

ANNEXATION

Does a Change in jurisdiction improve land use

Content

1. Legal Process of Annexation
2. Demonstration of Ability
3. Land Use Rationale
4. Trends In Annexations
5. The Land Use Implications of Jurisdiction change

Legal Process

- ▶ Notice of Intent (S. 116)
- ▶ Consultations
- ▶ Intermunicipal Negotiations (S.117)
- ▶ Report on Negotiations (S.118)
- ▶ Report Submission (S. 119)
- ▶ MGB Processing/Hearings
- ▶ Annexation Order (S.127)



Demonstration of Need

- ▶ Intermunicipal Development Plan
- ▶ Growth management strategy
- ▶ Infrastructure analysis
- ▶ Environmental analysis
- ▶ Financial analysis



Need cont.

Next Gen Intermunicipal Development Plans/ICF

- ▶ Future land uses and development
- ▶ Coordination of land uses between the municipalities
- ▶ Transportation
- ▶ Infrastructure (water, wastewater, stormwater)
- ▶ Resolve conflicts
- ▶ Determine Jurisdiction before Annexation
- ▶ New Intermunicipal Collaboration Frameworks/Growth Management Boards

Need Cont.

The Growth Management Strategy

- ▶ Population projections
- ▶ Density projections
- ▶ Land requirements
- ▶ Existing developable land inventory
- ▶ Expansion area and rational

Need Cont.

Infrastructure Analysis

- ▶ Transportation
- ▶ Water
- ▶ Wastewater
- ▶ Stormwater
- ▶ Electrical

Environmental Analysis

- ▶ Identify of environmentally sensitive areas
- ▶ Mitigation policies

Need Cont.

Financial Analysis

- ▶ Compensation
- ▶ Impact of assessment and taxation conditions
- ▶ Debenture and other related liabilities
- ▶ Mitigation policies
- ▶ Impact on initiating and responding municipalities
- ▶ Impact on affected landowners

Trends in Annexations

- ▶ Planning horizons
- ▶ Assessment and taxation conditions
- ▶ Alberta Transportation
- ▶ Mineral Rights
- ▶ Franchise fees
- ▶ Utility providers
- ▶ Increase in hearings













Lethbridge and the Question of Annexation

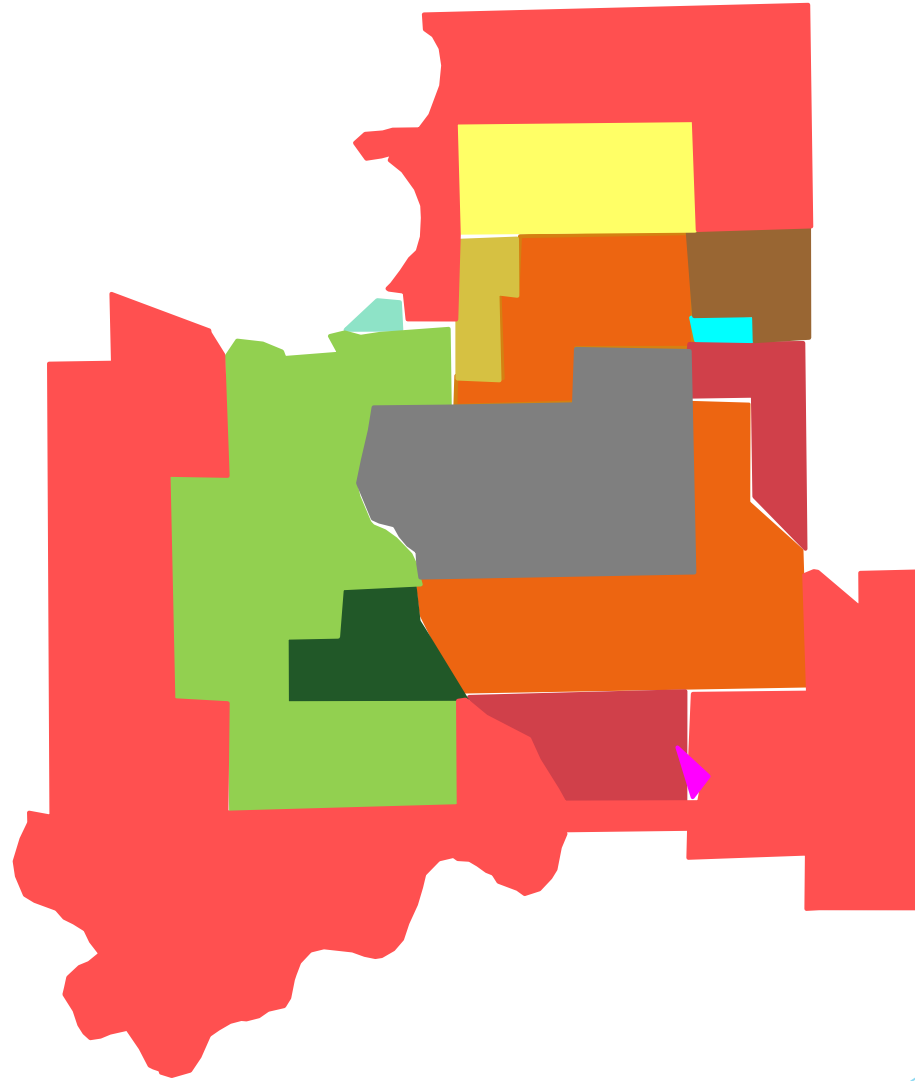
- ▶ History of Annexation
- ▶ Balance of Land Uses
- ▶ Evaluation of Highest and Best use
- ▶ Growth Area Pressures
- ▶ Balanced Infill Development
- ▶ The City and County

