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Report on Negotiations Regarding a Proposed
Annexation



City of Red Deer / Red Deer County

Report on Negotiations Regarding a Proposed Annexation

Prepared for the Alberta Municipal Government Board
Pursuant to s.118 of the *Municipal Government Act, RSA 2000*

May 5, 2008

City of Red Deer / Red Deer County
Report on Negotiations Regarding a Proposed Annexation

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City of Red Deer / Red Deer County

Report on Negotiation Regarding a Proposed Annexation

1.0 Introduction

The City of Red Deer is proposing to expand its municipal boundaries by annexing certain lands from Red Deer County. The following document describes the City's proposal and, in accordance with Section 116 of the *Municipal Government Act*:

- Describes the lands proposed to be annexed
- Presents the reasons for the proposed annexation
- Describes the process used to consult and communicate with the County, landowners, stakeholders and the general public

2.0 Background

The City of Red Deer has experienced significant population growth in recent years. The following table shows Red Deer's historic population figures:

Figure 1: City of Red Deer - Historical Population

1976	1981	1986	1991	1996	2001	2006	2007
32,184	46,393	54,425	58,145	60,080	67,829	82,772	85,705

Source: Statistics Canada & City of Red Deer Municipal Census

These figures represent a 37.8 percent population increase between 1996 and 2006, and a 22.0 percent population increase between 2001 and 2006. The 2007 municipal census indicates The City's population has grown to 85,705, which is a 3.5 percent increase from the 2006 Federal census figure of 82,772. The City's most recent population projections (Schollie Research & Consulting, August 2006) estimate that the City's population could increase to 151,182 by the year 2031, which would represent a 76.4 percent increase over the 2007 population.

In light of the immense growth pressures that both the City and Red Deer County are experiencing the City and County adopted a new Intermunicipal Development Plan (IDP) in July 2007 that identifies where and how each municipality will pursue its respective long term growth. As part of that agreement the County has agreed to support the City's proposal to annex various areas in several stages, within ten years, to accommodate long term urban growth needs. A copy of the City-County IDP is attached.

Accordingly, as part of the IDP's phased annexation process, the City of Red Deer is proposing to annex approximately 3,029 hectares +/- (7,485 acres +/-) of land to plan for and accommodate the anticipated growth.

3.0 Lands Proposed to be Annexed

The lands proposed to be annexed at this time are illustrated on Map 1 and described below.

3.1 Area A: South of the Red Deer River and East of the Queen Elizabeth II Highway

All lands contained within:

- That portion of the Sec 18; 38-27-W4 located east of the Queen Elizabeth II Highway and south of the Red Deer River, and
- That portion of the SW ¼ Sec 19; 38-27-W4 located south of the Red Deer River.

And all portions of all intervening and adjacent roads and public utility rights-of-way.

Size: 108 hectares +/- (267 acres +/-)

Land uses in this area include Heritage Ranch Park, the Alberta Sports Hall of Fame and Museum, and the Riverview Park residential area.

3.2 Area B: Along the North Side of Red Deer

All lands located within:

- That portion of the NE ¼ Sec 34; 38-27-W4 located north of the Red Deer River
- That portion of the W ½ Sec 1; 39-27-W4 located west of the Red Deer River
- That portion of Sec 2; 39-27-W4 located north of the Red Deer River
- That portion of Sec 3; 39-27-W4 located west of the Red Deer River
- Sec 4; 39-27-W4
- That portion of Sec 5; 39-27-W4 located east of the Queen Elizabeth II Highway
- That portion of the SE ¼ Sec 8; 39-27-W4 located east of the Queen Elizabeth II Highway and south of the CN Railway (Plan 2712AK)
- That portion of Sec 9; 39-27-W4 located south of the CN Railway (Plan 2712AK)
- The S ½ Sec 10; 39-27-W4, and
- That portion of the S ½ of Sec 11; 39-27-W4 located west of the Red Deer River

And all portions of all intervening and adjacent roads and public utility rights-of-way.

Size: 1,318 hectares +/- (3,257 acres +/-)

Land uses in this area are primarily agricultural with industrial uses in the east portion (IPSCO and Chiles industrial areas) along with a number of acreages, both individual and grouped (Central Park).

3.3 Area C: Along the East Side of Red Deer

All Lands contained within:

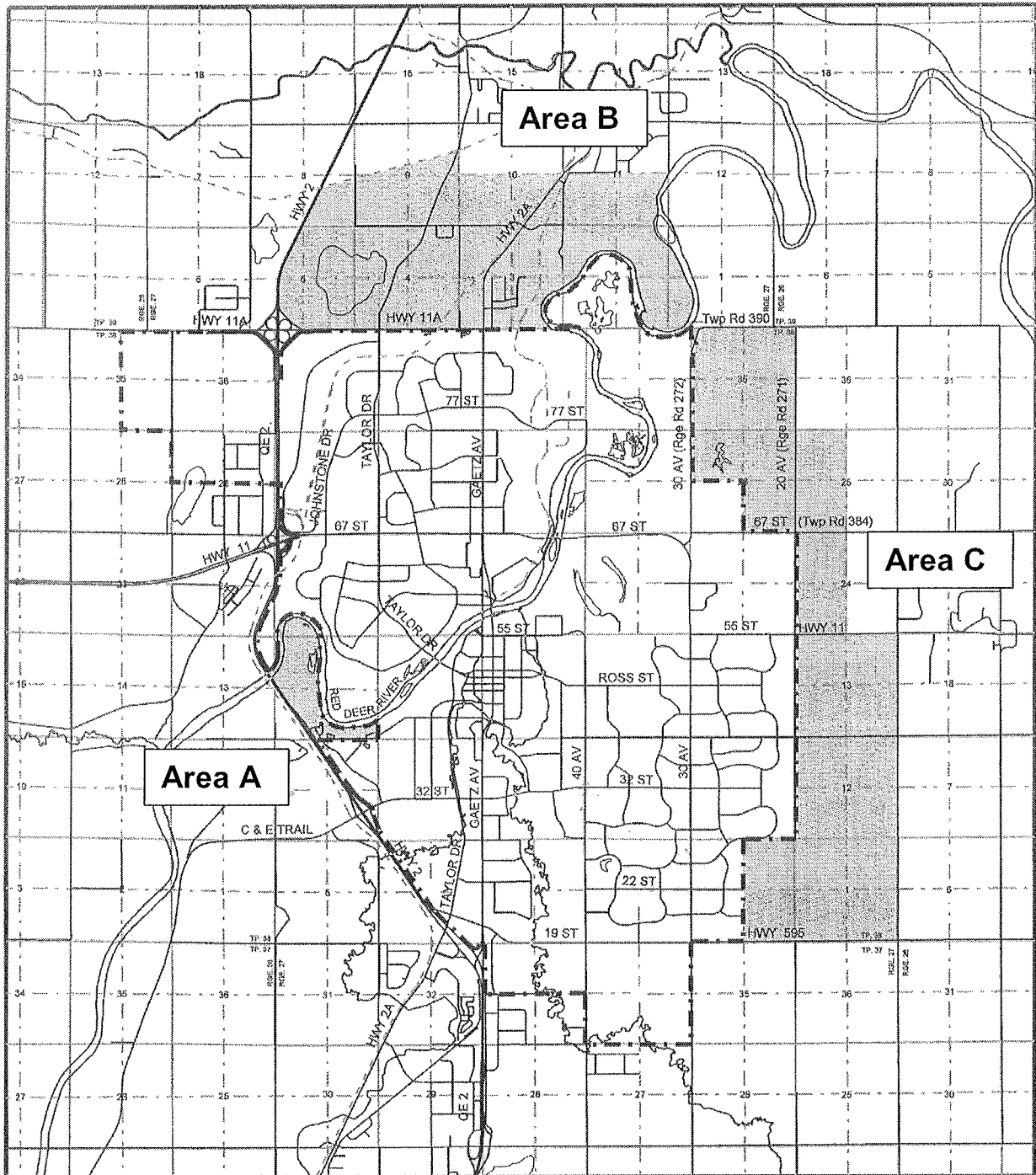
- Sec 1; 38-27-W4
- E ½ Sec 2; 38-27-W4
- Sec 12; 38-27-W4
- Sec 13; 38-27-W4
- W ½ Sec 24; 38-27-W4
- W ½ Sec 25; 38-27-W4
- NE ¼ Sec 26; 38-27-W4
- NW ¼ Sec 26; 38-27-W4
- SE ¼ Sec 26; 38-27-W4, and
- Sec 35; 38-27-W4

And all portions of all intervening and adjacent roads and public utility rights-of-way.

Size: 1,603 hectares +/- (3,960 acres +/-)

Land uses in this area are primarily agricultural along with some country residential uses.

Map 1: Lands Proposed to be Annexed



4.0 Reasons for the Proposed Annexation

There are several reasons why the annexation of these lands is proposed.

4.1 Growth Needs

The City of Red Deer has experienced significant growth during recent years and it is anticipated that this growth will continue for the foreseeable future. The pace and scale of growth makes it imperative to annex sizeable areas of land well in advance of their development so that adequate planning (land use, servicing, financing) on both the local and city-wide scale can occur.

4.2 Formal Agreement Between The City and The County

The County has agreed to the City pursuing the subject annexation. The City of Red Deer and Red Deer County adopted a new Intermunicipal Development Plan (IDP) on July 5, 2007 to address, among other things, long term growth areas for both municipalities. The IDP identifies future growth areas (Map 1 of the IDP) for both the City and the County, and the proposed annexation area is situated within the City growth area. Section 3.6 of the IDP states that the County and City agree that it is desirable for the City to annex all of the City Growth Areas within ten years. Annexing the entire Growth Area in a relatively short time period will give the City control over its long term growth and alleviate the County from having to act as a land steward on behalf of the City. It will also provide greater certainty to landowners, developers and the general public about long term development and uses in the growth area.

