

TOWN OF GIBBONS

Annexation Public Open House
March 16, 2016



OUTLINE

- What is Annexation?
- Why This Location?
- Annexation Process
- Annexation Timeline
- Next Steps

WHAT IS ANNEXATION?

- Municipalities initiate annexation to ensure that there is enough developable land within the boundaries to provide reasonable opportunities for growth and development



WHAT IS ANNEXATION?

- Annexation is the process of changing the boundaries between one or more municipalities
- The MGA outlines the process
- The process involves:
 - **Negotiation between local governments**
 - **Public engagement**
 - **Formal review by the Municipal Government Board**
 - **Final decision by the Lieutenant Governor in Council**



WHAT IS ANNEXATION?

Who can contest an annexation?

- Anyone who believes they will be negatively impacted by the annexation

Does the Town need this land?

- Town requires additional land for commercial & industrial development to provide employment opportunities for residents within the community & maintain a more balanced tax base

WHAT IS ANNEXATION?

Considerations to Address:

- Can the lands reasonably and affordably be developed?
- Are water services available?
- Are sanitary services available?
- Are there significant environmental features on the site?
- What are the existing adjacent land uses?
- How can the site be accessed by roads/highways?



WHAT IS ANNEXATION?

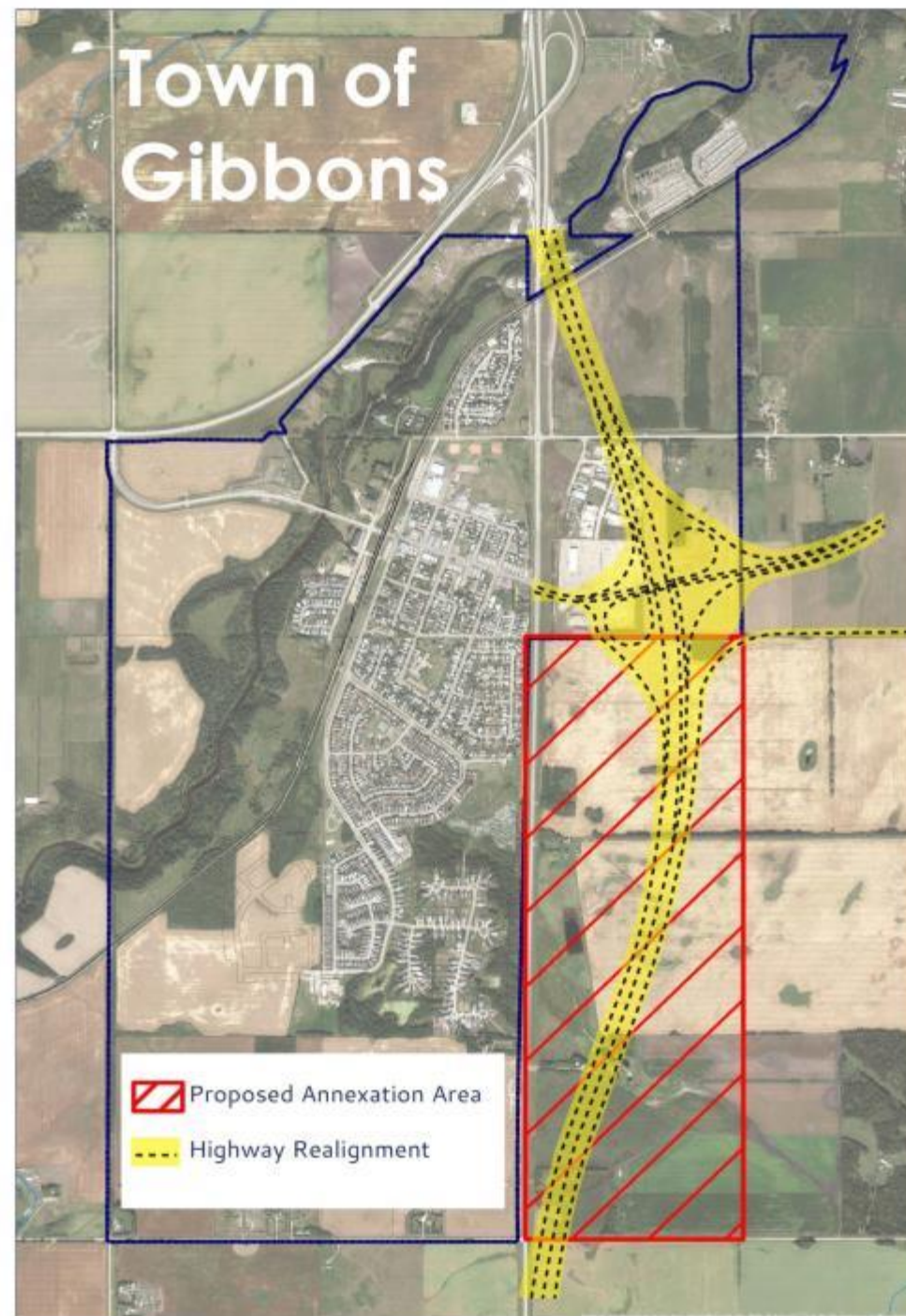
Considerations to Address:

- **How will the annexation impact the Town's ability to grow?**
 - Alberta Transportation completed a Highway 28A realignment study which significantly impacts over 50% of the Town's current land supply designated for Commercial/Industrial purposes on the east side of town directly parallel to Highway 28A.
 - The annexation has been proposed to ensure that there will be enough land available for commercial and industrial purposes after the realignment.



