



Request for Decision

Title	11:45 a.m. – Town of Gibbons Annexation Application
Proposed Motion	<p>1. That Council authorize the Mayor to sign the Range Road 231 Agreement as presented.</p> <p>2. That Council authorize the Mayor to sign the Town of Gibbons’ Annexation Application Report, to send to the Municipal Government Board, on behalf of Sturgeon County Council.</p>
Administrative Recommendation	That Council approve the Annexation Report, and not contest the proposed annexation by the Town of Gibbons.
Previous Council Direction	<p>November 24, 2015 – Motion 377/15 That Sturgeon County Council approves the Sturgeon County Annexation Principles (Attachment #1) and use them as the starting point in future annexation discussions, and remain in private in accordance with Section 197 of the <i>Municipal Government Act</i>, RSA. 2000, c.M-26, as amended.</p> <p>September 23, 2014 – Motion 290/14 That Council establishes an ad hoc Gibbons Annexation Negotiating Committee consisting of the Mayor, Division 6 Councillor and the County Commissioner or appropriate designates.</p> <p>September 23, 2014 – Motion 289/14 That Council authorizes Administration to advise the Town of Gibbons that Sturgeon County will participate in annexation discussions.</p>
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none">On September 24, 2013, Council received official notice from the Town of Gibbons indicating their intent to annex three (3) quarter sections of land from Sturgeon County. Specifically, the subject lands include:<ul style="list-style-type: none">SW-11-56-23-W4;NW-2-56-23-W4; and,SW-2-56-23-W4.Following receipt of the Intent to Annex lands within Sturgeon County, Council appointed two (2) members of Council to the Negotiating Committee with the Town of Gibbons, and established annexation principles in 2015 to guide annexation negotiations from the County’s perspective.

- Having gone through negotiations and landowner consultations, the Town of Gibbons is now prepared to send its final report to the Municipal Government Board (MGB) to make a recommendation on its proposal. The Town is seeking Council's endorsement of the report, and agreement not to contest the annexation to form this submission.
- Through negotiations, the Town of Gibbons has proposed no compensation be awarded to Sturgeon County for lost revenues given that they account for less than \$10,000/year, and given other agreements, which are seen as positive outcomes for both municipalities:
 - The proposed sanitary system will be designed to service the adjacent country residential communities of Casa Vista, Riverside Park, and Sierra Ridge;
 - The Town will not seek any further annexations from Sturgeon County for at least thirty (30) years; and
 - The Town will be responsible for enhancing Range Road 231 within Sturgeon County's jurisdiction, to an industrial standard as development occurs within the annexed lands.
- Further, the Town has proposed that tax protections will be in place for twenty-five (25) years to lessen the impacts of the annexation on impacted landowners, whereby the properties will be assessed and taxed by the Town at the same rate as Sturgeon County, or their own (whichever is lower).
- Only when a portion of the annexed land becomes a new parcel of land as result of subdivision, or separation of title by registered plan or subdivision, or is redistricted at the request of the landowner, or ceases to be used as farmland/a development permit is issued, is the tax protection lost, should one of these triggering events occur.

External Communication




- The Town of Gibbons has been responsible for external communications and landowner negotiations, as prescribed by the MGA and determined by the Negotiating Committee.
- Open Houses on the annexation were held on March 16, 2016 and on June 7, 2017.
- Once the Negotiation Report is provided to the MGB, the MGB will advertise the proposed annexation.
- Details of the Negotiating Committee's discussions have remained private, until the release of the Negotiation Report to the MGB and to both Councils.