Further, the IDP states that the two municipalities agree that it is desirable for any annexation application to be for large areas of land. Pursuing large scale annexations, relative to past annexation applications, will reduce the time, effort and repetition required to pursue smaller but more numerous annexation applications.

4.3 Geographically Balanced Growth of the City

For years most of Red Deer's residential growth has occurred in the south east part of the city. This area is attractive for residential development because of its proximity to many features and services, including several district shopping centres, two high schools (both public and Catholic), and the Collicutt Recreation Centre. These features will continue to create demand for residential development along Red Deer's east side.

While the demand for residential development on the east side continues, the annexation of land on the north side of the City will assist in achieving a geographical balance in Red Deer. Currently only about one third of

Red Deer's residents live on the north side of the Red Deer River. Annexing land on the north side will facilitate the creation of urban residential neighbourhoods in relatively close proximity to existing and future industrial / employment areas. In turn this will help create more balanced traffic flows and stimulate commercial and service type development on the north side of Red Deer.

Annexation of both the proposed north and east areas will provide Red Deer's growing population with more options not only in terms of housing type and builder, but also in terms of their proximity to workplace, schools, shopping, and other services and facilities.

4.4 Incorporating a County Enclave

Area A is isolated from County roads and access to this area is via City streets. A portion of Area A (Riverview Park residential area) is already serviced by the City's Electric Light & Power Department.

4.5 Incorporating City Owned Lands

A large portion of Area A encompasses City owned lands that are part of the Waskasoo Park system

5.0 Agreement with Red Deer County

The Red Deer County & City of Red Deer Intermunicipal Development Plan (IDP) adopted in July 2007 supports the proposed annexation as part of a long term growth agreement. The IDP identifies compensation as the primary outstanding issue associated with annexation. The City and County are completing an annexation compensation study, and the results of the study will form the basis for annexation compensation. In the event the two municipalities are unable to reach agreement on the issue of compensation, Policy 3.6.3(7) of the IDP states that the Board will determine the compensation for this annexation.

Copies of the formal endorsements of this annexation application by The City of Red Deer and Red Deer County are in Attachment #1 of the Appendix of this report.

6.0 Public Consultation Process

Below is a summary of the public consultation process.

6.1 Stakeholders

The following groups or organizations were identified as stakeholders:

- Red Deer County
- Landowners within proposed annexation areas
- City of Red Deer and Red Deer County citizens
- Affected Utility Companies and Service Agencies (e.g. Enmax, ATCO, Fortis, Telus, Shaw Cable, EPCOR)
- CN Rail
- CP Rail
- School Authorities
 - Red Deer Catholic Regional Division No. 39,
 - Red Deer Public School Board
 - Chinook's Edge School Division No. 73, and
 - Ecole la Prairie
- Provincial Ministries (e.g. Alberta Infrastructure and Transportation, Alberta Environment)
- Alberta Energy and Utilities Board (as of January 1, 2008 this is now the Energy Resources Conservation Board and the Alberta Utilities Commission)
- David Thompson Health Region
- Canada Post
- Red Deer Chamber of Commerce
- Local MLAs

6.2 Consultation and Communications Process

The following list identifies the public consultation process and the key periods when the City contacted specific audiences. Copies of relevant documents are attached in the Appendix.

Stakeholders	Consultation / Communication / Key Dates
Landowners	<ul style="list-style-type: none"> • Letter informing landowners of the submission of the Notice of Intent. Included information on relevant documents, timeline, input opportunities, and contacts and invitation to landowner openhouses (September 5, 12, and 13, 2007). (see Attachment # 2) • City staff hosted three landowner openhouses (September 5, 12, and 13) to present information on proposal, answer questions and gather feedback. (Summary in Attachment #3) • Q & A document sent to landowners along with invitation to December 4, 2007 landowner & public openhouse at which landowners and public were provided information on the proposed annexation through both formal presentations and one-to-one discussions. Comment sheets were also available for landowners and public to provide written feedback. (see Attachment # 4) • One to one follow up provided as needed. • Follow up letter, comprehensive City position document and consent forms mailed to all landowners (January 2008)
Agencies / Stakeholders	<ul style="list-style-type: none"> • Sent copy of the Notice of Intent Letter along with a cover letter welcoming feedback regarding any issues or concerns they may have (August 24, 2007). • Information posted on City website • Follow up on a one to one basis as required.
General Public	<ul style="list-style-type: none"> • News releases, as necessary (Attachment #6) • City website section with background information, Frequently Asked Questions (FAQs), proposed timeline, and contact information. • Public invited, via newspaper ads (Attachment #5), to December 4, 2007 openhouse where information on proposed annexation was provided through formal presentations and one-on-one discussions. Both verbal and written (comment sheets) comments were solicited. • Personal follow up on inquiries, as needed.

During the preparation of this report staff became aware that several parcels in the annexation area had private owners of the mines and minerals separate from the parcel's surface ownership. The status of mines and minerals owners vis a vis annexation appears to be a bit unclear. Notwithstanding reservations about the status of mines and mineral rights owners The City has accorded them the courtesy of providing to them an annexation information package along with consent forms and will advise and forward to the Board any response received.

6.3 Consent Forms

As noted above consent forms were mailed to all landowners in the annexation area along with a comprehensive document outlining the City's position on the issues raised through the consultation process. Copies of the returned forms are contained in the Appendix (Attachment #9). The returned consent forms represent a mix of responses in all three annexation areas. Of those landowners that indicated they do not support being annexed the most common concerns were focused on possible tax increases and the level of municipal services they will receive when/if annexed. The sentiment was that annexation would result in increased property taxes with little or no correlating increase in municipal services.

6.4 Spokespeople

To ensure accurate and timely communication both a spokesperson and several contact people were used during this process.

The Spokesperson was Paul Meyette, Future Directions Team Leader, City of Red Deer. His primary role was to answer media questions and to communicate with the County Administration, and County and City Councils.

The Contact Person for public inquiries was Charity Dyke, Senior Communications Advisor, City of Red Deer. Her primary role was to answer landowner / public questions and to ensure that all questions were answered by the appropriate person in a timely manner.

The Contact Person for Municipal Government Board inquiries was Orlando Toews, Planner, Parkland Community Planning Services.

7.0 Servicing Overview

The lands proposed to be annexed can be fully serviced by The City of Red Deer with water, sanitary sewer, storm drainage, and transportation services. Servicing beyond the boundaries of the proposed north and east annexation areas has been considered to allow for future City growth and the integration of regional servicing initiatives.

The following sections describe the current servicing and transportation concepts. These concepts are illustrated in Figures 7.1 to 7.4.

7.1 Water Servicing

As illustrated in Figure 7.1, Area A (Heritage Ranch, Riverview Park) will be serviced by mains recently constructed along Cronquist Drive, which bounds the south limits of this area. Provision for this servicing has been identified and constructed within the development of the Westlake neighbourhood immediately to the south.

Treated City water will be supplied to the proposed annexation Area B (north of Highway 11A) by tying into the North Red Deer River Water Services Commission (NRDRWSC) regional transmission trunk that follows Highway 2A north to Blackfalds, Lacombe and Ponoka. Trunks extending westerly along Highway 11A and north into this area will also be required as proposed in Figure 7.1. A reservoir and booster station will be required to service this area.

To service Area C (east area), a dedicated transmission trunk will be constructed along 67 Street to a new pressure zone reservoir and booster station, to be located in the vicinity of 20 Avenue. This reservoir facility will be stage constructed and will have design provisions for cell expansions as future East Hill growth requires. As this area develops and the trunks are extended southward, a second reservoir and booster station will be required towards the south limits of this area.

7.2 Sanitary Sewage Collection

As illustrated in Figure 7.2, Area A (Heritage Ranch, Riverview Park) will be serviced by a sanitary main constructed within Cronquist Drive, which bounds the south limit of this area. The existing and proposed trunks have been sized to provide for the sanitary discharge from this proposed annexation area.

The servicing of Area B (north of Highway 11A) will require the construction of a lift station, forcemain and gravity trunk along Highway 11A and Northland Drive to the Wastewater Treatment Plant. The

forcemain section will need to be sized to accommodate flows from future lands to the north, for industrial lands west of the Queen Elizabeth II Highway and potentially for regional flows from the Town of Sylvan Lake and surrounding summer villages.

Trunks to service Area C (east) will be constructed across the Red Deer River and easterly along the Northland Drive and 20 Avenue roadway alignments. Lateral trunks will extend from the 20 Avenue primary trunk as development occurs. Depending on the viability and timing of the South Red Deer Regional Wastewater initiative, the 20 Avenue and Northland Drive trunks can be constructed cooperatively, sharing capital, operating and maintenance costs. Trunks will be sized to accommodate future growth to the east within practical and cost effective limits.

7.3 Storm Drainage

Storm drainage information is illustrated in Figure 7.3. Stormwater drainage from the proposed annexation areas currently flows overland via existing natural drainage courses including swales, ditches, wetland depressions, creeks and ravines into the Red Deer River and Piper Creek.

Although current drainage patterns are not well defined in Area A (Heritage Ranch, Riverview Park), runoff generally flows toward the river. When and if this area redevelops, storm drainage patterns would be redefined and routed to detention facilities and appropriate river outlets.

