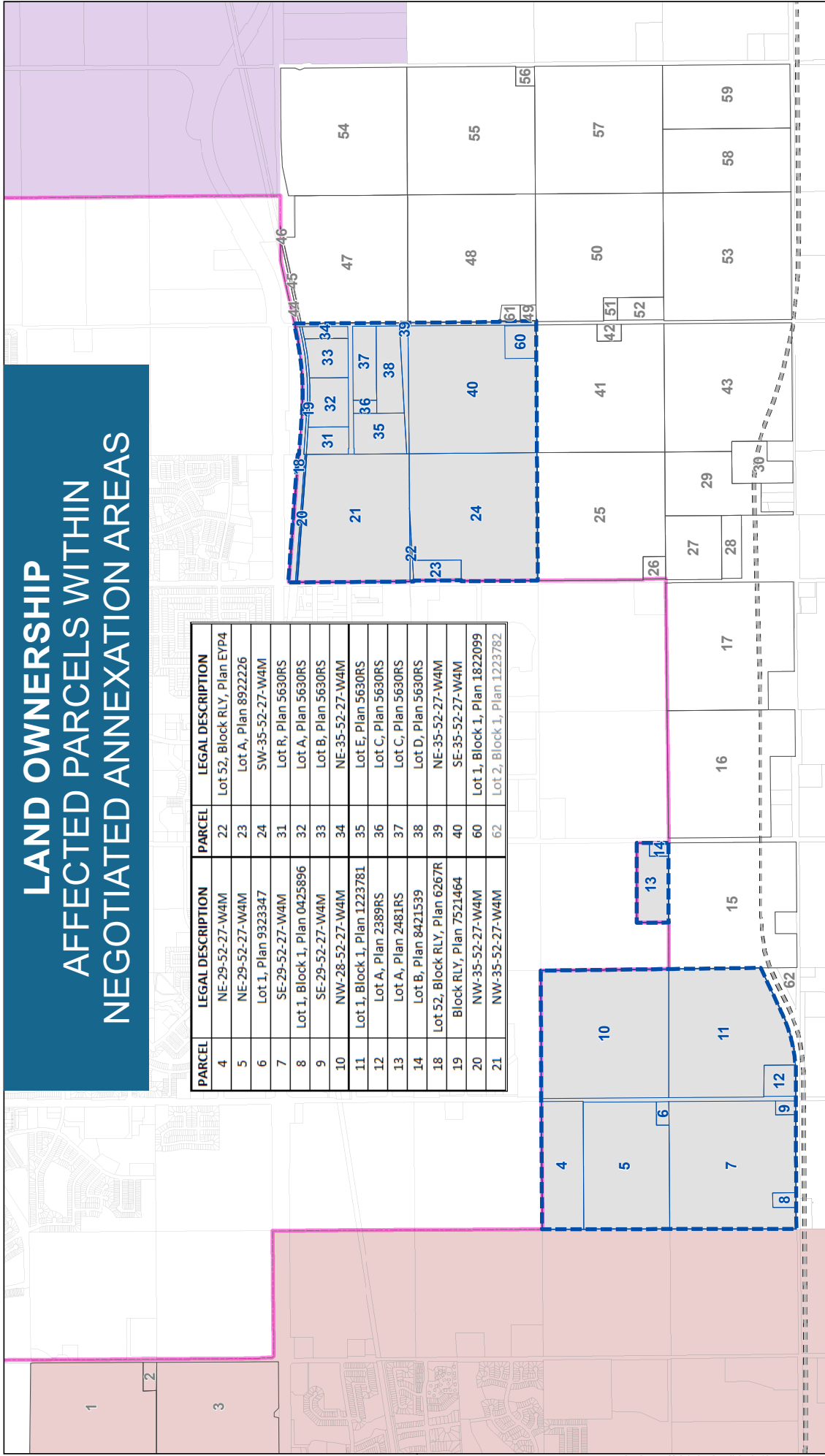
City of Spruce Grove
Attn: Susan Armstrong
Growth Study and Annexation Project Lead
315 Jespersen Avenue
Spruce Grove AB T7X 3E8
Email: sarmstrong@sprucegrove.org
Fax: 780.962.1062

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.

