



**Appendix H**  
Notice of Proposed Annexation





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IN THE MATTER OF THE *MUNICIPAL GOVERNMENT ACT*

R.S.A. 2000, c.M-26

AND IN THE MATTER OF THE PROPOSED ANNEXATION

BY THE CITY OF SPRUCE GROVE

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NOTICE OF PROPOSED ANNEXATION

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R.S.A. 2000, c.M-26

AND IN THE MATTER OF THE PROPOSED ANNEXATION

BY THE CITY OF SPRUCE GROVE

**NOTICE OF PROPOSED ANNEXATION**

TO: **Alberta Municipal Government Board**

1229 - 91 Street, SW  
Edmonton, Alberta  
T6X 1E9

TO: **Parkland County**

53109A Highway 779  
Parkland County, Alberta  
T7Z 1R1

TO: **Minister of Municipal Affairs**

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

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

This notice has been filed by:

**THE CITY OF SPRUCE GROVE**

Per: 

315 Jespersen Avenue  
Spruce Grove, Alberta T7X 3E8

**1. Authorization**

On June 24, 2019, Spruce Grove Council passed the following motion:

Spruce Grove will provide written notice of its proposed annexation of the lands in Schedule "A" to this Notice pursuant to Section 116 of the *Municipal Government Act*.

**2. Description of Land Proposed to be Annexed to the City of Spruce Grove**

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

**3. Notifications**

This Notice is being sent to the following local authorities:

- (a) Affected Local Authorities:

Parkland County  
Town of Stony Plain  
Capital Region Parkland Water Services Commission  
Alberta Capital Region Wastewater Commission  
Capital Region Assessment Services Commission  
West Inter Lake District Regional Water Services Commission  
Parkland School Division No. 70  
Evergreen Catholic Separate Regional Division No. 2  
Regional Authority of the North Central Francophone Education Region  
No. 4  
Alberta Health Services – Edmonton Zone

- (b) Other Notifications:

Alberta Transportation (North Central) – Stony Plain District  
EPCOR  
West Parkland Gas Co-op  
ATCO Gas North  
Fortis Alberta Inc.  
Telus  
Shaw Communications  
ATCO Pipelines  
Kinder Morgan Pipelines

#### 4. Reasons for the Proposed Annexation

##### *Introduction*

- (a) Spruce Grove is being proactive in planning for its expected growth over the next 30 years.
- (b) The land requirements are based on the 2016 Spruce Grove Growth Study (the "2016 Study") prepared by ISL Engineering and Land Services ("ISL"). The 2016 Study recommended an expansion area of approximately 22 quarter sections within Parkland County ("Parkland"), and a small expansion area within the Town of Stony Plain ("Stony Plain"), to accommodate Spruce Grove's projected growth over a 50-year period.
- (c) Following a period of negotiations, Spruce Grove and Parkland agreed to a shorter term annexation of 7 quarter sections, more or less, to return Spruce Grove's land supply to approximately 30 years.
- (d) Subsequent to the negotiations, Spruce Grove retained ISL to analyze the originally identified 22 quarter section Parkland expansion area to determine and recommend the most appropriate 7 quarter sections (more or less) to accommodate Spruce Grove's next 30 years of growth (the "2019 Addendum"). The 2019 Addendum recommended the following expansion areas within the originally identified Parkland expansion area:
  - (i) Southwest Annexation Area comprising 256.9 ha north of Highway 628 and east of Stony Plain;
  - (ii) South Annexation Area comprising 10.1 ha on the west side of Golden Spike Road; and
  - (iii) Southeast Annexation Area comprising 246.6 ha south of Highway 16A between Century Road and Pioneer Road.

Overall, these areas comprise 513.6 ha or 7.9 gross quarter sections of land south of Spruce Grove's current boundary.

##### **2016 Study**

- (e) In the 50 years prior to 2016, Spruce Grove's population increased at an average annual rate of 8.4%, from 580 in 1966 to 33,640 in 2016.
- (f) At its 2016 population of 33,640, Spruce Grove had nearly tripled its population over the previous 33 years since recording a population of 11,307 in its 1983 municipal census.