Relevant Policy/Legislation/Practices:

Municipal Government Act, RSA 2000, c.M-26
 2017 Sturgeon County Council Advocacy Plan

<p>Implication of Administrative Recommendation</p>	<p><u>Strategic Alignment:</u></p> <p>Strong Local Governance and Regional Leadership – Recognizing that the Town of Gibbons has long-term growth aspirations, and that County Council wishes to work with their neighbour to achieve regional growth, the proposed direction is consistent with this Focus Area, given that the County’s Annexation Principles have been addressed.</p> <p>Planned Growth and Prosperity – The additional land supply allows the Town to contemplate the type of growth envisioned by the Edmonton Metropolitan Growth Plan, and to work towards their respective population projections and a more balanced residential/non-residential assessment base.</p> <p><u>Organizational:</u></p> <p>Some staff time may be required to monitor and support the MGB’s Public Hearing, if objections are received from the public.</p> <p><u>Financial:</u></p> <p>Sturgeon County collects approximately \$6,000 in tax revenue from the properties in question, including Residential, Farmland, and Linear revenues. The Town has agreed to long-term tax protection for impacted ratepayers, for a period of 25 years or until a trigger determines otherwise.</p>
<p>Alternatives Considered</p>	<p>Council may choose to contest the annexation.</p>
<p>Implications of Alternatives</p>	<p><u>Strategic Alignment:</u></p> <ul style="list-style-type: none"> Contesting the annexation would run counter to the discussions and arrangements negotiated in good faith by the Negotiating Committee, and would likely result in strained relations between the Town of Gibbons and Sturgeon County Councils, who have been open and collaborative in discussions to date. <p><u>Organizational:</u></p> <ul style="list-style-type: none"> Contesting the annexation may require legal fees and significant unplanned staff resources. <p><u>Financial:</u></p> <ul style="list-style-type: none"> Contesting the annexation may require legal fees and unplanned staff resources.
<p>Follow up Action</p>	<p>1. Administration will coordinate with the Mayor’s Office to sign and submit the proper documentation as required (Intergovernmental Affairs, July 2017).</p>

Attachment(s)	1. Town of Gibbons Annexation Application (Attachment 1) 2. Range Road 231 Agreement (Attachment 2) 3. Confidential - Sturgeon County Annexation Principle Analysis
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Report Reviewed by:	 Trevor Duley, Senior Advisor, Intergovernmental Affairs  Stephane Labonne, General Manager, Integrated Growth Division  Peter Tarnawsky, County Commissioner-CAO
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Strategic Alignment Checklist

Vision: Sturgeon County: a diverse, active community that pioneers opportunities and promotes initiative while embracing rural lifestyles.

Mission: Provide quality, cost effective services and infrastructure to meet the diverse needs of the Sturgeon County community, while improving competitiveness and sustainability.

Focus Areas	Not consistent	N/A	Consistent
Strong Local Governance and Regional Leadership			
<i>We promote consistent and accountable leadership through collaborative and transparent processes (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Consistent with neighborhood role (see MDP), master plans, policies</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers fiscal stability and sustainability</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Has a positive impact on regional and sub-regional cooperation</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Respect the Natural Environment			
<i>We acknowledge the importance of a healthy environment and will minimize and monitor our impact on ecosystems (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Compliance with Provincial and Federal regulations and/or legislation</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Ensure effective environmental risk management</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Identity & Spirit			
<i>We will build upon our strengths, where together we will create an inclusive, caring community (Strategic Plan, (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes and/or enhances residents' identification with Sturgeon County</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Enhances service provision through community partnerships</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports Sturgeon County's cultural history</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Planned Growth and Prosperity			
<i>We encourage varied and integrated enterprises that enhance our strong economic base, while balancing the needs of the community and natural environment. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Does the proposal align with the Integrated Regional Growth Strategy (map/policies) pg. 26 MDP</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers cumulative costs and long-term funding implications</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Targets growth around current or planned infrastructure</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain and Enhance Strong Communities			
<i>We are committed to a safe, secure community, where our residents are respected and provided with access to opportunities. (Strategic Plan, pg. 27 MDP)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Positive impact on residents' quality of life</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Supports and promotes volunteer efforts</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Provides programs and services that are accessible to all residents</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<i>We have the organizational capability to deliver consistent and defined levels of service to all stakeholders in a professional, efficient, and cost effective manner</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Staff have the knowledge, skills and capability to perform their jobs</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Streamlines operational processes and policies</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <i>Promotes engagement and professional interaction with stakeholders</i> 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <i>Considers a cost-structure which allows Sturgeon County to remain competitive within a regional, national and global context</i> 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>