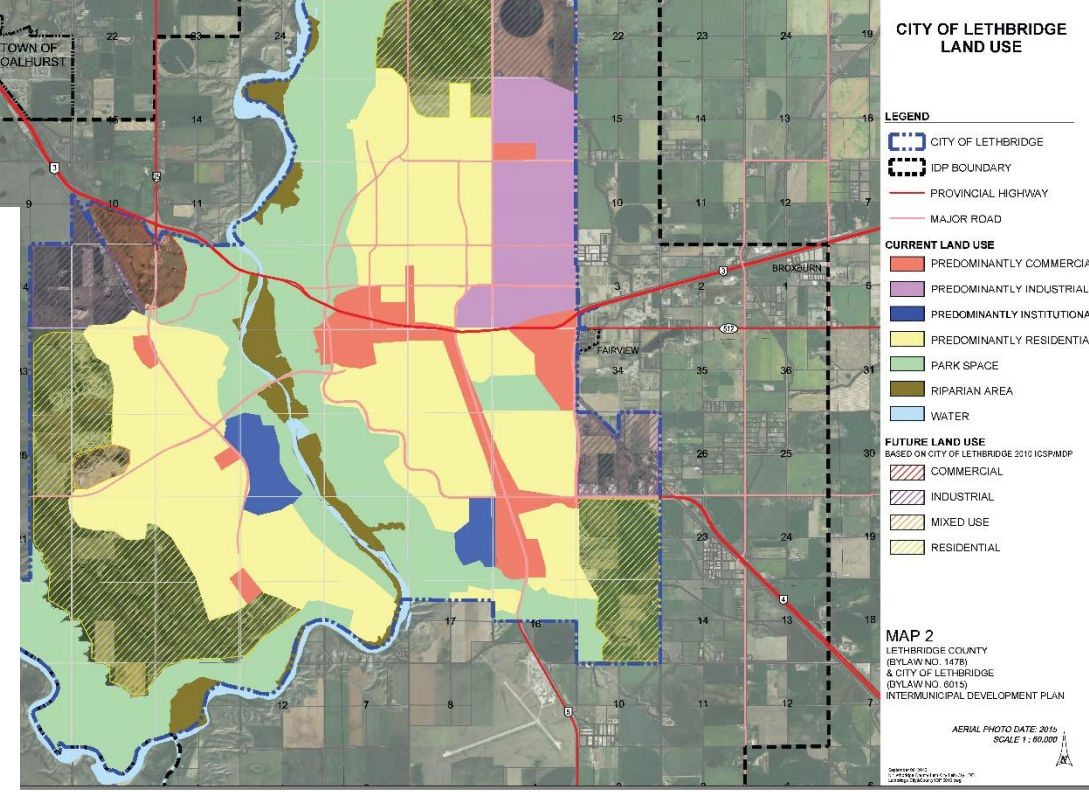