- (g) More than 50% of the Spruce Grove's growth from 2001 to 2016 occurred in the 6 years from 2010 and more than 75% occurred in the 9 years from 2007.
- (h) Between 2006 and 2011, Spruce Grove was the 4<sup>th</sup> fastest growing city and 7<sup>th</sup> fastest growing municipality in Alberta, behind only Beaumont and Leduc within the Edmonton Metropolitan Region. Spruce Grove recorded the 3<sup>rd</sup> highest growth rate in the Edmonton Metropolitan Region between 2011 and 2016 at 5.1%, behind Beaumont and Fort Saskatchewan at 5.9% and 5.2% respectively.
- (i) Spruce Grove's historical population growth pattern in the 50 years prior to 2016 was reflective of, among other things: proximity to employment opportunities within the Acheson Industrial Area; proximity to a large population and employment base within the Edmonton Metropolitan Region that attracts global economic opportunities and advantages; high quality of life that makes Spruce Grove attractive to families; and low infrastructure costs that makes it attractive to developers.
- (j) In 2013, the Capital Region Board, now the Edmonton Metropolitan Region Board ("EMRB"), published 2 population growth scenarios for Spruce Grove, which were subsequently adjusted in 2014. In the EMRB Low Adjusted Scenario, Spruce Grove was estimated to grow at an average annual growth rate of 1.9% to 54,500 in 2044 - a change of 70%. In the EMRB High Adjusted Scenario, Spruce Grove was estimated to grow at an average annual growth rate of 2.9% to 73,400 in 2044 - a change of 129%.
- (k) Independent of the EMRB's population growth scenarios, the 2016 Study presented 4 sets of alternative scenarios - Low, Medium, Medium-High and High Cases - which were based on Alberta Treasury Board and Finance (ATBF) Census Division (CD) Population Projections for Alberta. In these scenarios, Spruce Grove was anticipated to accommodate 4.35% of the projected population growth of CD No. 11, which includes the Edmonton Metropolitan Region. This assumption is less than the 4.42% share of growth Spruce Grove recorded between 2001 and 2015.
- (l) The 2016 Study's Medium-High Case was utilized for calculating future land requirements for Spruce Grove. In this scenario, Spruce Grove would experience an average annual growth rate of 2.9% to 73,733 in 2044 - a change of 130%. This growth rate of 2.9% per annum is appropriate as it is in alignment with the 2.9% per annum growth rate of the EMRB's High Adjusted Scenario.
- (m) To the 50-year horizon in the 2016 Study, the Medium-High Case projected Spruce Grove would experience an average annual growth rate of 2.4% to 108,744 in 2067 - a change of 239%. This average annual

growth rate of 2.4% is conservative and appropriate as it is considerably below the 8.4% per annum growth rate Spruce Grove experienced in the previous 50 years, and less than half of the 5.6% per annum growth rate experienced in the previous 10 years.

- (n) In the 10-year period between 2005 and 2014 inclusive, the total amount of lands consumed through the plan registration process in Spruce Grove amounted to 633.5 ha.
- (o) With an average annual absorption of 63.3 ha of land over the previous 10 years and with 1,148.6 ha of lands available to accommodate future growth, it would have taken 18 years to absorb these lands through plan registration (e.g., subdivision plans, road plans, etc.) if this annual absorption rate was to remain constant and if there was flexibility in land use over the Spruce Grove's available land supply.
- (p) As of the end of 2015, Spruce Grove had 719 ha of gross residential land supply, 130 ha of gross commercial land supply and 234 ha of gross industrial land supply available to accommodate future growth. Under the recommended Medium-High Case Scenario, it was estimated that these land supplies would be fully absorbed within the next 18 to 26 years (between 2033 and 2041).
- (q) Expansion areas in the amount of 22.5 quarter sections were recommended to accommodate Spruce Grove's future growth to 2067. The 22.5 quarter sections included an allowance for market attractiveness and competition among developers and to recognize that some landowners within the recommended expansion areas might not participate in urban development by the end of 2067.
- (r) The recommended expansion areas included a small west expansion area within Stony Plain comprising 0.6 quarter sections (41 ha) of land.
- (s) More substantially, the recommended expansion areas also included a south/southeast expansion area within Parkland comprising 21.8 quarter sections (1,385 ha). The south/southeast expansion area accommodated the vast majority of Spruce Grove's projected residential, commercial, industrial and public services growth.

