



TOWN OF BLACKFALDS
Office of the CAO
Box 220, 5018 Waghorn Street
Blackfalds, AB T0M 0J0
Town Office: 403.885.6248
mthompson@blackfalds.com

December 16th, 2021

Mr. Tim Timmons
County Manager
Lacombe County
RR3
Lacombe County T4L 2N3

Minister of Municipal Affairs
Office of the Minister
132 Legislature Building
10800 97 Avenue
Edmonton, AB T5K 2B6

Rick Duncan
Case Manager | LPRT
2nd Floor, Summerside Business Centre
1229 91 Street SW
Edmonton, AB T6X 1E9

Dear Sirs:

RE: Notice of Intent for Annexation Application

On February 22, 2021, the Town of Blackfalds was contacted by a landowner to request his quarter section (NE 24-39-27-W4) be annexed to the Town of Blackfalds from Lacombe County.

This parcel of land was initially considered for annexation in a previous application (**Board Order No. MGB 016/09**); however, due to the landowner being an active Councillor for Lacombe County at that time, this parcel of land was excluded.

The purpose of this letter is to fulfill the requirements of Section 116 of the *Municipal Government Act (MGA)* and to initiate an annexation application for the area on the attached map. By copy of this letter, all affected authorities as required by Section 116 of the *MGA* have been notified.

NOTIFICATION

This notification is being sent to Lacombe County (the municipal authority from which the land is to be annexed), the Minister of Municipal Affairs, the Land and Property Rights Tribunal, and all other relevant local authorities as defined in Section 1(1)(m) of the *MGA* and Section 6.1 of the *Land and Property Rights Tribunal's Annexation Procedure Rules* which includes the following:

- Central Zone | Alberta Health Services
- North Red Deer Regional Wastewater Services Commission
- North Red Deer River Water Services Commission
- Wolf Creek School Division
- Red Deer Catholic Regional Schools
- Canada Post
- Shaw
- Telus
- Alberta Environment and Parks
- Alberta Infrastructure
- Alberta Transportation
- ATCO Energy
- ATCO Pipelines
- AltaLink
- Fortis Alberta Inc.



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DESCRIPTION OF LAND TO BE ANNEXED

Appendix 1 contains a map and description of the land that is the subject of this proposed annexation.

REASONS FOR THE PROPOSED ANNEXATION

Appendix 2 contains a summary of the reasons for the proposed annexation. A complete justification for the annexation will be provided as part of the report required under Sections 118 and 119 of the *MGA*.

PROPOSALS FOR CONSULTING WITH THE PUBLIC AND LANDOWNER

Appendix 3 contains the proposed public consultation program.

AUTHORIZATION

Appendix 4 includes a copy of the Town Council resolution with respect to this notice, which authorizes the Town's Administration to proceed with this notice.

ADDITIONAL NOTICE TO THE LAND AND PROPERTY RIGHTS TRIBUNAL

Appendix 5 contains a list of authorities that may be affected by the proposed annexation. These additional authorities have been copied on this letter and are listed as required by Section 6.1 of the *Land and Property Rights Tribunal Annexation Procedure Rules* (effective October 30, 2021).

Should you have any further questions with respect to the proposed annexation please contact Myron Thompson, Chief Administrative Officer for the Town of Blackfalds, by telephone at 403.885.6255 or by email at mthompson@blackfalds.com or info@blackfalds.com.

Sincerely,

Myron Thompson
Chief Administrative Officer

APPENDICES:

- Appendix 1 – Description of Lands to be Annexed
- Appendix 2 – Reasons for Proposed Annexation
- Appendix 3 – Public Consultation Program
- Appendix 4 – Authorization
- Appendix 5 – Referral Agencies



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cc:

Preston Weran | Director of Infrastructure & Property Services | Town of Blackfalds
Jolene Tejkl | Planning & Development Manager | Town of Blackfalds
Dale Freitag | Director of Planning Services | Lacombe County
Quentin Schatz | Public Health Inspector/Executive Officer | Central Zone, AHS
Jordan Thompson | Chief Administrative Officer | North Red Deer Regional Wastewater Services
Commission
Jordan Thompson | Acting Administrator | North Red Deer River Water Services Commission
Roger Hall | Secretary-Treasurer | Wolf Creek School Division
Rod Steeves | Secretary-Treasurer | Red Deer Catholic Regional Schools
Malcom Nevers | Canada Post
Carly Cowles | Alberta Infrastructure
Alberta Environment and Parks
Mat Reijnders | Interim Contact | Alberta Transportation
Shaw Communications
Telus
ATCO Energy
ATCO Pipelines
AltaLink
Fortis Alberta Inc.