Proposed Highway 28A Realignment

Assessment Class	Percentage
Residential	92%
Industrial	2.2%
Commercial	4%
Farmland and linear	.1 & 1.08%
TOTAL	100% (approximately)



WHAT IS ANNEXATION?

Considerations to Address:

- How will the annexation impact the Town's ability to provide infrastructure and services to residents?
- Will the annexation achieve a logical extension of growth patterns or servicing for the Town and County?

The Town's engineer will be reviewing engineering information to assess the viability of providing municipal services to the site. This information will form part of the annexation submission package



WHAT IS ANNEXATION?

Considerations to Address:

- **What will be the financial impact on the Town and County?**

The Town will undertake a fiscal impact assessment to determine potential financial impacts to the Town and the County associated with the proposed annexation



WHAT IS ANNEXATION?

Considerations to Address:

- How will agency concerns been addressed?
- How will impacts on property owners be addressed?
- Is the public consultation program fair, reasonable, and effective?



WHY THIS LOCATION?

- Best satisfies annexation considerations ✓
- Suitable for the extension of municipal services ✓
- Separated from existing and proposed residential areas ✓



WHY THIS LOCATION?

* Existing Major Intersection

* Future Major Intersection

○ Pipeline, Well and 100 Metre Setback



ANNEXATION PROCESS

STEP 1	Town of Gibbons proposes annexation
STEP 2	Town undertakes site analysis to determine: <ul style="list-style-type: none">• Potential costs for servicing the subject lands,• Development constraints (including access, environmental features, well site activity and topography)• Rational growth directions• Growth projections• Potential impacts on regional infrastructure and the County
STEP 3	Town consults with affected landowners and the County
STEP 4	Town provides official notice to the Municipal Government Board and the County of intent to annex

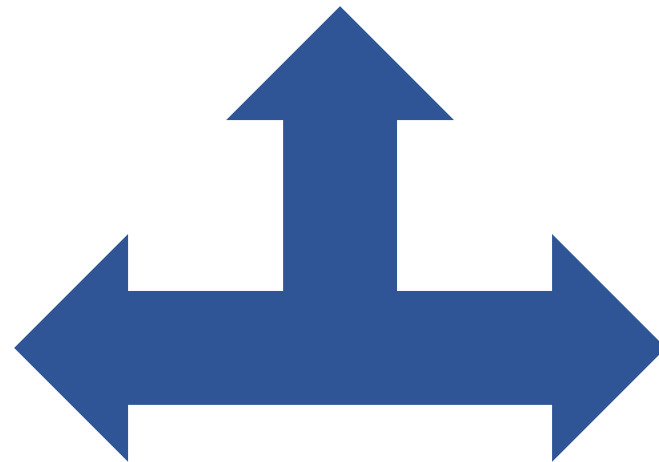
ANNEXATION PROCESS

STEP 5

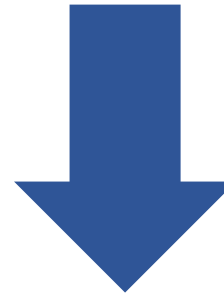
Town initiates broader consultation program including:

- Consultation with the community
- Consultation with agencies

UNCONTESTED



CONTESTED



UNCONTESTED PROCESS

STEP 6	Required information is provided to the Municipal Government Board
STEP 7	MGB prepared report and recommendations are forwarded to the Minister of Municipal Affairs
STEP 8	Lieutenant Governor of Alberta considers the MGB report and signs an Order-in-Council
STEP 9	Municipal Government Board provided Notice of Order to all parties affected by the decision

CONTESTED PROCESS

STEP 6	Town and County meet and negotiate in good faith
STEP 7	If agreement – then negotiation report is submitted to the Board with associated documents
STEP 8	Board advertises the proposed annexation
STEP 9	If no objection then the MGB prepared report and recommendations are sent to the Minister of Municipal Affairs
STEP 10	Lieutenant Governor of Alberta considers the board report and signs an Order-in-Council if the annexation is approved or approved in part
STEP 11	Municipal Government Board provides Notice of Order to all parties affected by the decision

ANNEXATION TIMELINE

How long will the process take?

- Project start: **February 2016**
- Submission of report to MGB: **June 2016**
- If contested, additional meetings until: **October 2016**
- The MGA does not specify a time frame for the MGB to complete its recommendation.
- The length of time required will vary depending on such factors as:

Complexity
of the
Application

Information
&
Evidence

Number
of
Submissions

MGB
Requiring
More Info

NEXT STEPS

- **Gather data and information**
 - **Engineering assessment**
 - **Wetland assessment**
 - **Financial viability study**
 - **Stakeholder and agency referrals**
- **Schedule next meeting(s) to review data and review submission requirements**

NEXT STEPS

- **Public Consultation Opportunities**

- **Link to project information from the Town website**
- **2 more open houses**
 - **Spring 2016 (June/July)**
 - **Winter 2016 (if required)**
- **Information Mail out (3 mail outs)**
 - **Sent in March 2016**
 - **To provide information about the negotiation and mediation process (if required)**
 - **To notify of the decision of the Municipal Government Board**

CONTACT INFORMATION

Farrell O'Malley (CAO)

Town of Gibbons

P: 780-4923-3331

E: fomalley@gibbons.ca

Lanny Boutin

(Manager of Sustainable Development)

Town of Gibbons

P: 780-4923-3331

E: lboutin@gibbons.ca

Jane Dauphinee (Senior Planner)

Municipal Planning Services

P: 780-496-1991

E: j.dauphinee@munplan.ab.ca