Drainage from development within Area B (north of Highway 11A) will be conveyed to the Red Deer River via a central trunk main system that will follow the alignment of the existing Hazlett Lake overflow drainage route. Stormwater ponds, typically constructed within each quarter section, will address local water quality and flow rate parameters before drainage is discharged into Hazlett Lake or the downstream trunk. The City will initiate and maintain a long term Management Plan and Monitoring Program to ensure that the quality of the Hazlett Lake habitat is sustained or enhanced. Due to natural grade separation, a large portion of the lands east of Highway 2A will require separate drainage outlets to the Red Deer River.

Drainage from Area C (east) is split with a divisional ridge line falling approximately along the projection of 32 Street to the east. The north seventeen quarter sections will drain northwards towards the Red Deer River and via a trunk system that will follow the 20 Avenue and Northland Drive alignments. Storm ponds will typically be constructed on each quarter section to reduce rainfall runoff rates and to address stormwater quality before discharging into the Red Deer River. South of the 32 Street divide, the remaining eight quarters drain southward into the headwaters of Piper Creek or into the existing Vanier Woods drainage system. Likewise detention ponds and storm trunks will manage the urban

drainage from this area to acceptable Piper Creek predevelopment flow rates.

7.4 Transportation

Transportation information is illustrated in Figure 7.4.

Area A is and will continue to be accessed via Cronquist Drive.

The City is currently completing functional designs for the Highway 11A / Northland Drive / 20 Avenue Corridor to provide an expressway linking the north annexation area across the Red Deer River Valley to the east annexation area, continuing all the way to 19 Street (Highway 595 or Delburne Road). This Corridor will initially be constructed as a two lane roadway, but will ultimately function as a six lane expressway including grade separations at key intersections.

This Corridor will form the backbone of the transportation network for Areas B (north) and C (east). Arterial extensions into the annexation areas will be provided at Taylor Drive, Gaetz Avenue, 40 Avenue, 55 Street, 39 Street and 19 Street, 30 Avenue, 67 Street, Ross Street, 32 Street and 22 Street. These extensions will interconnect annexation Areas B and C with the existing city as well as with the proposed Corridor.

As a result of the proposed annexation, certain portions of Highways 11A and 2A will come under the jurisdiction of the City. The City has discussed this with Alberta Transportation who has not expressed any concerns. Alberta Transportation has certain improvements planned for the affected portions of these highways and has agreed that Alberta Transportation will continue to implement and complete those improvements, regardless of any change in municipal jurisdiction.

7.5 Electrical Power

The populated part of Area A is currently in the City of Red Deer service area, and is serviced by the City's Electric Light and Power Department (EL&P). The remainder belongs to Fortis's service area. EL&P will extend its existing wires to cover the entire area as necessary upon approval by the Alberta Utilities Commission (AUC). In both Areas B and C, The City will need to extend its electric system service territory through the AUC process following annexation.

Area B is currently serviced by Fortis Alberta. EL&P has a feeder on the south side of Highway 11A (fed from substation #14 in the northeast) that can be used to feed new developments in the area. EL&P has sufficient capacity at its substation #14 to service the entire North Area. Existing customers fed by Fortis will continue to be serviced by Fortis until it is

necessary to change the ownership. These customers will be transferred to EL&P based on an incremental approach when development has progressed to level to necessitate the transfer.

Area C is currently serviced by Fortis Alberta. EL&P has a feeder on 20 Avenue (up to 55 Street) and on 30 Avenue (up to 77 Street). These lines will be used to feed major new developments in the area. Existing developments fed by Fortis will continue to be serviced by Fortis until it is necessary to change the ownership. This area will be connected to substation #17 at the southeast region of the City, which has sufficient capacity to service all of Area C.

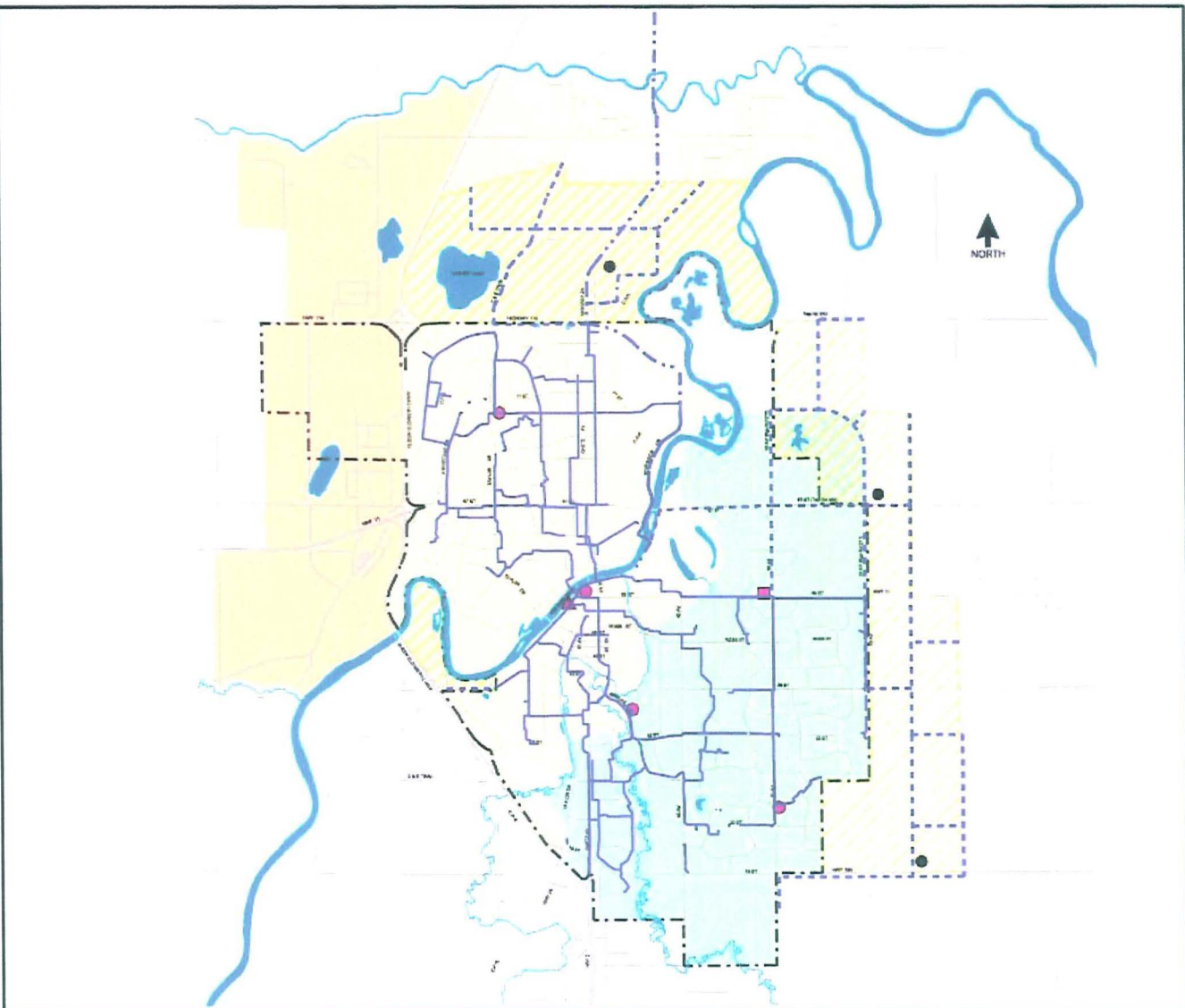
7.6 Emergency Services

The City of Red Deer Emergency Services Department is well positioned to provide emergency services to the proposed annexation areas. Red Deer County currently contracts with The City to provide Advanced Life Support (ALS) ambulance service to these areas, so there would be no change to this aspect of service delivery. The same is true for the response to motor vehicle accidents. With respect to fire and hazmat response, The City's current stations will effectively handle the requirements using five Emergency Services stations staffed with 21 to 30 cross-trained firemedics (on shift 24 hours a day). Besides manpower, seven fire engines, two articulating platform aerials, a tanker, a wildland firefighting truck, two rescue trucks, a specialty rescue truck, a jet boat and a zodiac boat will be available to deal with emergencies. In response to current and projected growth, additional stations are scheduled to be built in the next five years. These will also help to ensure the entire proposed annexation area receives timely emergency services response.

In summary, City of Red Deer Emergency Services stations, combined with modern emergency vehicles and equipment, and staffed with full-time, cross-trained firemedics will be able to provide timely, first-rate fire, hazmat, rescue, and ambulance services to the proposed area.

7.7 Public Works

The City is working with the County to ascertain the current level of service provided by the County for such things as road grading and snow plowing within the proposed annexation areas. Once this is completed the City will formulate a service plan that will strive to provide a level of service at or above that currently provided by the County. It is anticipated that service levels in the proposed annexation areas will vary according to the nature of the development in the area.