APPENDIX 1

DESCRIPTION OF LAND TO BE ANNEXED

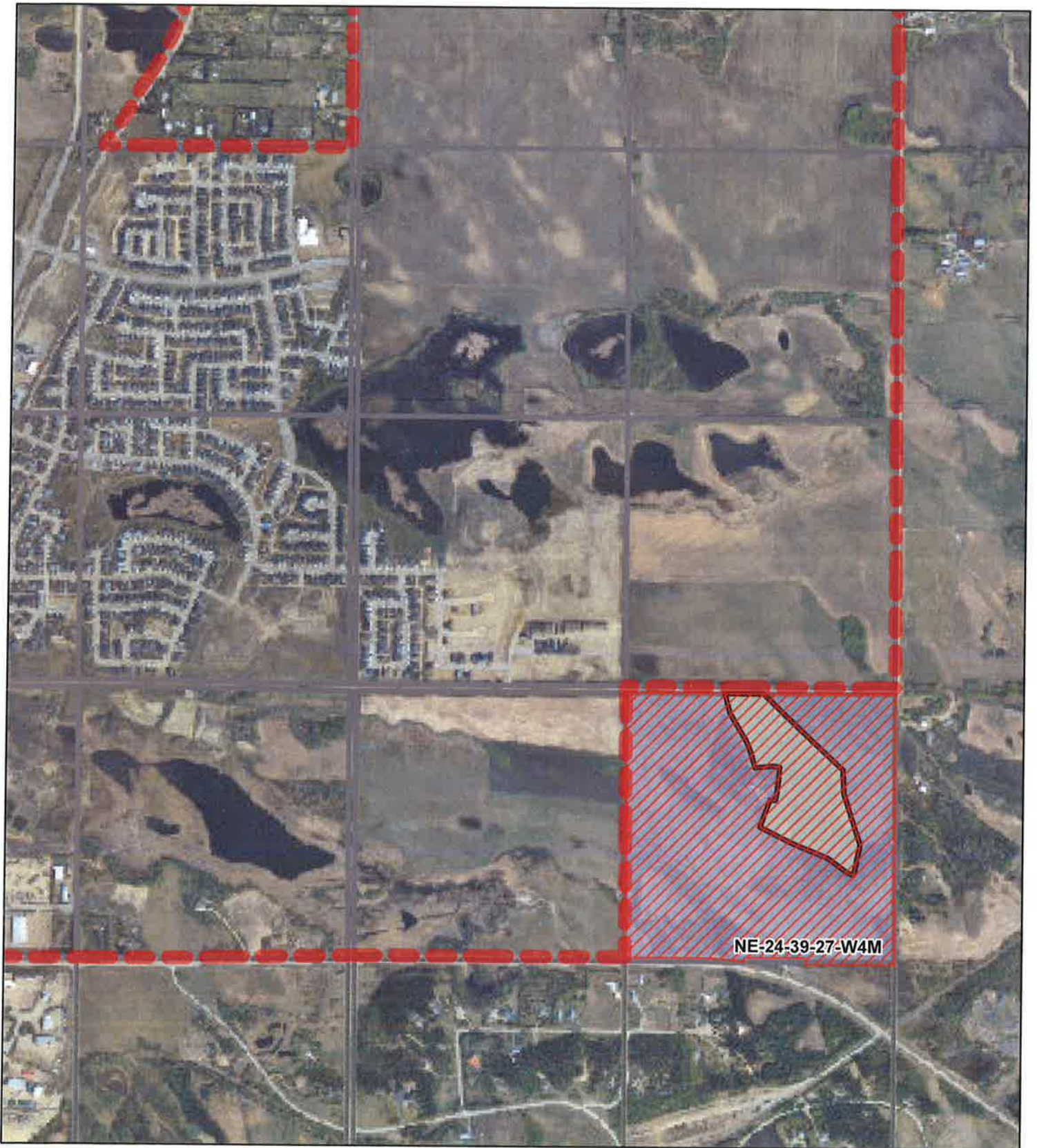
The land proposed for annexation to the Town of Blackfalds are described on the attached map forming part of Appendix 1, including the legal land description, and is described as follows:




LAND WITHIN LACOMBE COUNTY:

NE 24-3-27-W4, excluding Lot 1 Block 1 Plan 032 0195

APPENDIX 1

NE-24-39-27 W4M



-  Proposed Annexed Area
-  Existing Natural Area
-  Town Boundary



APPENDIX 2

ANNEXATION JUSTIFICATION

Section 116(2)(b) of the *Municipal Government Act* requires, as part of a written notice of a proposed annexation, that the notice set out the reasons for the proposed annexation. The following is an overview of the context and major reasons why the Town of Blackfalds is pursuing annexation of the land identified on the map of the proposed annexation area.