LAND OWNERSHIP AFFECTED PARCELS WITHIN NEGOTIATED ANNEXATION AREAS

PARCEL	LEGAL DESCRIPTION	PARCEL	LEGAL DESCRIPTION
4	NE-29-52-27-W4M	22	Lot 52, Block RLY, Plan E1P4
5	NE-29-52-27-W4M	23	Lot A, Plan 8922226
6	Lot 1, Plan 9323347	24	SW-35-52-27-W4M
7	SE-29-52-27-W4M	31	Lot R, Plan 5630RS
8	Lot 1, Block 1, Plan 0425896	32	Lot A, Plan 5630RS
9	SE-29-52-27-W4M	33	Lot B, Plan 5630RS
10	NW-28-52-27-W4M	34	NE-35-52-27-W4M
11	Lot 1, Block 1, Plan 1223781	35	Lot E, Plan 5630RS
12	Lot A, Plan 2389RS	36	Lot C, Plan 5630RS
13	Lot A, Plan 2481RS	37	Lot C, Plan 5630RS
14	Lot B, Plan 8421539	38	Lot D, Plan 5630RS
18	Lot 52, Block RLY, Plan 6267R	39	NE-35-52-27-W4M
19	Block RLY, Plan 7521464	40	SE-35-52-27-W4M
20	NW-35-52-27-W4M	60	Lot 1, Block 1, Plan 1822099
21	NW-35-52-27-W4M	62	Lot 2, Block 1, Plan 1223782



Negotiated Annexation Area
 Affected Parcel

Acheson Industrial ASP
 Future Realigned Highway 628

Parcel
 City of Spruce Grove
 Town of Stony Plain



Affected Landowner Annexation Consent Form

I, _____, am the owner of the following lands
(Print Name)

located within Parkland County as described as

_____ (“the Lands”).
(Legal Land Description or Municipal Address)

I consent to the Lands being annexed into the City of Spruce Grove.

(Landowner Signature)

(Date Signed)

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.

Please submit your signed annexation consent form to:

City of Spruce Grove
Attn: Susan Armstrong
Growth Study and Annexation Project Lead
315 Jespersen Avenue
Spruce Grove AB T7X 3E8
Email: sarmstrong@sprucegrove.org
Fax: 780.962.1062



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 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?

3. Do you have any other comments about the City of Spruce Grove'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 being annexed to the City of Spruce Grove? (Please check one and explain your reasons in the space below.)

Yes No Uncertain

If you are in favour of being annexed, please consider completing the attached annexation consent form and send it to the City's Growth Study and Annexation Project Lead.

Please leave the completed questionnaire in the drop box at the registration desk today, or send it to the following by July 12, 2019.