PHASE 1 ANNEXATION PROPOSAL

Legend

- Existing City Boundary
- Proposed Annexed Lands

PRESSURE ZONES

- Water Treatment Plant
- East Hill
- South
- Greater Easthill
- Burnt Lake

EXISTING WATER SYSTEM

- Water Treatment Plants
- Water Treatment Plants
- Reservoir & Pump Station
- Pump Station

PROPOSED WATER SYSTEM

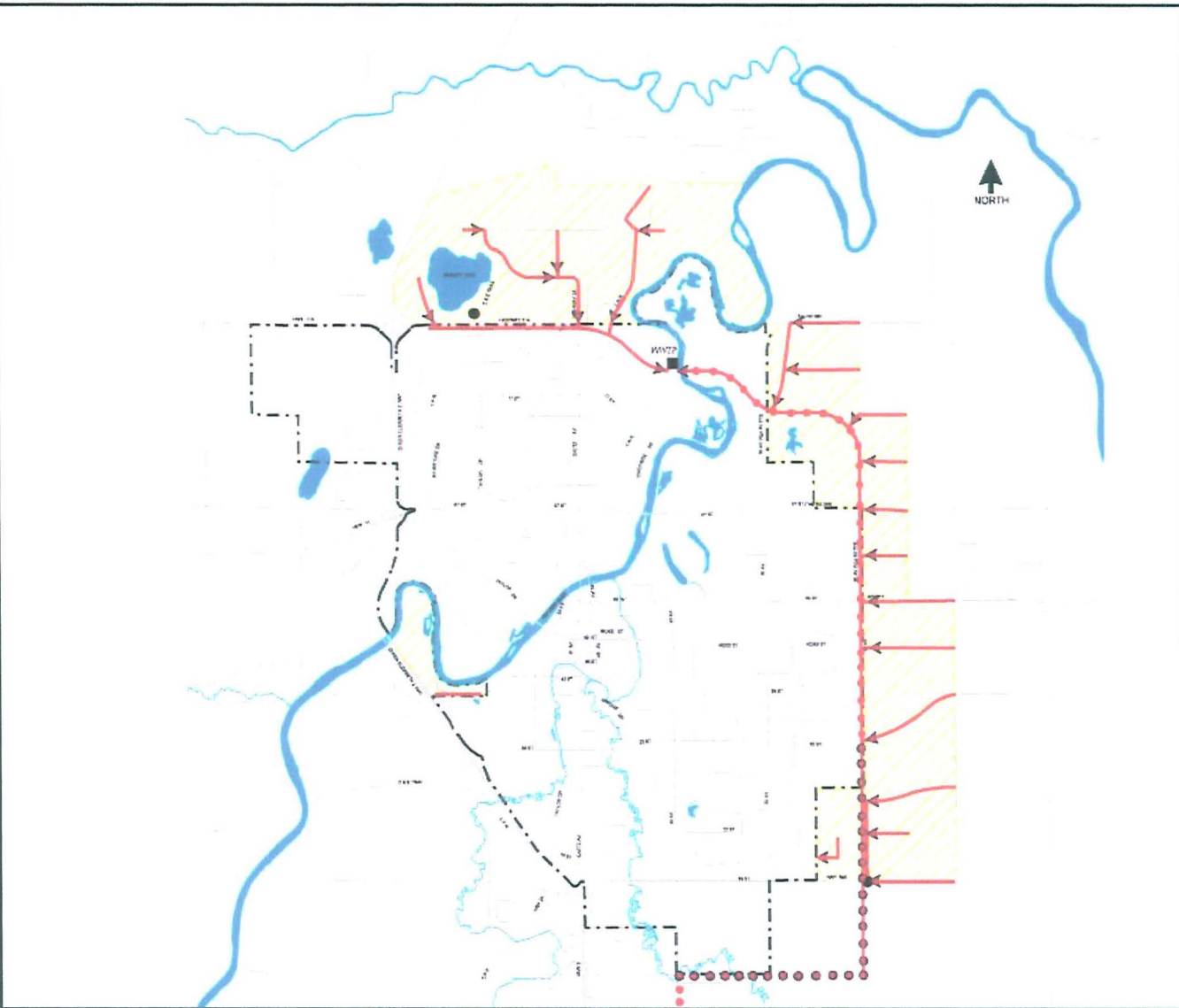
- Water Trunks
- NRDRWSC Regional Supply Line
- Reservoir & Booster Station

FIGURE 7.1
WATER
SERVICING
CONCEPT

JANUARY 18, 2008

SCALE: 1" = 20,000'

THE CITY OF
Red Deer
ENGINEERING SERVICES



PHASE 1 ANNEXATION PROPOSAL

Legend

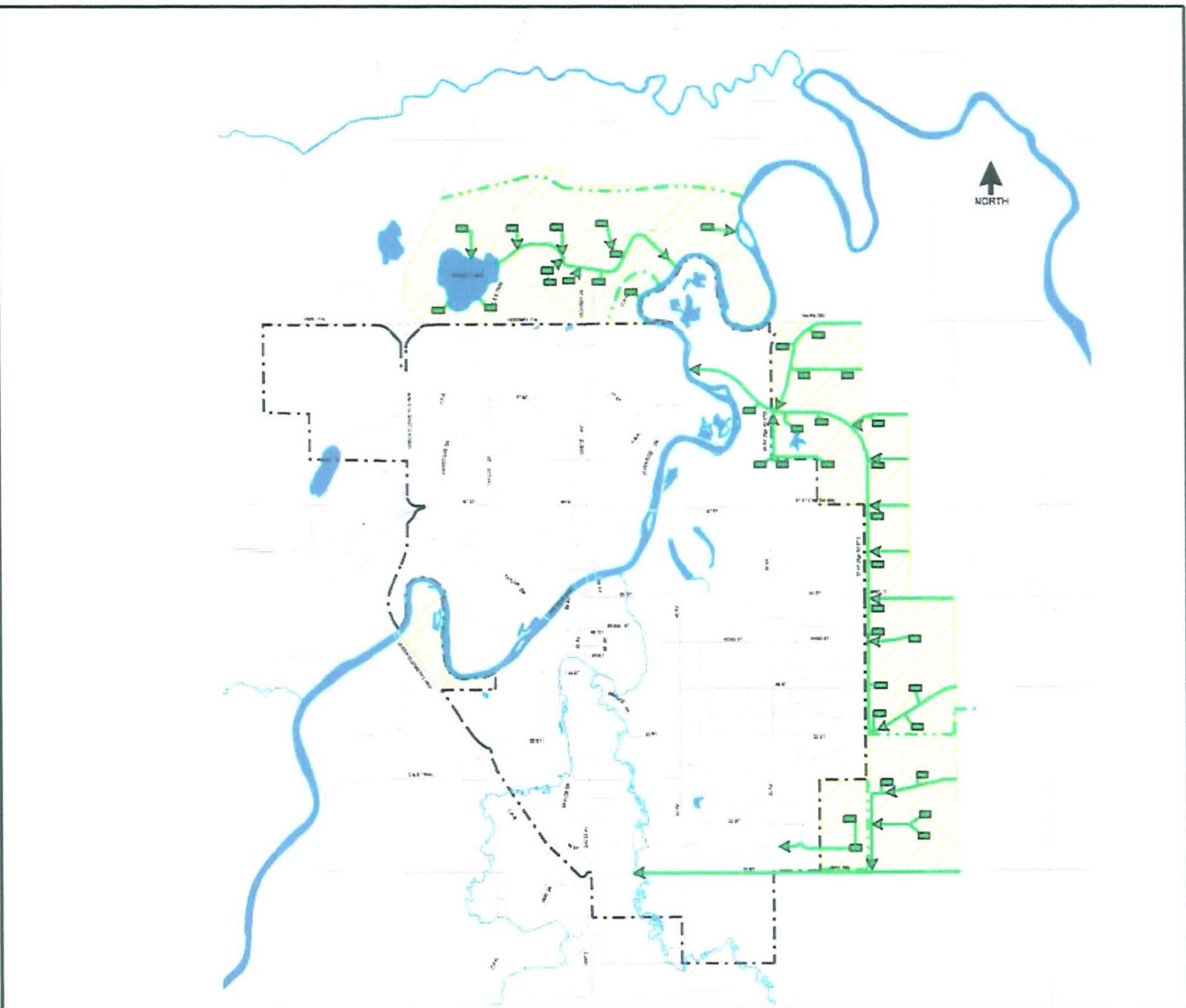
- Existing City Boundary
- Proposed Annexed Lands
- Proposed Sanitary Trunks
- Force Main
- Proposed South Regional WW Commission
- Proposed Combined Regional and City Sanitary Trunks
- Proposed Lift Station

FIGURE 7.2
SANITARY
SERVICING
CONCEPT

JANUARY 18, 2008

SCALE 1:70,000

THE CITY OF
Red Deer
ENGINEERING SERVICES



PHASE 1 ANNEXATION PROPOSAL

Legend

- Existing City Boundary
- Proposed Annexed Lands
- Proposed Drainage Boundary
- Proposed Storm Trunks
- Proposed Storm Ponds

