



## INFORMATION REQUEST

**REQUESTED BY:** Mayor Acker

**TOPIC:** Annexation of Lands West of Spruce Grove

**DATE OF REQUEST:** November 6, 2023

**DATE OF RESPONSE:** November 8, 2023

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### QUESTION:

What is the process, timeframe, and costs associated with acquiring land west of the City of Spruce Grove and north of Highway 16A that would allow for the eventual extension of Grove Drive to Highway 16A?

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### Response

Currently Boundary Road along the City's western boundary is within Stony Plain's jurisdiction. The process to undertake this annexation of the lands immediately to the west of the City's boundary, if it remains uncontested, is attached. If the annexation is uncontested, meaning that the Town of Stony Plain and the affected landowners agree to the annexation, then the time and costs will be lower than if the annexation is contested which may prompt an almost doubling of costs associated with the annexation proposal.

An uncontested annexation could take up to 12 months (City's portion) to complete through to the annexation application (See Attachment 1). Some steps in the process may be executed concurrently, but care must be taken to ensure that the Land and Property Rights Tribunal annexation principles are met, and that meaningful public engagement is supported.

Estimated cost for the detail design of Boundary Road including the final extension of Grove Drive would be approximately \$400,000. If the City designed Boundary Road to rural cross section while the Grove Drive section remained an urban cross section, the cost would be approximately \$375,000. These estimates are extremely high level (Class D).

### Background

In 2016 a Growth Study and Fiscal Impact Analysis was completed in support of the City's annexation proposal with Parkland County and Stony Plain. The Growth Study identified a small portion of land on the City's western

boundary within the Town of Stony Plain that could have supported the eventual extension of Grove Drive to Highway 16A.

At the time, the Stony Plain was not in agreement with the annexation of the small portion depicted in the attached map (See Attachment 2) and the proposed western expansion was not pursued.

**Financial Implications/Taxation Impact**

The approximate range of costs associated with an annexation application for a portion of Stony Plain would be from \$180,000 to \$230,000 for an uncontested annexation and up to \$530,000 for a contested annexation. If both municipalities are in agreement, but a landowner contests the annexation, the costs would fall in the middle but still closer to the lower end.

\$105,000	Consulting Support for Growth Study/FIA Related Updates*
\$25,000	Engagement Program for City of Spruce Grove*
\$50,000 to \$100,000	Uncontested Annexation Legal Support*
\$200,000 to \$300,000	Contested Annexation Legal Support*

\*These costs are estimates within a limited scope of work. There may be additional work required to meet the Land and Property Rights Tribunal’s Annexation Principles and other requirements.

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Any costs associated with annexation or detailed design work would require an amendment to the 2024 budget.

**Attachments**

- 1) Annexation Process for Uncontested Annexations
- 2) Recommended Expansion Area Map

**Contact:** Carol Bergum, Director of Planning and Development, Sustainable Growth and Development Services

## Attachment 1 – Annexation Timeline

Non-contested annexation timeframe 21-25 months



# Attachment 2 – Potential Annexation Area

## Western Expansion Area