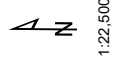
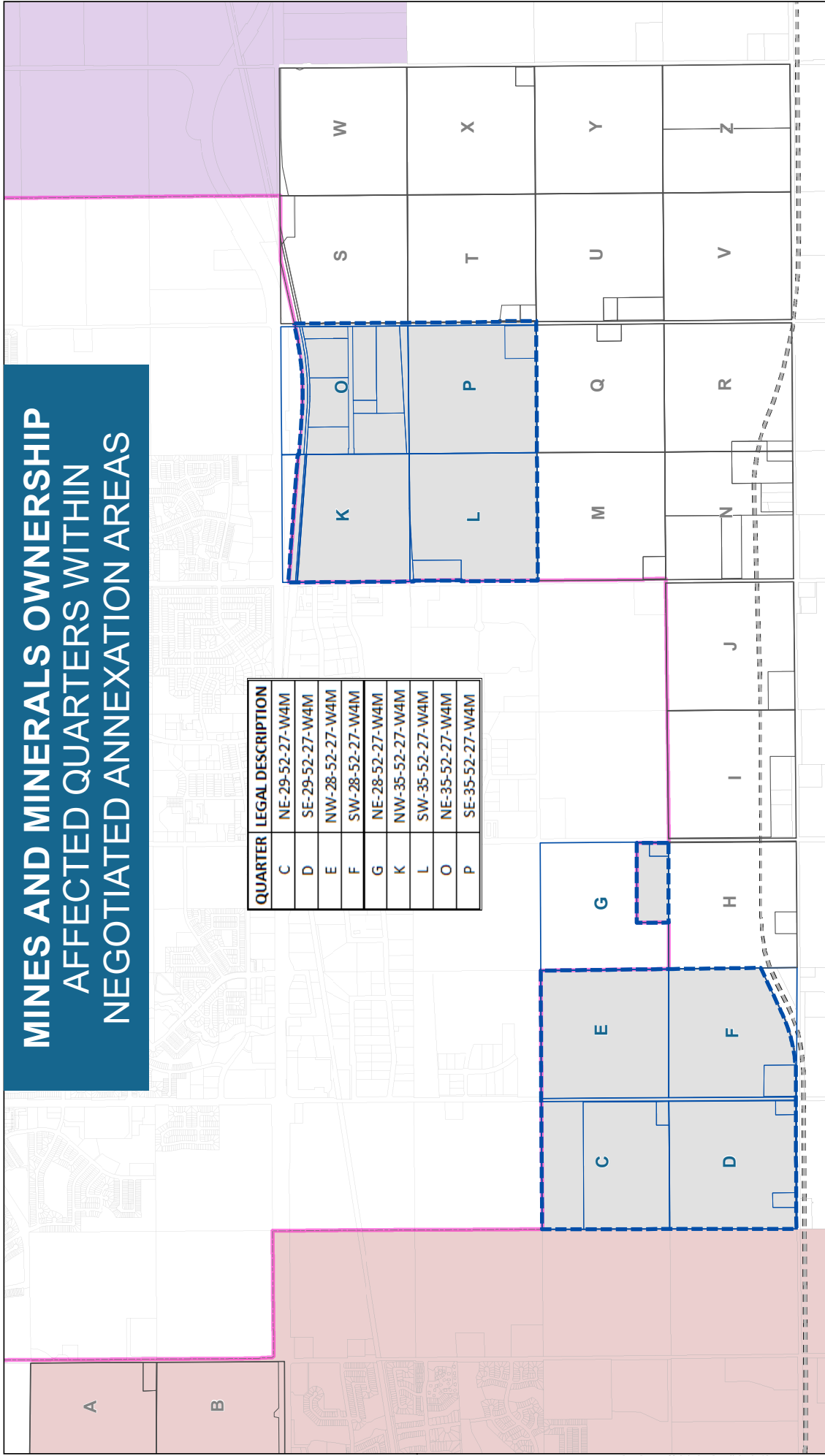
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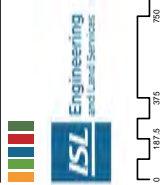
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MINES AND MINERALS OWNERSHIP AFFECTED QUARTERS WITHIN NEGOTIATED ANNEXATION AREAS

QUARTER	LEGAL DESCRIPTION
C	NE-29-52-27-W4M
D	SE-29-52-27-W4M
E	NW-28-52-27-W4M
F	SW-28-52-27-W4M
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K	NW-35-52-27-W4M
L	SW-35-52-27-W4M
O	NE-35-52-27-W4M
P	SE-35-52-27-W4M



Parcel
 Acheson Industrial ASP
 City of Spruce Grove
 Town of Stony Plain
 Negotiated Annexation Area
 Affected Parcel
 Future Realigned Highway 628





Affected Mines and Minerals Owner Annexation Consent Form

I, _____, am the owner of Mines and Minerals
(Print Name)

located within Parkland County legally described as

_____, ("the Lands").
(Legal Land Description or Municipal Address)

I consent to the Lands being annexed into the City of Spruce Grove.