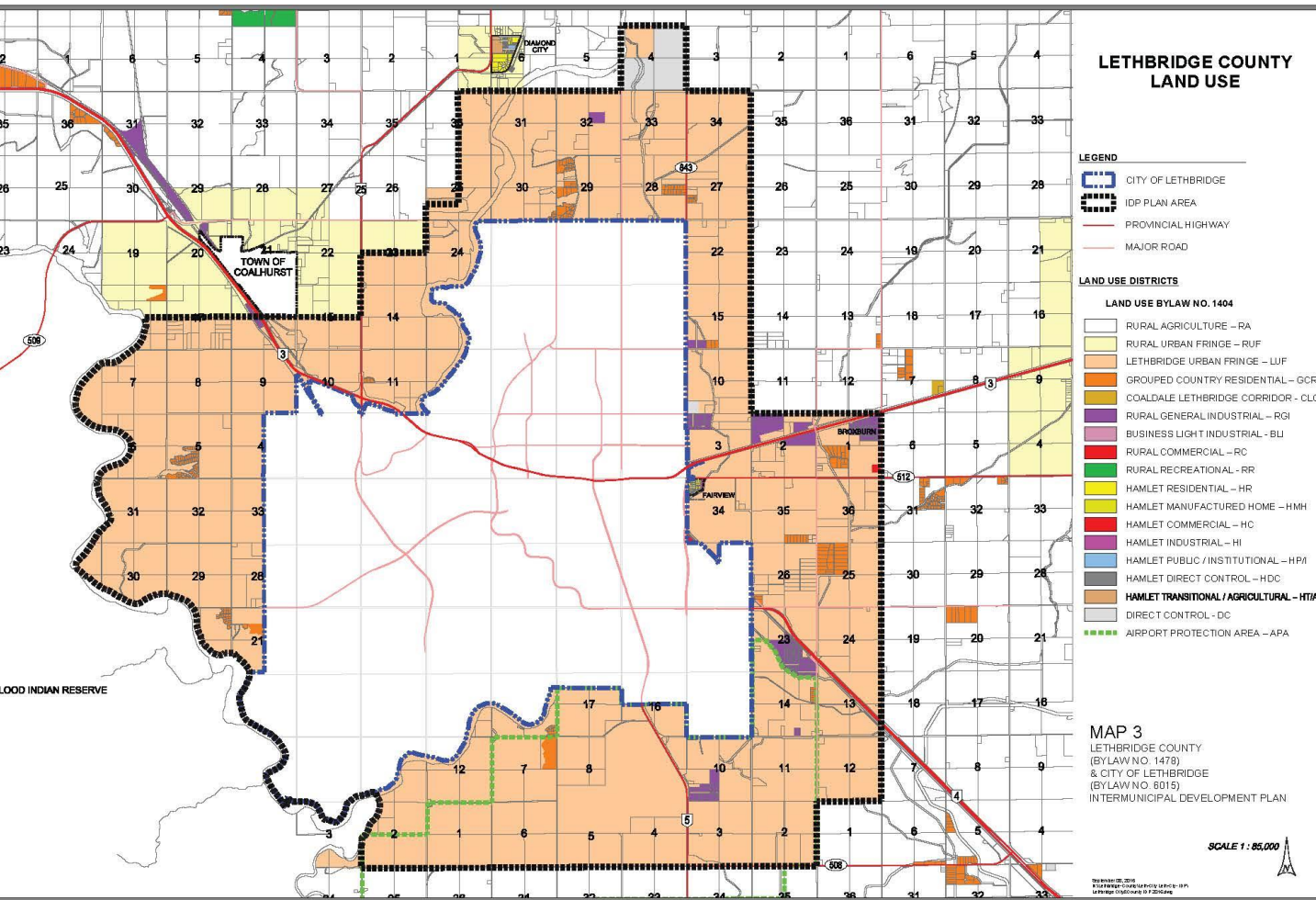