FIGURE 7.3
STORM
SERVICING
CONCEPT

JANUARY 18, 2008

SCALE 1:10,000

THE CITY OF
Red Deer
ENGINEERING SERVICES

PHASE 1 ANNEXATION PROPOSAL

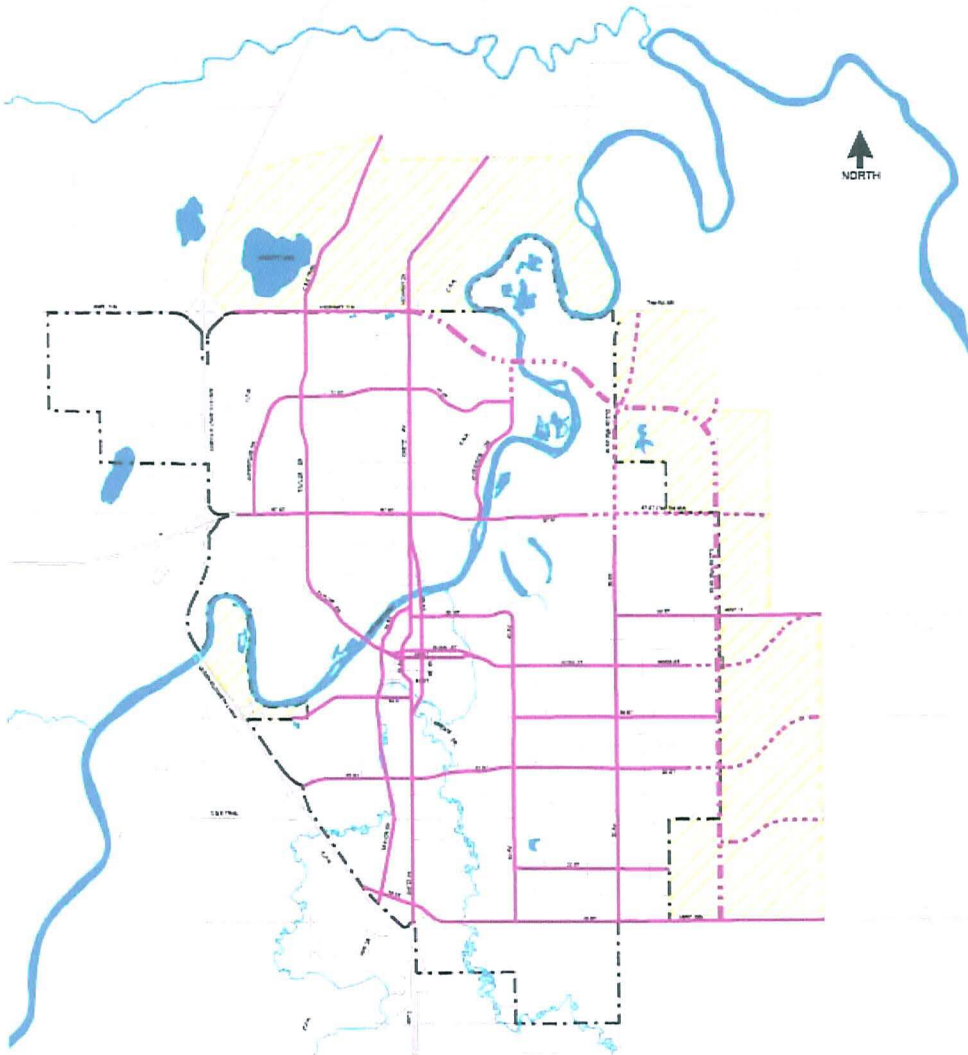
Legend

- • — Existing City Boundary
- Proposed Annexed Lands
- Existing Major Road Connections
- Proposed Northland Drive & 20 Ave
- Proposed Roads

FIGURE 7.4
TRANSPORTATION
CONCEPT

JANUARY 18, 2020

SCALE: 1/12,000



8.0 Proposed Tax and Assessment Arrangements

The City proposes that City tax rates apply to all properties for the tax year following the year of annexation.

8.1 Residential

In order to provide a transition to the City tax rate it is proposed that, if the County mill rate is less than the City mill rate in the year that annexation takes effect, all properties taxed at residential mill rates receive a one time non-refundable tax credit.

To calculate the credit, The City will establish the difference between the City and County mill rates in the year that annexation becomes effective. If the County mill rate is less than the City mill rate, the difference between the two mill rates will be applied to the assessed value as completed by the County for purposes of taxation in the effective year of annexation. This difference will be multiplied by ten. Therefore this credit is provided in lieu of maintaining the lower of the two mill rates for a ten year period.

The calculation will be the basis for a one time, non-refundable credit that will be applied to the City property tax account by March 31, 2010. The credit would be applied to the first City tax bill and all subsequent tax bills until the credit is exhausted. The credit attaches to the property and has no cash value.

If a property is subdivided, any remaining credit balance would be divided in the same manner as that of outstanding tax balances.

8.2 Agricultural

The City proposes that agricultural related properties continue to receive the following exemptions as set out in provincial legislation (Matters Relating to Assessment and Taxation Regulation, Part 5, Section 22) as if they had remained in a County, for a period of 25 years following annexation.

For farm operations, as defined in the Regulation, farm buildings would be exempt from taxation, primary residences associated with farming would have an exemption of up to \$61,540 of assessed value, and each additional residence associated with farming, which would have an exemption up to \$30,770 of assessed value.

The City proposes to move farmland to City mill rates upon annexation. The City also proposes to adjust the City farmland mill rate to closely reflect the County's farmland mill rate which will ensure taxes remain relatively close to those paid in the County.

The City proposes that these agricultural exemptions remain in effect for 25 years after annexation unless any of the following occurs:

- Subdivision or separation of title to create a parcel of less than 16 hectares (40 acres), or
- A parcel, at the request of, or on behalf of, the landowner(s) or a purchaser, is redesignated (rezoned) under The City's Land Use Bylaw to a non-agricultural land use district

Changes in legislation to *Matters Relating to Assessment and Taxation Regulation* will be applied to annexed property.

9.0 Proposed Compensation Arrangements

The City and County are completing an annexation compensation study, and the results of the study will form the basis for annexation compensation. In the event an agreement is unable to be reached on the issue of compensation, Policy 3.6.3(7) of the IDP states that the Board will determine the compensation for this annexation.

10.0 Proposed Annexation Order Conditions

The City of Red Deer respectfully requests annexation of the identified lands in conjunction with and subject to the following requirements / conditions:

Condition Regarding Effective Date of Annexation

- 10.1 The City of Red Deer respectfully requests that effective September 1, 2009 the lands described in Section 3 and shown on Map 1 be separated from Red Deer County and annexed to the City of Red Deer.

Conditions Regarding Assessment and Taxation in General

- 10.2 Taxes payable in 2009 in respect of the assessable land and any improvements to it are to be paid to and retained by Red Deer County.
- 10.3 Any taxes owing to Red Deer County at the end of August 31, 2009 in respect of the annexed land be transferred to and become payable to the City of Red Deer together with any lawful penalties and costs levied in respect of those taxes, and the City of Red Deer upon collecting those taxes, penalties and costs must pay them to Red Deer County.

Amounts due to the County and transferred to the City in respect of manufactured homes will remain in the City's collection process for a period of one year from the original date of invoice by the County after which time they will be written off as uncollectable.

- 10.4 The City of Red Deer shall be responsible for the 2009 assessment roll / 2010 tax year.

Conditions Regarding Assessment and Taxation of Annexed Farm Land

- 10.5 For taxation purposes in 2010 and in subsequent years until December 31, 2034, the annexed farm land, farm residences and farm buildings
- a. are to be assessed by the standards applicable as if that property were located in a county or municipal district, but valuations must be determined for that property by the assessor for the City of Red Deer, and

- b. continue to receive the following exemptions as set out in provincial legislation (*Matters Relating to Assessment and Taxation Regulation*, Part 5, Section 22). For farm operations, as defined in the Regulation, farm buildings would be exempt from taxation, primary residences associated with farming would have an exemption of up to \$61,540 of assessed value, and each additional residence associated with farming, which would have an exemption up to \$30,770 of assessed value.
 - c. must be taxed by the City of Red Deer in respect of each assessment class that applies to that property using the tax rates established by the City of Red Deer.
- 10.6 These conditions shall apply up to and including December 31, 2034 unless any of the following occur:
- a. subdivision or separation of title to create a parcel of less than 16 hectares (40 acres), or
 - b. a parcel, at the request of, or on behalf of the land owner(s) or a purchaser, is redesignated (rezoned) under the City of Red Deer Land Use Bylaw to another designation other than agricultural

Section 10.5 ceases to apply at the end of that taxation year in respect of that portion of the annexed farm land and the assessable improvements to it.

Changes to *Matters Relating to Assessment and Taxation Regulation* will be applied to annexed property.

- 10.7 After section 10.5 ceases to apply to a portion of the annexed farm land in a taxation year, that portion of the annexed farm land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in that year in the same manner as other property of the same assessment class in the City of Red Deer is assessed and taxed.

Conditions Regarding Assessment and Taxation of Annexed Residential Land and Improvements

- 10.8 In 2010 and subsequent years the annexed residential land and improvements must be taxed by the City of Red Deer in respect of each assessment class that applies to that property using the tax rates established by the City of Red Deer, and

- 10.9 The City will, if the County mill rate is less than the City mill rate in the year annexation takes effect, provide all properties taxed at residential mill rates a one-time, non-refundable tax credit.

To calculate the credit, The City will establish the difference between the City and County mill rates in the year that annexation is effective. The difference between the two mill rates will be applied to the assessed value as completed by the County for purposes of taxation in the year of annexation. This will be multiplied by ten.

The calculation will be the basis for a one-time, non-refundable credit that will be applied to the City property tax account by March 31, 2010. The credit would be applied to the first City tax bill and all subsequent tax bills until the credit is exhausted. The credit attaches to the property but has no cash value.

If a property is subdivided, any remaining credit balance would be divided in the same manner as that of outstanding tax balances.

Condition Regarding Assessment and Taxation of Industrial and Commercial Land and Improvements

- 10.10 For taxation purposes in 2010 and in subsequent years the annexed industrial lands and commercial lands and the assessable improvements to that land are to be assessed and taxed for the purposes of property taxes in the same manner as other property of the same assessment classes in the City of Red Deer are assessed and taxed.

Condition Regarding Supplementary Assessment and Taxation

- 10.11 Notwithstanding anything in the above proposed requirements or conditions, on and after January 1, 2010, the annexed land is to be subject to the supplementary assessment and supplementary tax bylaws of the City of Red Deer.

Condition Regarding Property Assessment Appeals

- 10.12 Red Deer County shall be responsible for all property assessment appeals related to the 2008 assessment roll.