(Landowner Signature)

(Date Signed)

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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: _____

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 Spruce Grove's proposed annexation? (Please check one and explain your reasons in the space below.)

Yes No Uncertain

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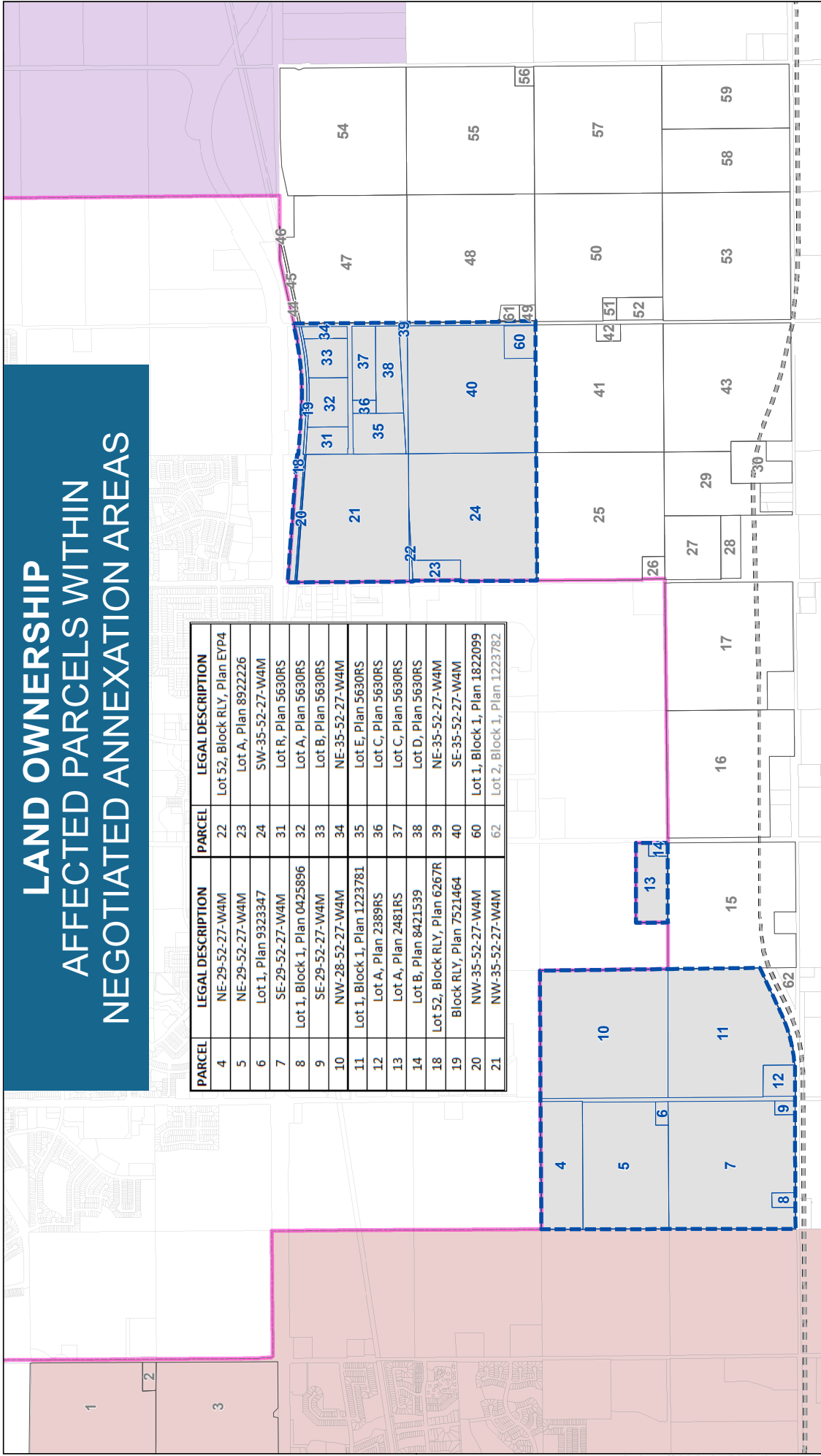
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Parcel
City of Spruce Grove
Town of Stony Plain