Growth Snapshots

Lethbridge Annexations

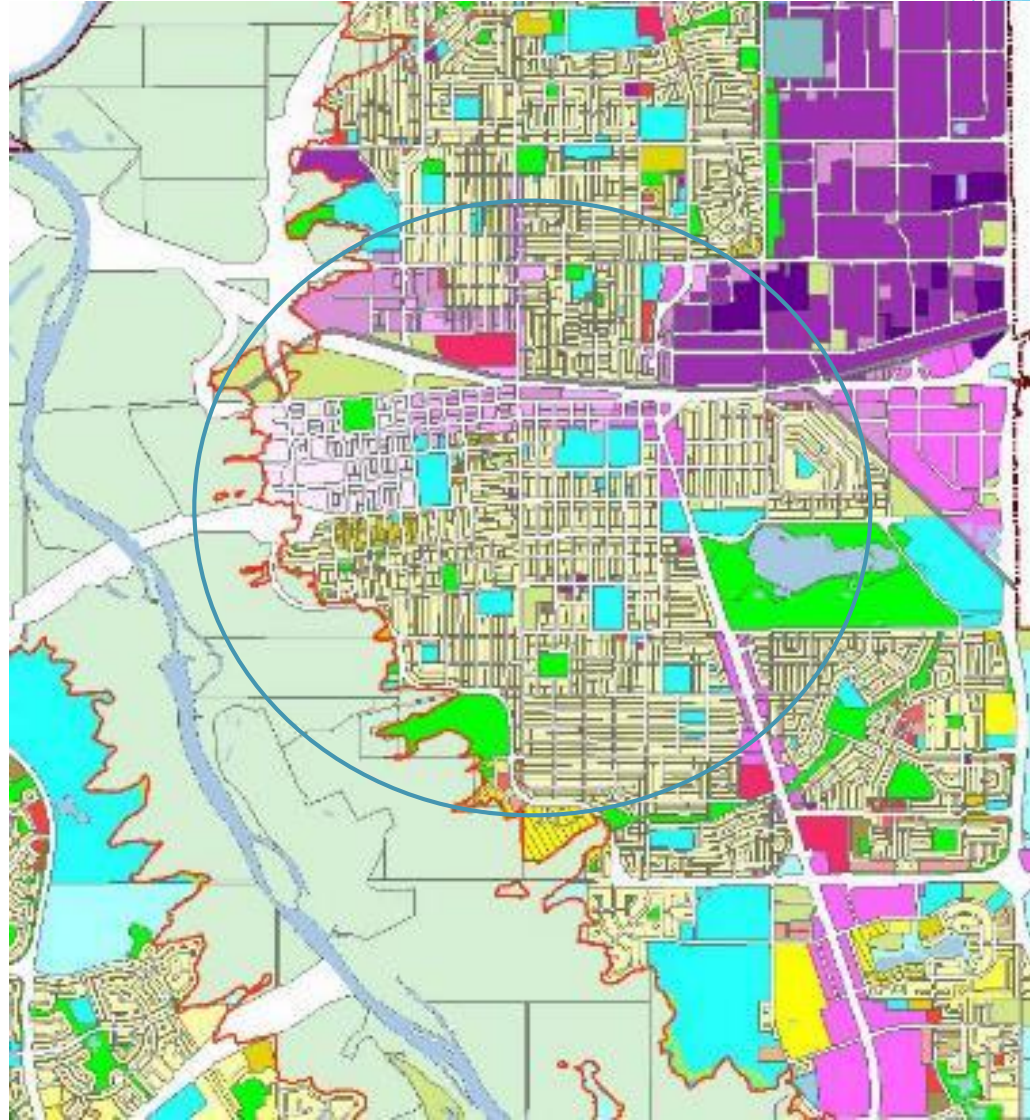
- 1890 
- 1913 
- 1954 
- 1962 
- 1966 
- 1968 
- 1970 
- 1971 
- 1976 
- 1984 