The Town of Blackfalds went through a major annexation with Lacombe County that took effect in January of 2009. At that time the Town of Blackfalds population was approximately 4700 people and 853 hectares (2,100 acres) of land was annexed from Lacombe County. With the relatively high growth rate at the time, it was determined that with the additional annexed land, residential and non-residential land needs would be met for a period of approximately 30 years. The northeast quarter section of 24-39-27-W4 is the parcel of land squaring off the municipal boundaries in the southeast corner of the Municipality and was not included in the annexation process due to the fact the existing landowner was serving on Lacombe County Council at the time of annexation. Inclusion of this parcel of land in the annexation process would have required the Councillor to resign his seat on Lacombe County Council.

Population projections for Blackfalds based on the recent past (periods between 2011 to 2016) suggest very substantial long-term growth. Blackfalds' Population and Land Demand Analysis, approved by Council in May 2019, projects a population of 92,054 for 2051 as the alternate projection which accounts for Alberta's economic downturn. In addition to the population prediction being quite robust, a new high school development in 2024 will also have a positive impact on residential growth and prevent population bleed.

On February 22, 2021, the owner of the land parcel described as NE 24-39-27-W4 reached out through formal correspondence to both the Chief Administrative Officer for the Town of Blackfalds and to the County Manager for Lacombe County requesting that the Town of Blackfalds now consider the annexation of his land by the Town of Blackfalds.

Furthermore, Council moved to authorize the initiation of the annexation process and the discussions surrounding the benefits and justification of the proposed annexation included:

1. The integration into the Town's long-term growth area; and,
2. Environmental considerations with the existing 25-acre environmental reserve and the recreational benefits with the natural trail system and protected natural area.

This overview of the two categories of need (long-term growth and environmental and recreational benefits) forms the initial justification for the proposed annexation boundary to facilitate negotiations with Lacombe County. Further and more detailed annexation justification will be provided as part of the report to be prepared describing the results of the annexation negotiations and the public consultation processes.

APPENDIX 3

PROPOSED PUBLIC CONSULTATION PROGRAM

Section 116(2)(c)(i) and (ii) of the *Municipal Government Act* requires that the notice for an annexation must include proposals for consulting with the public and meeting with the owner of the land to be annexed and keeping them informed about the process of the negotiations. The following public consultation program is proposed in order to meet this requirement.

1. Website and Social Media

The Town of Blackfalds' website will include easy access to information on the proposed annexation for the affected property owner and the general public. The Town will provide an email directed to the Planning and Development Department where members of the public can ask questions or express any concerns. Additionally, the Town's official social media platforms will notify the general public on the proposed annexation and will direct people to the website and more formal channels of communication.

2. Mailing Lists

One letter will be sent to the property owner indicating that the Notice has been sent. Additionally, a mailing list is comprised and will be used to send a Q&A letter with an attached response form to adjacent landowners.

3. Open House

One in-person public engagement session will be held in support of the Notice and is as follows:

- Late January or early February

4. Direct Mail Outs

Various direct mail outs may be sent out throughout the negotiation process, if required, particularly if there are any time delays.

Advertising

The open house will be advertised in the Lacombe Express, on the Town's website and social media platforms.

Summary of the Public Consultation Program

A summary will be included in the report to the Land and Property Rights Tribunal as required in Sections 118 and 119 of the *Municipal Government Act*.

APPENDIX 4
AUTHORIZATION

On December 14th, 2021, Town Council passed the following motion:

That Council authorize the Notice of Intent to initiate the annexation process of the land parcel identified as NE 24-39-27-W4; and provide this written Notice of Intent to Lacombe County and all other parties as per the *Municipal Government Act* and the *Land and Property Rights Tribunal Annexation and Procedure Rules*.

APPENDIX 5

ADDITIONAL NOTICE TO THE LAND AND PROPERTY RIGHTS TRIBUNAL

Section 6.1 of the *Land and Property Rights Tribunal's Annexation Procedure Rules* (effective October 30, 2021) requires that written notice to the LPRT under Section 116(1)(b) of the *Municipal Government Act* must be accompanied by a list of the authorities that the Town of Blackfalds believes may be affected by the proposed annexation. The following list of authorities is provided in order to meet this requirement.

List of affected authorities to whom notice has been given by copy of this letter, as required by the *Municipal Government Act*:

- Alberta Environment and Parks
- Lacombe County
- Land and Property Rights Tribunal
- Central Zone | Alberta Health Services
- North Red Deer Regional Wastewater Services Commission
- North Red Deer River Water Services Commission
- Wolf Creek School Division
- Red Deer Catholic Regional Schools

List of authorities that may be affected, as required by the *LPRT's Annexation Procedure Rules*:

- Alberta Infrastructure
- Alberta Transportation
- AltaLink
- ATCO Energy
- ATCO Pipelines
- Canada Post
- Fortis Alberta Inc.
- Shaw
- Telus