Acheson Industrial ASP
Future Realigned Highway 628

Negotiated Annexation Area
Affected Parcel



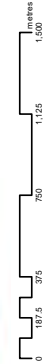
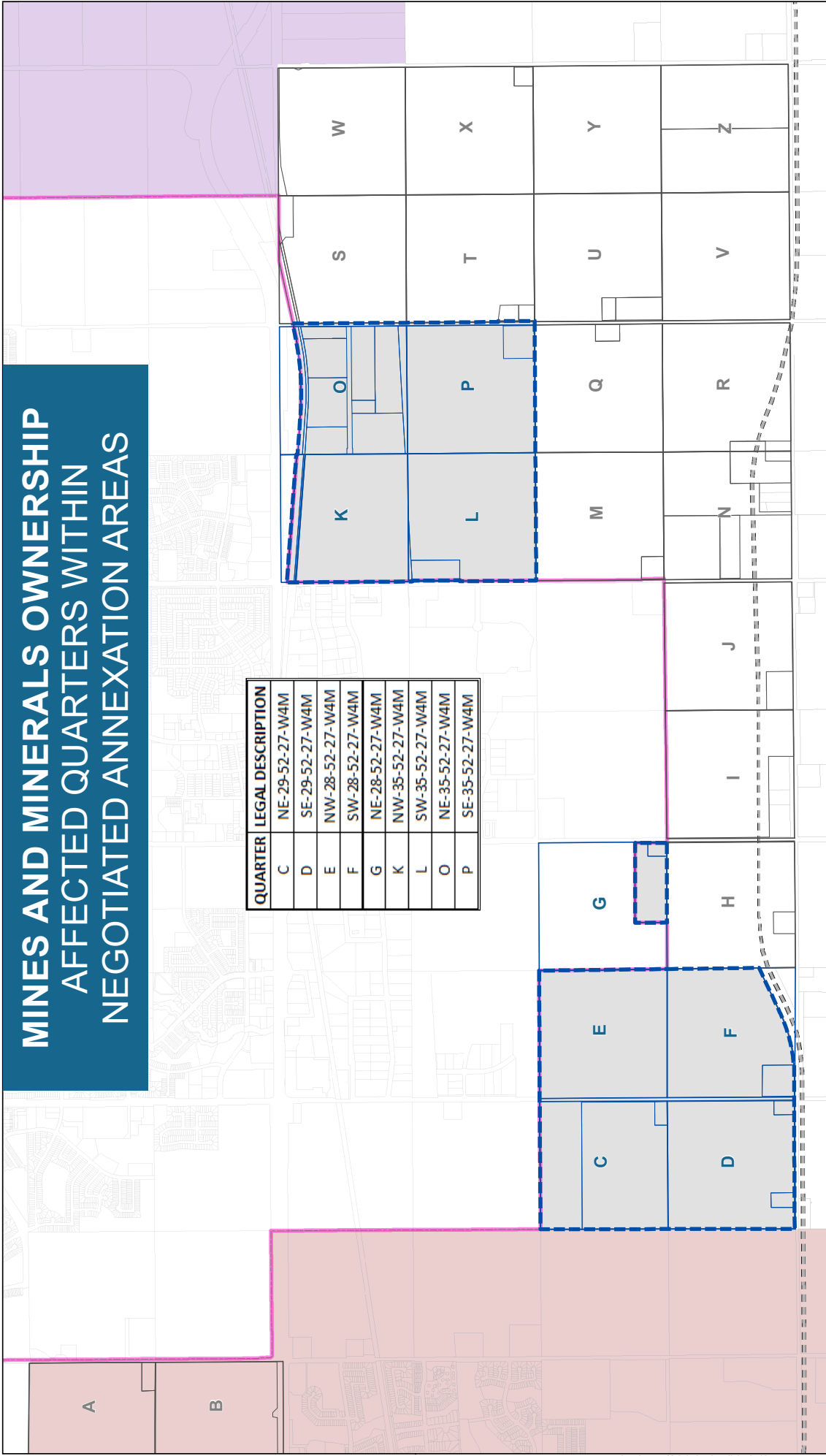
PARKLAND ANNEXATION
AFFECTED PARCELS IN
ANNEXATION AREAS