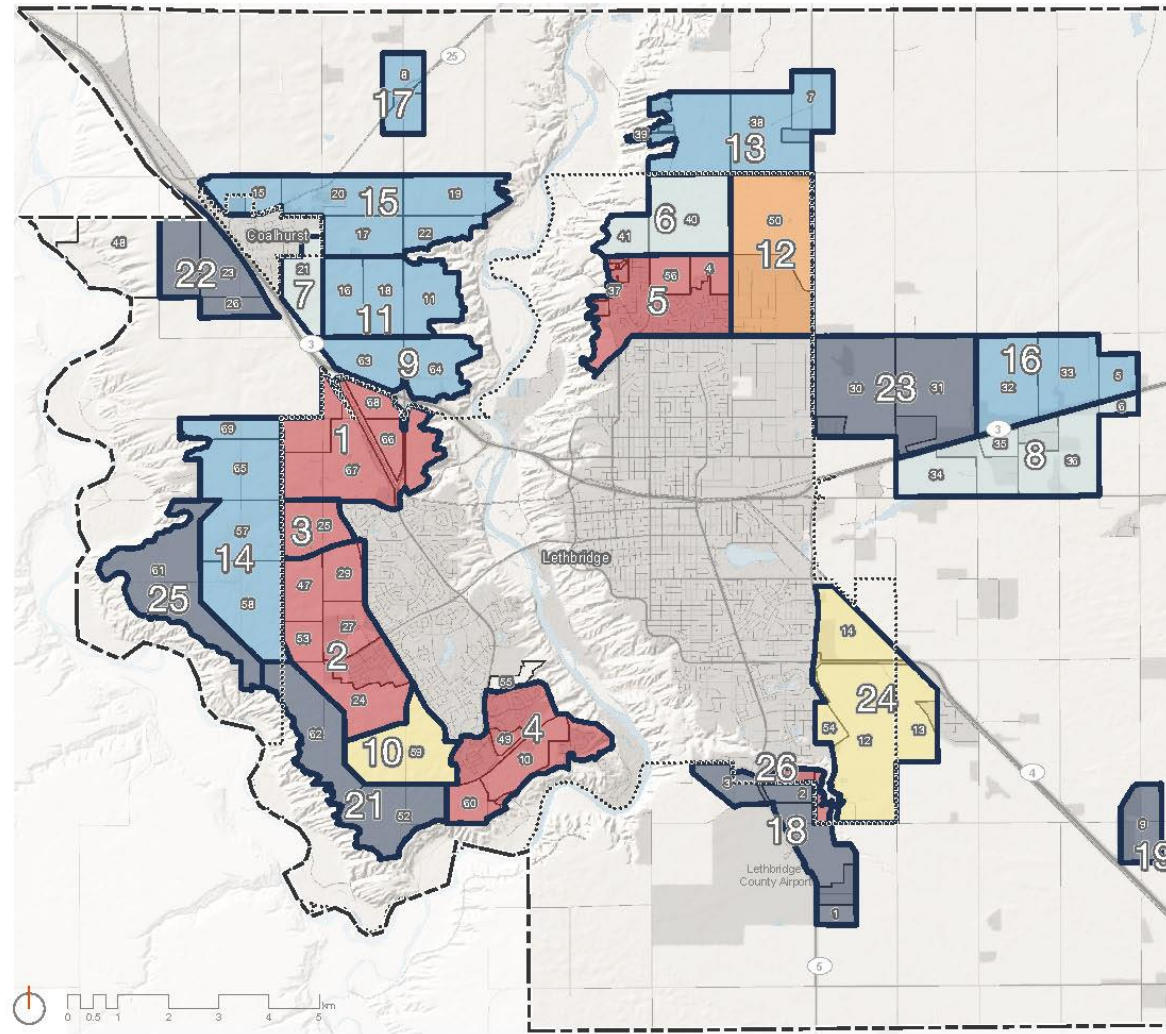
Infill Areas

- ▶ Infill Pressures will increase
- ▶ Need to demonstrate active attention to 'build in' not just out
- ▶ Part of Growth Planning should focus on targeted infill development
- ▶ Building in requires new investments
- ▶ Area Redevelopment Plans + infrastructure



Future Growth Areas and Development Nodes

1. Where, how, at what density?
2. Land consumption, cost, efficiency, and ability
3. Build 'Complete' communities
4. Consider Greenfield and Infill areas



Lethbridge Integrated Growth Management Strategy

Map 47

IGMS Area Structure Plan Concept Boundaries

Legend

IGMS Study Area

Municipal Boundary

Existing Development

ASP Boundaries

Existing ASP

Existing ASP (Partially Complete)