11.0 Regarding Compensation to Red Deer County

- 11.1 The City of Red Deer will provide compensation to Red Deer County as follows:

The City and County are completing an annexation compensation study, and the results of the study will form the basis for annexation compensation. In the event an agreement is unable to be reached on the issue of compensation, Policy 3.6.3(7) of the IDP states that the Board will determine the compensation for this annexation.

12.0 Conclusion

The proposed annexation will enable the City of Red Deer to pursue long term balanced growth in areas that both the City of Red Deer and Red Deer County have agreed upon within the *Red Deer County & City of Red Deer Intermunicipal Development Plan (July 5, 2007)*. Accordingly, the City of Red Deer respectfully requests annexation as detailed within this report.

13.0 Appendix

Attachments

1. City and County endorsement of the Negotiation / Application Report (as per MGA)
2. Letter / Contact Information Package sent to Landowners for September 2007 meetings.
3. Summary of Comments / Concerns / Input from Landowners at September openhouses and City Responses
4. Letter / Contact Information Package Sent to Landowners / Stakeholders for December 4, 2007 meeting.
5. Copy of Newspaper Ad for December 4, 2007 Meeting
6. Public Service Announcement for December 4, 2007 Public / Landowner Open House
7. Report on December 4, 2007 Public / Landowner Meeting
8. Letter and Information Package Sent with Consent Forms to Landowners
9. Letter and Information Package Sent with Consent Forms to Mines & Mineral Owners
10. Returned Consent Forms
11. Parcel Information Tables and Copies of Titles
12. Red Deer County & City of Red Deer Intermunicipal Development Plan
13. Compensation Study (when completed)

ATTACHMENT #1

ATTACHMENT #2

**September Open Houses
Letter and Information Packages Sent to Landowners**

Landowner Letter

Dear Landowner:

August 22, 2007

**RE: Landowner Open House Meetings for Proposed City of
Red Deer Annexation**

Hello. My name is Charity Dyke. I am the communications co-coordinator for the Red Deer 300,000 project which manages City Growth.

You may be aware that The City of Red Deer has experienced significant growth over the last few years. In order to accommodate this growth, and in keeping with the recently adopted Red Deer County and City of Red Deer Intermunicipal Development plan (IDP), the City has submitted a preliminary application for annexation for the three areas as identified on the attached map.

As part of the annexation application, The City would like to know if you have any questions or concerns about your property being annexed to the City. We are holding an open house so you can meet key City Staff and ask any questions you might have about the annexation process.

Accordingly, you are invited to attend the open house that is focused on the area in which you are a landowner. If you are unable to attend that meeting, you can attend an alternate meeting listed:

East Annexation Area

Date: September 5, 2007
Time: 3:00 PM to 8:00 PM
Location: Deer Park Alliance Church (Soul Café – East Doors)
2960-39 Street

West Annexation Area

Date: September 12, 2007
Time: 3:00 PM to 8:00 PM
Location: Heritage Ranch (Blue Room)

North Annexation Area

Date: September 13, 2007
Time: 3:00 PM to 8:00 PM
Location: Central Park Community Association Hall
In Central Park, off township road 391

If you have any questions or comments, please feel free to contact me by email at futuredirections@reddeer.ca or by phone at (403) 309-8598.

Enclosed is a map of the proposed annexation area as well as some background information on annexation.

Sincerely,

Charity Dyke
Communications Coordinator
The City of Red Deer

Information Package

What is annexation?

Annexation is when the boundary of a municipality changes. Annexation does not mean there is a change in ownership of the land, simply a change in which municipality has responsibility for that land area.

In terms of The City of Red Deer, annexation would involve changing the border of The City to accommodate land for growth. This means that some areas located within County jurisdiction would be brought under City jurisdiction.

Are annexation and expropriation similar?

No. Expropriation involves a municipality taking over ownership of private land and using it for a major project such as roads, rail line, or major facilities. Annexation, on the other hand, does **not** involve a change in land ownership; it only means a change in municipal boundaries.

What is the annexation process?

The Municipal Government Board (MGB) outlines the process and ultimately makes a recommendation on the annexation. The process begins when one municipality submits a proposal to another municipality to annex some land. Public consultation is then held with the affected land owners.

Once this is completed, the annexing municipality will submit a report to the MGB and they will decide if a public hearing is required. If it is required, the timing of the hearing is based on the Board's schedule as they manage hearings related to annexation and other issues across the province.

Following a potential hearing, a decision will be taken based on several factors including how quickly land is being used for development, how quickly land is depleting within the municipal boundaries, and the municipality's ability to service the land.

What is the rationale for The City's growth?

Alberta's dynamic economy is causing Red Deer and the region to grow. It is important to plan now for the future to provide clarity and certainty for growth. In the fall of 2006, The City published revised population projections estimating Red Deer could grow to between 136,000 and 185,000 people in the next twenty-five years. Using this information it was estimated in the *Future Directions Growth Study* that Red Deer could reach a population of 300,000 in 45 to 75 years from now.

Using these projections, The City outlined growth areas in the Intermunicipal Development Plan that will accommodate the estimated population growth. Part of The City's continued planning for this growth is the necessity to annex the necessary lands to accommodate future residential, industrial and commercial development.

ATTACHMENT #3**Summary of Comments - Landowner Open Houses****September 5, 12 & 13, 2007**

Three separate open houses were scheduled for landowners in the annexation area. An open house was held in each of the land areas included in the application – North, East and West (Riverview Park). The open houses were held on September 5, 12 & 13, 2007. The purpose of these open houses was to allow landowners the opportunity to meet with City staff for one on one discussion, ask questions or learn more about the City's annexation proposal. The second purpose was to solicit concerns and feedback from landowners about the major issues relating to the application.

These open houses were scheduled in advance of a general public meeting to which landowners were also invited, giving us more time to prepare informed positions prior to the second open house. Landowners received a letter mailed to the address on title inviting them to one of the open houses. Included with the invitation was an overview document that addressed the annexation process and the rationale for City growth.

Approximately 90 people attended the three open houses, as noted on the sign-in-sheet. Personnel from City of Red Deer and Parkland Community Planning Services staffed the open house. The open house ran from 3:00 until 8:00 p.m. on each of the mentioned days.

Sixteen comment sheets were returned and the comments and questions related to the following:

1. What impact will annexation have on taxation?
2. What servicing options will there be and what will the timeline be?
3. What will happen to the current land use that is on our land after annexation?
4. How soon will development occur?
5. How will the roads be maintained or plowed?
6. What is the benefit of coming into the city?

As mentioned above, these comments were used to form a comprehensive Question & Answer document that was then sent out to all landowners and posted on the City website prior to the next open house. This document was issued prior to the December 4 open house.

ATTACHMENT #4**Letter and Information Package****December 4, 2007 General Public / Landowners Meeting**

Letter

Dear Landowner:

November 9, 2007

**RE: Open House Meeting for Proposed City of Red Deer
Annexation**

Hello. My name is Charity Dyke. I am the communications coordinator for the Red Deer 300,000 project which manages City Growth. I may have met some of you at the September open houses we held about annexation. I am sending you this letter to ask you to mark December 4 on your calendars as the next open house for the proposed annexation.

As a follow up to the September meetings, The City is hosting another landowner and public open house. At the open house we will be holding two short presentations to explain the annexation application. The two presentations will be the same so please attend the one that better suits your schedule. After the presentation, City staff will be available to answer any questions you might have.

Based on the comments received from the open houses in September, The City has been developing information about taxation, utilities and services. This information is currently being completed and will be mailed to you on November 20. You will also have the opportunity to pick up this information at the open house on December 4.

Date: Tuesday, December 4, 2007

Time: 3 to 8 p.m.

Presentations: 4:30 & 7 p.m.

Location: Holiday Inn
(David Thompson Ballroom West)
6500 - 67 Street, Red Deer

If you have any questions or comments, please feel free to contact me by email at futuredirections@reddeer.ca or by phone at (403) 309-8598.

Sincerely,

Charity Dyke
Communications Coordinator
The City of Red Deer

Information Package

Phase 1 Annexation Open House December 4, 2007

The City of Red Deer is proposing to annex approximately 47 quarter sections of land (see attached maps). This proposed annexation is being called 'Phase I Annexation'. The following document reflects some of the most commonly asked questions about Phase I Annexation.

If you require more information, have questions or would like a comment sheet because you can't attend the December 4 open house, email futuredirections@reddeer.ca or call Charity Dyke, Communications Coordinator, at 403-309-8598.

Annexation – What is it?

What is annexation?

Annexation is when the boundary of a municipality changes. Annexation does not mean there is a change in ownership of the land, simply a change in which municipality has responsibility for that land area. This means that the 47 quarter sections of land, proposed for annexation, that is currently within County jurisdiction will be brought under City jurisdiction.

Are annexation and expropriation similar?

No. Expropriation involves a municipality taking over ownership of private land and using it for major projects such as roads or water, sewer or utility infrastructure. Annexation, on the other hand, does not involve a change in land ownership; it only means a change in municipal boundaries and jurisdiction.

What is the annexation process?

The Municipal Government Board (MGB) outlines the process and ultimately makes a recommendation to the Province on the annexation. The process begins when one municipality submits a "Notice of Intent to Annex" to the MGB. The municipality or The City in this case, must then consult with affected landowners, the public and other stakeholders. The City must also work with the municipality it wishes to annex land from which is Red Deer County in this case.

Once this is completed, the annexing municipality will submit a report to the MGB who then decides if a public hearing is required. If a public hearing is required, individuals are allowed to appear before the MGB to make comments.

The Board then prepares a report for the Minister of Municipal Affairs and Housing to consider and a decision will be made by the Province after considering the Board's report.