### **2019 Addendum**

- (t) The 2019 Addendum employed an analytical process to determine and recommend approximately 7 gross quarter sections from the 22 quarter section Parkland expansion area identified in the 2016 Study. The 22 quarter section expansion area was assessed against five sets of evaluative criteria:



- (i) the concept of complete communities coupled with previously anticipated future development staging;
  - (ii) stormwater serviceability;
  - (iii) water serviceability;
  - (iv) wastewater serviceability; and
  - (v) transportation serviceability.
- (u) Based on the criteria, with some overriding considerations to achieve uniform 30-year supplies for future residential, commercial and industrial growth, the areas recommended for short-term annexation by the City from the original 22 quarter section Parkland expansion area include:
- (i) Southwest Annexation Area comprising 256.9 ha (nearly 4 gross quarter sections) consisting of 9 parcels north of Highway 628 and east of Stony Plain bisected by Campsite Road (Range Road 274);
  - (ii) South Annexation Area consisting of 2 parcels totaling 10.1 ha on the west side of Golden Spike Road (Range Road 273) within the balance of a quarter section to the north and west that is already within the City and part of the Spruce Grove NAIT Campus; and
  - (iii) Southeast Annexation Area comprising 246.6 ha (3.8 gross quarter sections) consisting of 18 parcels, including the Canadian National (CN) main line to the south of Highway 16A between Century Road (Range Road 272) and Pioneer Road (Range Road 271).
- (v) Overall, the expansion areas comprise 513.6 ha or 7.9 gross quarter sections of land consisting of 29 parcels south of Spruce Grove's current corporate limits. Within these areas, 89% or 458.2 ha of the 7.9 quarter sections was deemed to be developable.
- (w) These recommended expansion areas enable Spruce Grove to return its land supply to an estimated 31 years.
- (x) For residential, this represents an 8-year increase from its land supply depletion estimate.
- (y) For commercial and industrial, this represents 5-year and 11-year increases in land supply depletion estimates respectively.
- (z) The originally recommended annexation of the small area from Stony Plain described above is not part of this proposed annexation.

### **Conclusion**

- (aa) According to the 2016 Study, it was prudent that Spruce Grove proceed with a boundary adjustment in the short-term to obtain sufficient residential, commercial, industrial and public services land supplies to accommodate growth over the next 50 years. This would enable proper planning of land uses and infrastructure investments in an orderly, comprehensive and sustainable manner. Overall, a 50-year annexation was reasonable and appropriate as Spruce Grove is one of the fastest growing communities in Alberta. Access to numerous efficient transportation corridors and proximity to employment within Spruce Grove itself, the Acheson Industrial Area, and Edmonton and nearby areas within the Edmonton Metropolitan Region will continue to spur growth.
- (bb) Notwithstanding the foregoing, in the spirit of intermunicipal cooperation, Spruce Grove has reduced its request to a short-term, approximate 30-year annexation.

## **5. Proposals for Public Consultation**

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

### (a) Public Open House

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

May 6 and 13, 2017

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

### (b) Landowner Open House

Spruce Grove invited the owners of land that was originally proposed to be annexed to Spruce Grove to open house style meetings specifically for landowners. Owners of mineral rights within the original areas proposed to be annexed were also invited. The purpose of the open house meetings was to inform the owners of the potential expansion of Spruce Grove's boundary and to provide owners with an opportunity to ask questions and provide input. The dates for the Landowner Open House Sessions were as follows:

May 6 and 13, 2017

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

Spruce Grove sent open house materials directly to owners who did not attend the open houses for affected owners

(c) Stakeholder Meetings

Spruce Grove invited other affected stakeholders to meetings to inform them of the potential expansion of Spruce Grove's boundary and to provide them with an opportunity to ask questions and provide input. The dates of the stakeholder meetings were as follows:

June 14 and 15, 2017

Spruce Grove notified stakeholders by letter to inform them of the meetings.