ASP In Progress

Priority 1

Priority 2

Priority 3

Planning Cells

Evaluate Land for Future Uses

Lethbridge

Integrated Growth Management Strategy

Map 13
100-Year Concept Land Use
and Planning Cells

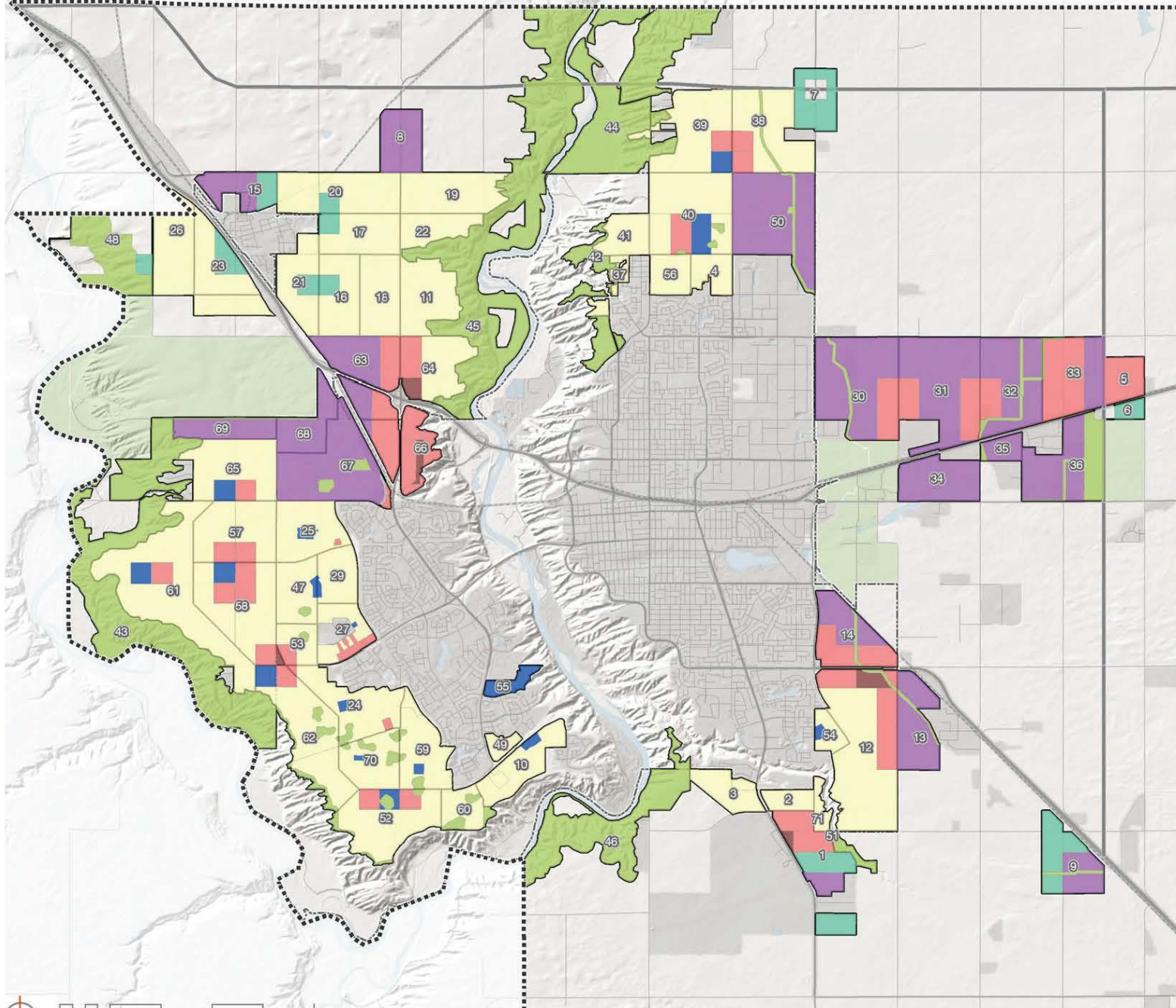
Legend

- IGMS Study Area