1:22,500



MINES AND MINERALS OWNERSHIP AFFECTED QUARTERS WITHIN NEGOTIATED ANNEXATION AREAS

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- Parcel
- City of Spruce Grove
- Town of Stony Plain
- Acheson Industrial ASP
- Future Realigned Highway 628

- Negotiated Annexation Area
- Affected Parcel



1:22,500



PARKLAND ANNEXATION
AFFECTED QUARTERS IN
ANNEXATION AREAS



Appendix O
2019 Follow-up Letters to Owners



July 4, 2019

SPRUCE GROVE ANNEXATION – WE WOULD LIKE TO HEAR FROM YOU

Dear Landowner,

We are sorry we missed you at the Open Houses on June 26, 2019, outlining Spruce Grove's proposed annexation of lands from Parkland County. As a landowner within the proposed annexation area, the City would like to hear your perspectives and concerns, as well as answer any questions you may have about the process.

The City and Parkland County have reached a memorandum of agreement for the City to annex 513.6 hectares (nearly 1,270 acres or 8 quarter sections) from Parkland County in order to meet its growth needs for the next 30 years.

Enclosed is an information package that includes:

- The display boards from the Open Houses;
- Annexation Frequently Asked Questions;
- A map of the annexation area;
- An Affected Landowner Annexation **Consent Form**; and
- A We're Listening **Comment Form**

We would appreciate **receiving your consent form and your comment form by July 31, 2019**, in one of the following ways:

- By mail at City of Spruce Grove City Hall, 315 Jespersen Avenue, Spruce Grove, T7X 3E8;
- Drop off at the City's Planning and Engineering Office, 414 King Street, Spruce Grove; or
- Call or email the Project Lead, Susan Armstrong, at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org

Additional information is available online at **www.sprucegrove.org/annexation**. If you have any questions, or if you would like to schedule a one-on-one-meeting to discuss the proposed annexation and document your concerns, please contact Susan Armstrong at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org.

Sincerely,

Susan Armstrong
City Project Lead

July 4, 2019

SPRUCE GROVE ANNEXATION – WE WOULD LIKE TO HEAR FROM YOU

Dear Mines and Minerals Owner,

We are sorry we missed you at the Open Houses on June 26, 2019, outlining Spruce Grove's proposed annexation of lands from Parkland County. As a mines and minerals owner within the proposed annexation area, the City would like to hear your perspectives and concerns, as well as answer any questions you may have about the process.

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- A map of the annexation area;
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- By mail at City of Spruce Grove City Hall, 315 Jespersen Avenue, Spruce Grove, T7X 3E8;
- Drop off at the City's Planning and Engineering Office, 414 King Street, Spruce Grove; or
- Call or email the Project Lead, Susan Armstrong, at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org

Additional information is available online at **www.sprucegrove.org/annexation**. If you have any questions, or if you would like to schedule a one-on-one-meeting to discuss the proposed annexation and document your concerns, please contact Susan Armstrong at 780-962-7634 ext. 103 or sarmstrong@sprucegrove.org.

Sincerely,

Susan Armstrong
City Project Lead