Annexation – When is it happening?

The following are the anticipated timelines for Phase I Annexation:

July 2007

- Notice of Intent to Annex was filed July 18, 2007

September 2007

- Open houses were held with landowners September 5, 11, and 12
- City collected and considered feedback

December 4, 2007

- Second open house held with public and landowners to respond to feedback and discuss the proposed annexation

February 2008

- Submit annexation application to the Municipal Government Board

Spring/Summer 2008

- If deemed necessary by the Municipal Government Board, they will schedule, publically advertise and hold a public hearing

Late 2008

- Provincial Government will make a decision on the annexation application

What is the rationale for annexation?

The Intermunicipal Development Plan, adopted by The City and Red Deer County on July 5, 2007 encourages The City to annex the entire City Growth Area within ten years. This Phase I Annexation is part of that process. The areas annexed will be used to accommodate future residential, industrial and commercial development. Recent estimates suggest Red Deer could reach a population of 300,000 in 45 to 75 years from now.

The Intermunicipal Development Plan and more information about The City's growth project; Future Directions: Red Deer 300,000 can be found at www.reddeer.ca under Keeping You Informed.

Taxation

How will we be taxed once we are annexed?

The City has worked hard to develop a taxation formula that recognizes the unique circumstances of including more rural properties into an urban centre. The following is the recommendation for the Phase I Annexation:

Residential

- In order to provide a transition to the city tax rate, residential property owners will receive the difference between The City and County tax rate, in the year of annexation, based on a ten year period as a one time credit applied to your City property tax account. What this means is if there is a \$400.00 difference in taxes between the City and County in the year the property is annexed, you would receive ten times that amount or \$4000.00 as a credit on your City tax account. This credit would be applied to your first City tax bill and all subsequent bills until the credit is exhausted.

Agricultural

- Agricultural related properties will continue to receive their present exemptions for a period of 25 years (unless legislation changes). This includes farm buildings which would be exempt from taxation and primary residences associated with farming would have an exemption up to \$61,540 of assessed value and each additional residence associated with farming would have an exemption up to \$30,770 of assessed value.
- The City will adjust the farmland mill-rate to closely reflect the County's rate which in effect will ensure taxes remain relative to those paid in the County.
- These agricultural exemptions would remain in effect for 25 years unless any of the following occurs:
 - Subdivision or separation of title of less than 16 hectares (40 acres)
 - At the request of, or on behalf of, the landowners or a purchaser the property is re-zoned under The City's Land Use Bylaw to another designation other than agricultural
 - Changes in legislation are enacted by the provincial government

If any of these occur, you may lose your allowable exemptions on farm buildings and residences.

Industrial and Commercial

- The City does not tax machinery and equipment as is done in the County. There will be no additional concessions for industrial or commercial properties.

City tax rates will apply to all properties upon annexation. Property values will be assessed based on the same legislative standards as used by Red Deer County. The standard is market value. Market value between the City and County may differ; properties generally enjoy higher market value the nearer they are to an urban center or anticipated development. Because of these factors, some properties may see an impact on their market value and therefore their overall property assessment and taxes.

City Infrastructure & Utility Services

Can we or will we be required to hook up to City water and sewer services?

Water and sewer services become available when development or urbanization occurs in an area. Once that occurs, the ability to benefit from City services is done through a Local Improvement Bylaw.

A local improvement can be initiated by the municipality or by a petition from residents. A petition is an official request to City Council and requires signatures from two thirds of the area residents. Residents can also petition against a local improvement initiated by the municipality by getting two thirds of the residents to agree.

If a local improvement bylaw is passed, residents in the area would be required to pay for all costs to bring the infrastructure to the property line. This means each individual homeowner would be responsible for paying a portion of the costs. Residents can choose to either pay in one lump sum or in payments added to their tax bill over a number of years, typically 10 to 20. The cost of the connection from property line to a home would be the responsibility of the homeowner.

The City's Utility Bylaw does state that if services are available residents are required to connect to City services within a specified time period. The current City Utility Bylaw can be found at www.reddeer.ca under Connecting with Your City.

Other City Services

Road Grading and Snow Plowing?

The City is currently working with the County to determine the current road grading and snow plowing standards in each of the areas that are proposed to be annexed with the objective of offering a similar service. The City needs this information to determine an appropriate maintenance schedule. This schedule will be detailed at the December 4 Open House. This information will also be available after the December 4 Open House by contacting futuredirections@reddeer.ca or calling Charity Dyke at 403-309-8598.

Policing Services

The City of Red Deer provides police services for any area within its boundary. This would mean that police service by The City RCMP detachment would now extend to the annexed areas.

Emergency Services

The City of Red Deer already provides Advanced Life Support ambulance service in the area. This would continue. After annexation, The City of Red Deer would also provide fire service to the annexed areas. Red Deer's full-time firemedics are on-duty and available to respond 24 hours a day.

Environmental Services

The City of Red Deer will provide the following services once annexation occurs. Full details of how these services will be provided in your area will be communicated if the proposed annexation is granted by the MGB.

- Solid waste collection
- Yard waste collection from mid April to late October
- Recyclables collection
- Access to the Waste Management Facility which includes a household hazardous waste facility

Recreational and Library Facilities

As a City resident, you have full access to all of our City recreation and culture facilities. You can also purchase a membership to Red Deer Public Library at the resident rate of \$10, rather than the \$40 non-resident rate. Children and Teen library cards are free.

Transit Services

The Red Deer Transit Action Bus will offer services to those with disabilities and limited transportation needs, through a registered user service, immediately upon annexation. Regular transit services will extend into newly annexed areas as development warrants.

Land Uses after Annexation

Will land uses (zoning) of our property change after annexation?

When the proposed annexation is approved, The City automatically inherits the County's statutory plans, zoning, and any other bylaws or regulations that apply specifically to the land in the annexed area. Annexation will not impact the present use of your land. After annexation, any future changes to land uses proposed by The City will have to go through a statutory public consultation process.

ATTACHMENT #5

Newspaper Ad

December 4, 2007 General Public/ Landowner Open House

Open House Annexation

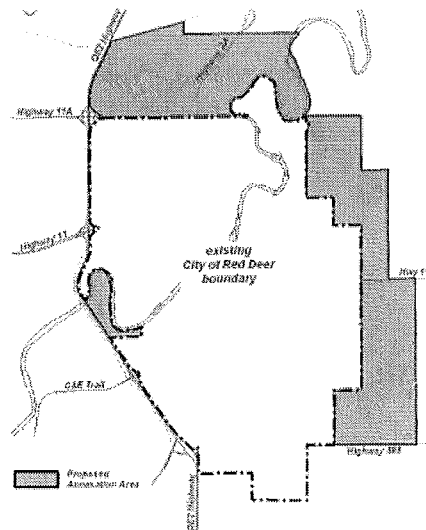
The City of Red Deer submitted a preliminary application for the annexation of three areas of land that are currently within Red Deer County. This application is in keeping with the recently adopted Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP).

The City will host an open house for landowners and the public. The open house will offer individuals the opportunity to hear a short presentation, view information displays and ask City staff questions about the annexation.

Date: Tuesday, December 4, 2007
Time: 3 to 8 p.m.
Presentations: 4:30 & 7 p.m.
Location: Holiday Inn
 (David Thompson Ballroom West)
 6500 - 67 Street, Red Deer

There will be two short presentations at the above mentioned times to explain the proposed application.

If you have any questions or comments, please contact futuredirections@reddeer.ca or Charity Dyke at (403) 309-8598. Further information can be found on www.reddeer.ca under Phase I Annexation.



ATTACHMENT #6**PSA for December 4 General Public / Landowner Open House**

November 27, 2007

Annexation Open House

(Red Deer, Alberta) – The City of Red Deer has submitted a Notice of Intent to Annex to the Municipal Government Board. This application covers 47 quarter sections over three areas of land that are currently within Red Deer County, and is in keeping with the recently adopted Red Deer County and City of Red Deer Intermunicipal Development Plan.

The City is hosting an open house for landowners and the public. The open house will offer individuals the opportunity to hear a short presentation, view information displays and ask City staff questions about the annexation.

Date: Tuesday, December 4, 2007

Time: 3 to 8 p.m.

Presentations: 4:30 & 7 p.m.

Location: Holiday Inn

(David Thompson Ballroom West)

6500 - 67 Street, Red Deer

There will be two short presentations at the above mentioned times to explain the proposed application.

Further information and a map can be found on www.reddeer.ca under Phase I Annexation.

Media Inquiries, please contact:

Charity Dyke

Communications Coordinator

The City of Red Deer

403.309.8598

ATTACHMENT #7

Report on December 4, 2007 General Public/Landowner Meeting

A public meeting and presentation was held on December 4, 2007 at The Holiday Inn on 67 Street. The purpose of this meeting was to allow members of the public the opportunity to learn more about The City's annexation proposal, ask questions, and discuss the proposal with City staff. The meeting was advertised in the Red Deer Advocate, Red Deer Express and Red Deer County News. As well, the meeting was posted on The City of Red Deer Web page. Landowners were invited to attend the meeting directly through a letter mailed to the address on the land title. Approximately 150 people, including representatives of City Council, attended the meeting, as noted on the sign-in-sheet. Personnel from City of Red Deer and Parkland Community Planning Services were in attendance. Two presentations were made and the open house was from 3 pm to 8 pm.

Tables were set up throughout the room that dealt with general inquiries as well as tables specific to the concerns raised by landowners in the September open houses.