(d) Future Meetings

Spruce Grove proposes to conduct two additional Open House style meetings with the public, landowners and mines and minerals owners. The proposed date for the two Open Houses is June 26, 2019 – one in the afternoon and one in the evening. Spruce Grove will invite the stakeholders identified on Schedule C to attend the two Open Houses as well. In addition, Spruce Grove will hold one-on-one affected owner meetings upon request.

(e) Website

Spruce Grove posted information regarding the annexation process on its website and will continue to periodically update the website. Parkland County will also post information regarding the annexation process on its website.

(f) Media

Spruce Grove issued and will continue to issue periodic news releases regarding the annexation process to the following media outlets:

- Spruce Grove Examiner
- Stony Plain Reporter
- 88.1 FM The One

## SCHEDULE A

### List of Legal Descriptions for Lands within the Proposed Annexation Area

1	NE 29-52-27-W4M, also including: 21.2 ha metes and bounds portion of NE 29 Lot 1, Plan 932 3347 (1.168 ha) Road Plan 942 3173 (0.270 ha)
2	SE 29-52-27-W4M, also including: 1.097 ha metes and bounds portion of SE 29 Lot 1, Block 1, Plan 042 5896 (1.362 ha) Only that portion of Road Plan 802 0896 directly east of SE 29 and directly east of the metes and bounds portion of SE 29
3	NW 28-52-27-W4M, also including: Adjacent Government Road Allowance to the west
4	Portion of SW 28-52-27-W4M that includes: Lot 1, Block 1, Plan 122 3781 (55.54 ha) Lot A, Plan 2389 RS (3.963 ha) Only that portion of Road Plan 802 0896 directly west of Lot A, Plan 2389 RS Adjacent Government Road Allowance to the west
5	Balance of NE 28-52-27-W4M not already within the City of Spruce Grove including: Lot A, Plan 2481 RS (9.088 ha) Lot B, Plan 842 1539 (1.01 ha)
6	Balance of NW 35-52-27-W4M not already within the City of Spruce Grove including: 3.72 ha portion of Railway Plan 3383 CL, also known as a portion of Plan 6267 R Railway Right of Way within Meridian 4, Range 27, Township 52 (Canadian National Railway mainline) 0.615 ha portion or Railway Plan 752 1464 (extra right of way of the Canadian National Railway) Portion of NW 35 shown as right of way on Plan 5543 RS (0.372 ha) Portion of NW 35 south of Plan 5543 RS (54.323 ha)
7	SW 35-52-27-W4M, also including: Lot A, Plan 892 2226 (3.89 ha) 0.225 ha portion of SW 35-52-27-W4M within Plan EYP4 Right of Way in Township 52, Range 27, West of the 4th Meridian (originally the Edmonton, Yukon and Pacific Railway right of way)