- Municipal Boundary
- Existing Development / Ag. Facilities

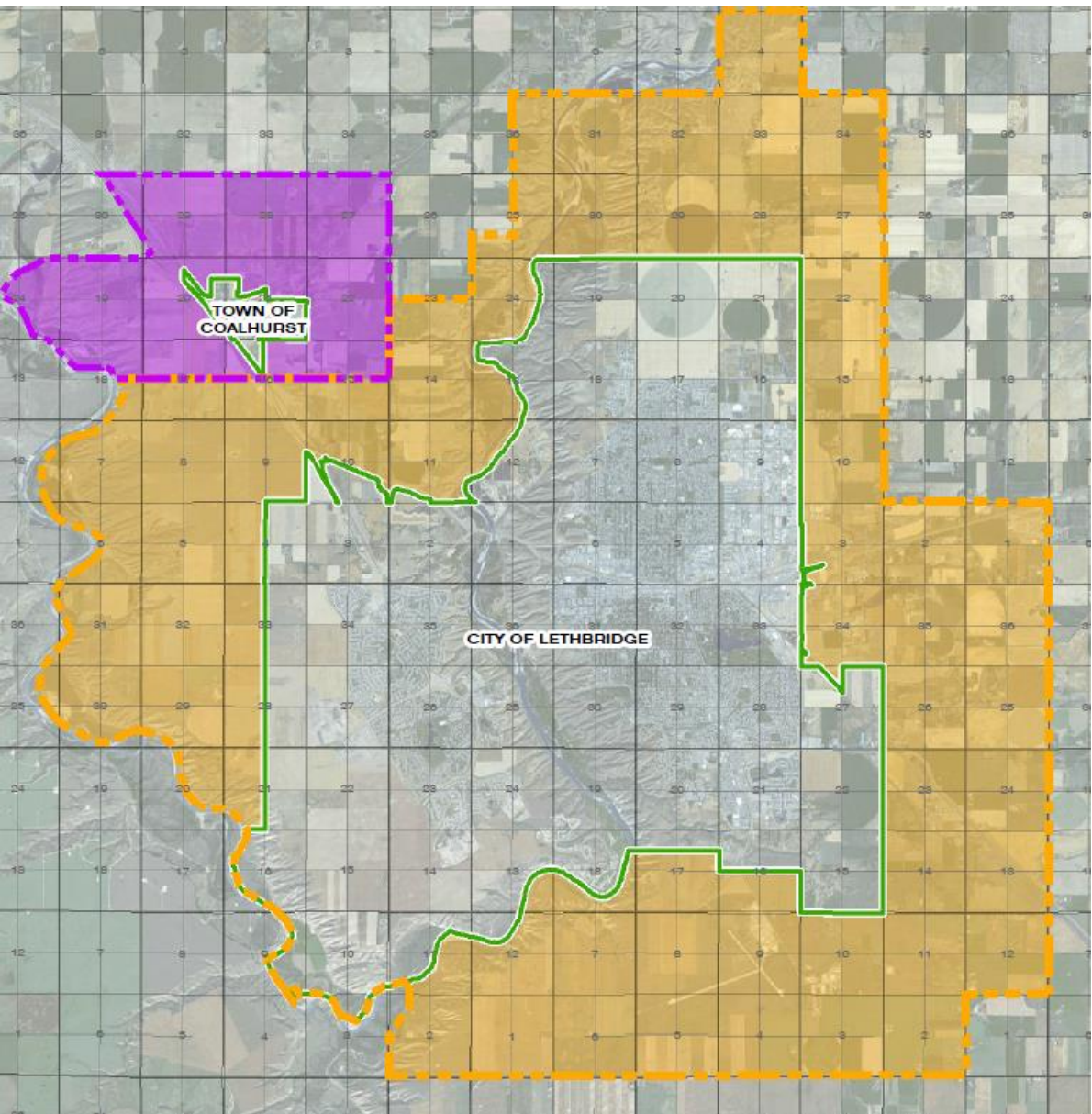
Land Use Concept

Planning Unit Typology

- Residential
- Commercial/Retail
- Commercial/Office
- Commercial/Institutional
- Institutional
- Industrial
- Open Space
- Planning Cells



