

CITY OF FORT SASKATCHEWAN

Order No. 18324

File No. FORTS/C-13

Before: The Local Authorities Board for the Province of Alberta

In the-matter of the Municipal Government Act

And in the matter of the County Act

And in the matter of an application by the Council of the City of Fort Saskatchewan, in the Province of Alberta, to annex certain territory lying immediately adjacent thereto and thereby its separation from the County of Strathcona No. 20.

Pursuant to an application by the City of Fort Saskatchewan, in the Province of Alberta, requesting annexation of certain lands which lie immediately adjacent to the existing boundaries, the Board has considered the subject application which would eliminate an area of intervening County jurisdiction and thereby permit continuous development and extension of services.

And whereas the parcel proposed for annexation is owned by Genstar Corporation and, by letter to the City of Fort Saskatchewan dated March 26, 1987, the Corporation gave "unconditional consent" to the annexation of the property to the City of Fort Saskatchewan.

And whereas Council for the County of Strathcona No. 20 considered the proposal and at their meeting of May 5, 1987, adopted a resolution to "... support the annexation of Parcel A, Plan 374 K.S. River Lot 19 to the City of Fort Saskatchewan."

And whereas the Edmonton Metropolitan Regional Planning Commission considered the annexation proposal of the City of Fort Saskatchewan and at their meeting of June 10, 1987, passed the following motion:

"That the Edmonton Metropolitan Regional Planning Commission SUPPORT the annexation of Parcel A, River Lot 19 by the City of Fort Saskatchewan from the County of Strathcona on the basis that:

(a) the annexation is consistent with the Edmonton Metropolitan Regional Plan, the Commission annexation guidelines and the City's and County's statutory plans;

(b) the annexation will result in a more logical and contiguous area within the City for planning and development purposes."

And whereas in support of the motion of June 10, 1987, the Edmonton Metropolitan Regional Planning Commission, by letter to the Board dated June 11, 1987, submitted the following comments:

1. Background

Parcel A forms an integral part of the West Park Estates, a proposed residential growth area of the western end of the City. The annexation of this parcel represents a "minor adjustment" to awkward boundary configuration which presents a contiguous development of land uses (i.e. housing, parkland, school sites); the extension of major utility services (i.e. sewer, water, storm drainage); and the looping of roadways (i.e. collector and arterial roads) necessary to accommodate Stage 1 of the West Park Estate residential development. An Area Structure Plan, recently prepared and adopted by the City for West Park Estates, recommends the annexation of this parcel, to allow Stage 1 to proceed in the near future. And, the County of Strathcona has expressed no opposition to the annexation.

2. Planning

A number of planning documents related directly to the annexation proposal and used in reviewing this proposal are:

- (a) The Edmonton Metropolitan Regional Plan;
- (b) Commission Annexation Guidelines;
- (c) The County of Strathcona/City of Fort Saskatchewan joint General Municipal Plan which designates Parcel A as part of a larger residential expansion area, suitable to accommodate future city growth to the west;
- (d) The City of Fort Saskatchewan General Municipal Plan which shows the entire area to the west of the developed City as a primary area for future residential expansion;
- (e) The County of Strathcona General Municipal Plan which designated the subject parcel for residential expansion, in accordance with the joint General Municipal Plan;
- (f) The West Park Estates Area Structure Plan, a detailed plan for this western area, reviewed by the Commission and adopted by the City.

In the opinion of the Commission, the annexation of Parcel A at this time is consistent with and implements these various planning documents."

And whereas by memorandum to the Board dated June 1, 1987, Alberta Transportation advised that the Department "has no objection" to the annexation proposal of the City of Fort Saskatchewan.

And whereas Alberta Agriculture reviewed the proposed annexation by the City of Fort Saskatchewan and by memorandum to the Board dated June 18, 1987, submitted the following comments:

"1. Canada Land Inventory (CLI) agricultural capability ratings identify the parcel under consideration as class 2 soils. Soils in this classification are deep and hold moisture well. Under good management they are moderately high to high in productivity for a fairly wide range of crops.

2. Alberta Hail and Crop Insurance Corporation ratings, for lands under cultivation, give these lands a productivity rating of 85-89%. The parcel is currently in summerfallow but has been used in past years for grain crop production.

As defined by our Department, the City of Fort Saskatchewan is proposing to annex prime agricultural lands and unfortunately no lower quality alternatives are available. Should the Local Authorities Board be satisfied the lands are required for the community, Alberta Agriculture will have no objections to this annexation."

And whereas Alberta Environment examined air photos of the parcel proposed for annexation and reviewed the "Westfort Area Structure Plan" and by memorandum to the Board dated June 16, 1987, submitted the following comments:

"The parcel is presently partially treed in Aspen, with the remainder being cultivated. The area appears to have development potential for the stated purposes in the plan. We offer no objection to the annexation."

And whereas from the information supplied to this Board, it would appear that the annexation would permit the logical development and extension of services.

Therefore, subject to the Lieutenant Governor in Council approving this Order, or prescribing condition that the Order is subject to and approving the Order subject to those conditions, or varying the Order and approving the Order as varied, it is ordered as follows:

I. That there be annexed to the City of Fort Saskatchewan, in the Province of Alberta, and thereupon be separated from the County of Strathcona No. 20, the following described territory:

All that portion of river lot 19, Fort Saskatchewan settlement shown as parcel A on filed plan 374 K.S.

The above described land contains 62.10 hectare (153.39 acres), more or less.

(A sketch showing the general location of the annexed lands is attached as Schedule "A".)

II. That any taxes owing to the County of Strathcona No. 20 as at December 31, 1987, in respect of the aforementioned properties shall transfer to and become payable to the City of Fort Saskatchewan together with any lawful penalties and costs levied thereon in respect of any such taxes; however, upon the City of Fort Saskatchewan collecting any or all of such taxes, penalties or costs, such collection shall forthwith be paid by the City to the County of Strathcona No. 20.

III. That the assessor for the City of Fort Saskatchewan shall, for taxation purposes in the year 1988, reassess the annexed lands and assessable improvements thereon, which are by this Order annexed to the City so that the assessment thereof shall be fair and equitable with other lands and assessable improvements in the City of Fort Saskatchewan, and the provisions of the Municipal Taxation Act regarding the assessment roll shall mutatis mutandis apply to such assessment.

IV. That the Chief Provincial Assessor, appointed pursuant to the provisions of the Municipalities Assessment and Equalization Act, shall, for taxation or grant purposes commencing in the year 1988, reassess or revalue, as the case may be, all properties

that are assessable or subject to valuation under the terms of the Electric Power and Pipe Line Assessment Act and the Municipal and Provincial Properties Valuation Act, and which lie within the areas that are by this Order annexed to the City of Fort Saskatchewan, so that the assessment or valuation shall be fair and equitable with properties of a similar nature.

V. That the effective date of this Order is December 31, 1987.

Dated and signed at Edmonton, Alberta, July 21, 1987.

Local Authorities Board

Certified a True Copy:

(SGD.) B.T. Clark, Secretary-Member

Ray Myroniuk, Acting Secretary

(SGD.) H.W. Thiessen, Member

SCHEDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION OF THE
AREAS AFFECTED BY BOARD ORDER No. 18324

EFFECTIVE DATE: DECEMBER 31, 1987



AFFECTED AREA(S)