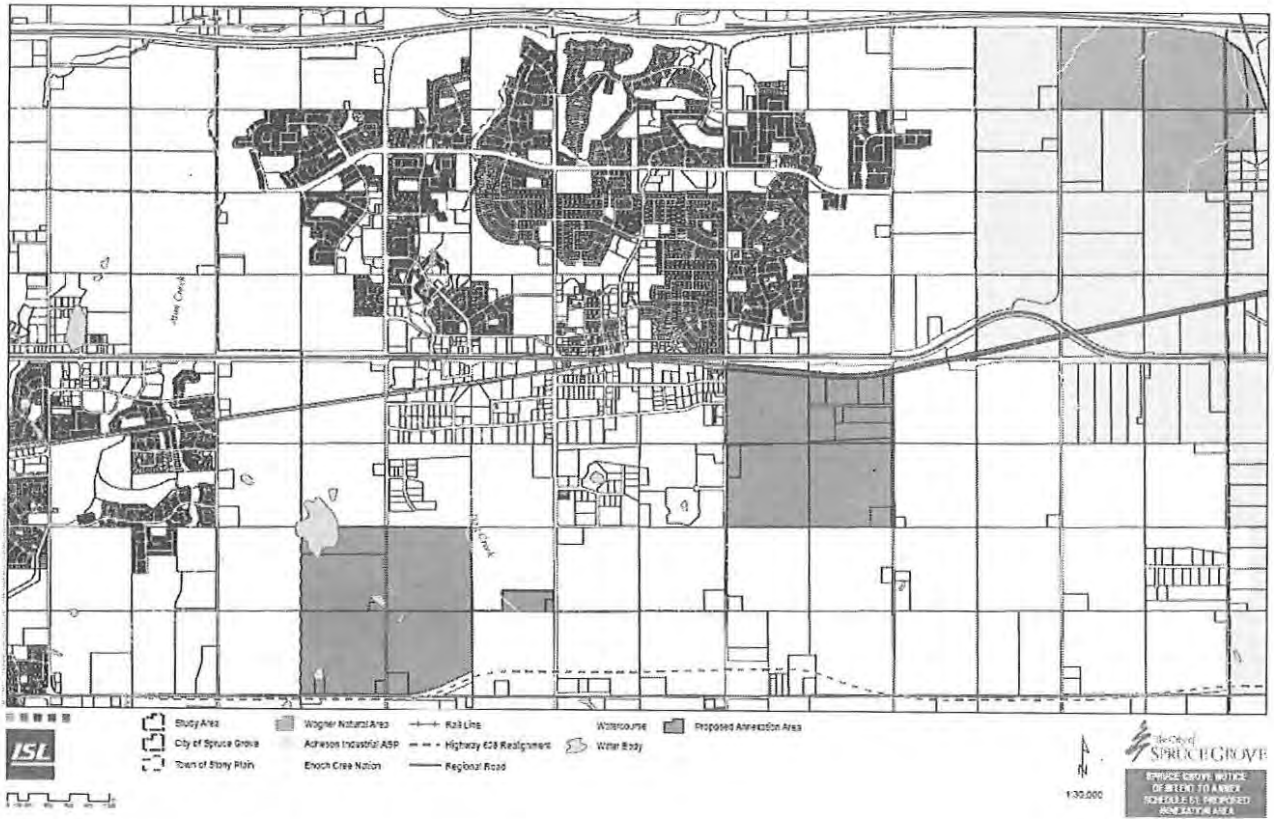
8	<p>Balance of NE 35-52-27-W4M not already within the City of Spruce Grove including:</p> <ul style="list-style-type: none"><li>2.45 ha portion of Railway Plan 3383 CL, also known as a portion of Plan 6267 R Railway Right of Way within Meridian 4, Range 27, Township 52 (Canadian National Railway mainline)</li><li>1.234 ha portion or Railway Plan 752 1464 (extra right of way of the Canadian National Railway)</li><li>Approximate 2.8 ha portion of NE 35-52-27-W4M lying to the south of the south limit of the Edmonton, Yukon and Pacific Railway right of way as shown on Railway Plan EYP4 and Plan 2390 U</li><li>2.143 ha metes and bounds portion of NE 35-52-27-W4M<ul style="list-style-type: none"><li>Lot A, Plan 5630 RS (6.325 ha)</li><li>Lot B, Plan 5630 RS (7.62 ha)</li><li>Lot C, Plan 5630 RS (6.88 ha)</li></ul></li><li>1.21 ha metes and bounds portion of Lot C, Plan 5630 RS<ul style="list-style-type: none"><li>Lot D, Plan 5630 RS (8.8 ha)</li><li>Lot E, Plan 5630 RS (8.39 ha)</li><li>Lot R, Plan 5630 RS (4.497 ha)</li></ul></li><li>Road dedicated under Plan 5630 RS (2.48 ha)</li></ul>
9	<p>SE 35-52-27-W4M, also including:</p> <ul style="list-style-type: none"><li>Lot 1, Block 1, Plan 182 2099 (4.05 ha)</li><li>Road widening dedicated under Plan 182 2099 (0.10 ha)</li></ul>
10	<p>Within NW 36-52-27-W4M:</p> <ul style="list-style-type: none"><li>Only that portion of adjacent Government Road Allowance to the west not already within the City of Spruce Grove</li></ul>
11	<p>Within SW 36-52-27-W4M:</p> <ul style="list-style-type: none"><li>Adjacent Government Road Allowance to the west</li><li>Road widening dedicated under Plan 082 8596 (0.05 ha)</li><li>Road widening dedicated under Plan 182 1520 (0.07 ha)</li></ul>