WORK TOGETHER IN AREAS OF MUTUAL INTEREST



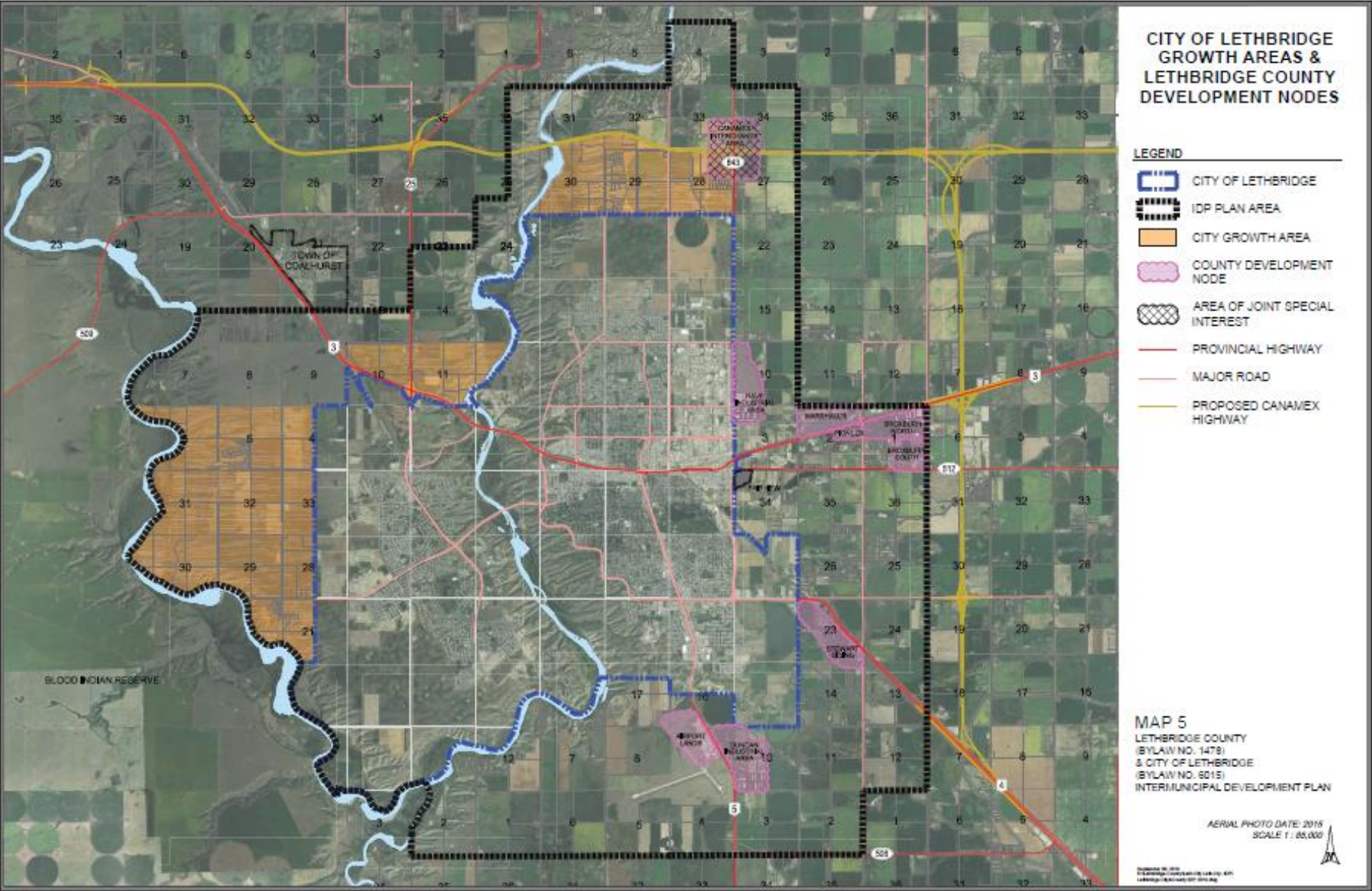
City of Lethbridge/
Lethbridge County Interface



Town of Coalhurst/
Lethbridge County Interface



Determine Appropriate Jurisdiction



Land Improvements

- ▶ Growth and Financial Strategy - Who has what Capacity
- ▶ Servicing Capacities
- ▶ Environmental Mitigation (defensive strategy)
- ▶ Impact on initiating and responding municipalities
- ▶ Impact on affected landowners
- ▶ Balanced Assessment Split (offensive strategy)

Conclusions

- ▶ *A change in jurisdiction can improve land use BUT*
- ▶ Improved land use also can be achieved without a change in jurisdiction
- ▶ Look for low hanging fruit
- ▶ Understand Land from a practical, not jurisdictional perspective
- ▶ Think Regionally
- ▶ Recognize that some lands are best developed in one jurisdiction
- ▶ Achieving balanced land use and assessment splits are in everyone's interest