## **SCHEDULE B1 AND B2**

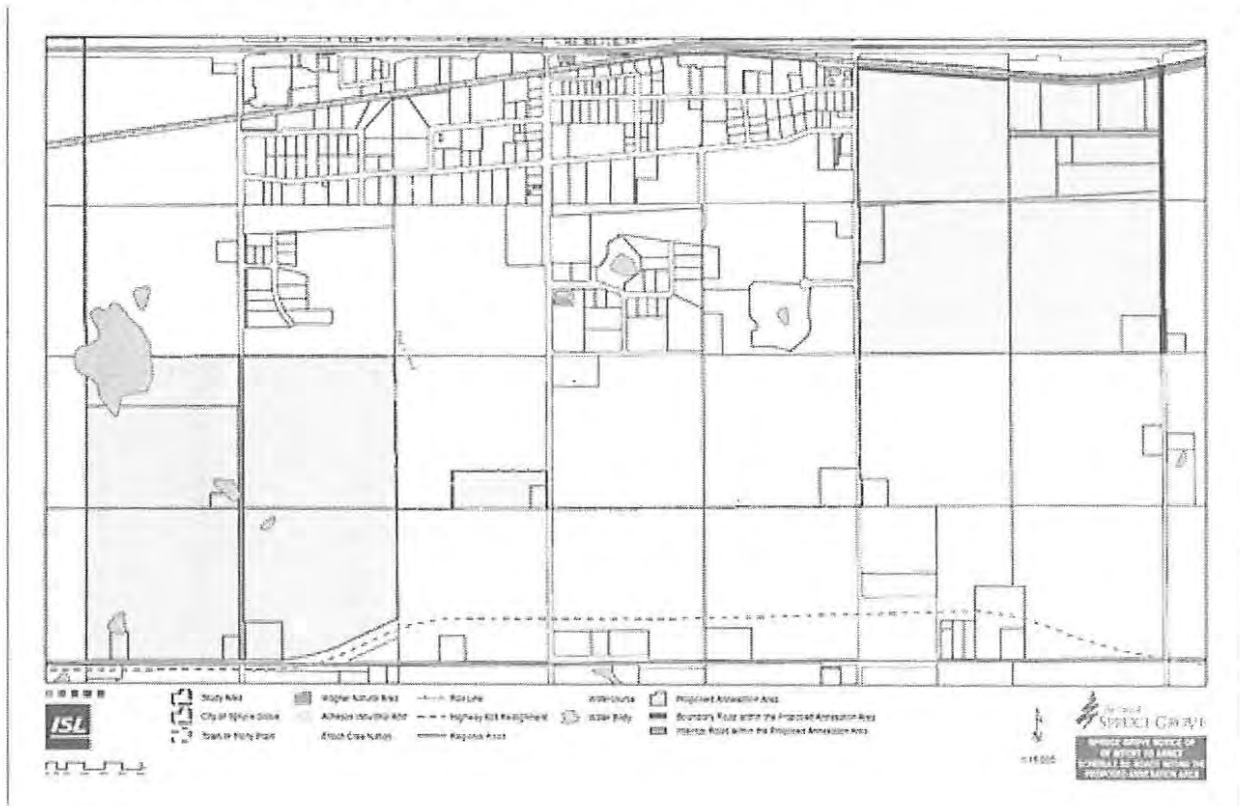
Schedule B1: Proposed Annexation Area (map)

Schedule B2: Roads within the Proposed Annexation Area (map)

Schedule B1: Proposed Annexation Area



Schedule B2: Roads within the Proposed Annexation Area





## SCHEDULE C

### Other Affected Stakeholders

Town of Stony Plain  
Capital Region Parkland Water Services Commission  
Alberta Capital Region Wastewater Commission  
Capital Region Assessment Services Commission  
West Inter Lake District Regional Water Services Commission  
Parkland School Division No. 70  
Evergreen Catholic Separate Regional Division No. 2  
Regional Authority of the North Central Francophone Education Region No. 4  
Alberta Health Services - Edmonton Zone  
Alberta Transportation  
Alberta Transportation, North Central Region  
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Atco Gas North  
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Kinder Morgan Pipelines