The comments and questions discussed during the presentation covered several issues including taxation, servicing, land use, development, and the timing of annexation. Fifteen comment sheets were received at the open house or following the open house. Generally, the following comments were raised:

ISSUE	RESPONSE
What impact will annexation have on taxation?	<p>The City has worked hard to develop a taxation formula that recognizes the unique circumstances of including more rural properties into an urban centre.</p> <p>The full taxation agreement for residential, agricultural, industrial and commercial properties was provided at the December 4 open house, mailed to landowners and posted on the City website. The complete details as provided to the public are in Attachment #4.</p>
Will I still be able to have the same land use on my property after annexation?	<p>When the proposed annexation is approved, The City automatically inherits the County's statutory plans, zoning, and any other bylaws or regulations that apply specifically to the land in the annexed area.</p> <p>Annexation will not impact the present use of your land. After annexation, any future changes to land uses proposed by The City will have to go through a statutory public consultation process.</p>
Will I have access to the same City services such as garbage collection and recycling?	<p>The City of Red Deer will provide the following services once annexation occurs. Full details of how these services will be provided in your area will be communicated if the proposed annexation is granted by the MGB.</p>

	<ul style="list-style-type: none"> • Solid waste collection • Yard waste collection from mid April to late October • Recyclables collection • Access to the Waste Management Facility which includes a household hazardous waste facility
How will regulatory bylaws be applied in the annexed areas that are more rural in nature?	<p>Upon annexation all the City's other bylaws become applicable. This includes noise and nuisance bylaws, the community standards bylaw, and traffic bylaws, to name a few. These regulatory bylaws would apply to all properties in the annexed area. Upon annexation the City will provide landowners with more information on applicable bylaws and who to contact if they have questions.</p> <p>The most common City bylaws can be viewed at www.reddeer.ca under Connecting with Your City.</p>
How will roads be maintained?	<p>The City is currently working with the County to determine the current road grading and snow plowing standards in each of the areas that are proposed to be annexed with the objective of offering a similar service. The City needs this information to determine an appropriate maintenance schedule. This schedule will be detailed at the December 4 Open House. This information will also be available after the December 4 Open House by contacting futuredirections@reddeer.ca or calling Charity Dyke at 403-309-8598.</p>
Will we have access to water and sewer services?	<p>Water and sewer services become available when development or urbanization occurs in an area. Once that occurs, the ability to benefit from City services is done through a Local Improvement Bylaw.</p> <p>The general public was provided details on the process of a local improvement and was directed to the City's utility bylaw on the website. The full details as provided to the public are available in Attachment #4.</p>
When is it anticipated that annexation will occur?	<p>The Municipal Government Board (MGB) outlines the process and ultimately makes a recommendation to the Province on the annexation.</p> <p>The general public was provided with a detailed timeline regarding the annexation process. The full details as provided to the public are available in Attachment #4.</p>

ATTACHMENT #8

Letter and Information Package Sent with Consent Forms to Landowners

An introduction letter and information package with final positions on issues from The City was sent to landowners on January 31, 2008. The package was mailed to landowners at their legal title address. It asked landowners to review the materials and fill out the consent form and mail it back to The City.

Letter

Dear Landowner:

This package is in relation to the Phase I Annexation Application that will be submitted by The City of Red Deer at the end of February, 2008. In addition to consulting with landowners in September and December 2007, we are sending you a revised Q& A document that provides additional information about the annexation. This document was provided to landowners at the December open house and was mailed to landowner addresses at the same time. However, since that time we have added more information or in some cases revised information. To help you identify which information is changed, review the following list:

1. Residential Taxation: The formula for residential tax compensation **has not** changed from the original document but an example of how you might calculate your one time tax credit has been provided.
2. Information has been added to the taxation section about supplementary taxation and market value.
3. Addressing: As we are still researching internally and working with Canada Post, the information on addressing has been revised.

Also included in this package is a map of the proposed annexation area and a consent letter to be completed by the landowner. The consent letter will accompany the annexation application sent to the Municipal Government Board by The City. Please complete and return this consent letter by February 15, 2008 to the following address:

Orlando Toews
Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5
Phone: 403-343-3394
Fax: 403-346-1570
Email: orland.toews@pcps.ab.ca

If you have any further questions, please do not hesitate to contact me.

Charity Dyke
Communications Coordinator, Future Directions
403-309-8598
futuredirections@reddeer.ca

Information Package

Phase I Annexation

The City of Red Deer is proposing to annex approximately 47 quarter sections of land (see attached map). This proposed annexation is being called 'Phase I Annexation'. The following document reflects some frequently asked questions and positions regarding services relating to Phase I Annexation.

Public consultation with landowners occurred during three open houses in September 2007 and one open house in December 2007. Now that the public consultation is completed, it is anticipated that The City will submit a completed application to the Municipal Government Board at the end of February 2008.

If you require more information or have questions, email futuredirections@reddeer.ca or call Charity Dyke, Communications Coordinator, at 403-309-8598.

Annexation – What is it?

What is annexation?

Annexation is when the boundary of a municipality changes. Annexation does not mean there is a change in ownership of the land, simply a change in which municipality has responsibility for that land area. This means that the 47 quarter sections of land, proposed for annexation, that is currently within County jurisdiction will be brought under City jurisdiction.

Are annexation and expropriation similar?

No. Expropriation involves a municipality taking over ownership of private land and using it for major projects such as roads or water, sewer or utility infrastructure. Annexation, on the other hand, does **not** involve a change in land ownership; it only means a change in municipal boundaries and jurisdiction.

What is the annexation process?

The Municipal Government Board (MGB) outlines the process and ultimately makes a recommendation to the Province on the annexation. The process begins when one municipality submits a "Notice of Intent to Annex" to the MGB. The municipality or The City in this case, must then consult with affected landowners, the public and other stakeholders. The City must also work with the municipality it wishes to annex land from which is Red Deer County in this case.

Once this is completed, the annexing municipality will submit a report to the MGB who then decides if a public hearing is required. If a public hearing is required, individuals are allowed to appear before the MGB to make comments. The Board then prepares a report for the Minister of Municipal Affairs and Housing to consider and a decision will be made by the Province after considering the Board's report.

Annexation – When is it happening?

The following are the anticipated timelines for Phase I Annexation:

July 2007

- Notice of Intent to Annex was filed July 18, 2007

September 2007

- Open houses were held with landowners September 5, 11, and 12
- City collected and considered feedback

December 4, 2007

- Second open house was held with public and landowners to respond to feedback and discuss the proposed annexation

February 2008

- Application will be submitted to the Municipal Government Board

Spring/Summer 2008

- If deemed necessary by the Municipal Government Board, they will schedule, publically advertise and hold a public hearing

Late 2008

- Provincial Government will make a decision on the annexation application

What is the rationale for annexation?

The Intermunicipal Development Plan, adopted by The City and Red Deer County on July 5, 2007 encourages The City to annex the entire City Growth Area within ten years. This Phase I Annexation is part of that process. The areas annexed will be used to accommodate future residential, industrial and commercial development. Recent estimates suggest Red Deer could reach a population of 300,000 in 45 to 75 years from now.

The Intermunicipal Development Plan and more information about The City's growth project; Future Directions: Red Deer 300,000 can be found at www.reddeer.ca under Keeping You Informed.

Taxation**How will we be taxed once we are annexed?**

The City has worked hard to develop a taxation formula that addresses including more rural properties into an urban centre. The following is the recommendation that will be put forward in the Phase I Annexation application:

Market Value

Upon annexation, The City will assess each property at market value. This assessment will form the basis for your yearly tax bill from The City. Market value is the most probable price that a property may sell for on the open market and is not necessarily the actual purchase price. Assessments for existing properties are calculated annually utilizing a July 1 legislated valuation date and reflect a December 31 physical condition date.

Supplementary Taxation

Supplementary tax relates to new homes and buildings, major renovations and additions, once they have been completed or occupied. Once the additional value of a new home, building or addition has been determined, a supplementary assessment and tax notice will be sent for the proportional taxes for the year based on the number of months occupied or complete. Although The City levies supplementary taxation it will not consider supplementary taxation in the year of annexation but rather, will begin levying any necessary supplementary tax in the calendar year following the effective date of annexation.

Summary: City tax rates will apply to all properties upon annexation. Property values will be assessed based on the same legislative standards as used by Red Deer County. The standard is market value. In our current market, properties have generally been experiencing a higher market value year on year. In addition, properties generally enjoy a higher market value the nearer they are to an urban center or anticipated development. Because of these factors, some properties may see an impact on their market value and therefore their overall property assessment and taxes.

Residential Tax Credit

In order to provide a transition to the city tax rate, residentially classified property owners will receive a tax credit. In order to calculate the credit, The City will establish the difference between The City and County mill rate in the year that annexation becomes effective. The difference between the two mill rates will be applied to the most recent assessed value of your City of Red Deer / Red Deer County

property completed by Red Deer County and lastly multiplied by ten. This calculation will be the basis for a one time credit that will be applied to your City property tax account. The credit would be applied to your first City tax bill and all subsequent bills until the credit is exhausted. See example below.

Residential Taxation Example: Outlined below is an example of how the credit will be calculated. For the purpose of the example, we are using the 2007 mill rates from Red Deer County and the City and an assessed property value of \$300,000.

Assessed Value of your property: When the City calculates your tax credit, we will use the most recent assessed value of your property completed by the County.

Mill Rates: The mill rates used for the calculation will be the current rates for whatever year the annexation becomes effective. Meaning, if your property had come into the jurisdiction of the City in 2007, the 2007 mill rates would be used.

Assessed value of your property: \$300,000 (A)
 Current mill rates for the year in which annexation occurs:
 City mill rate 0.0079309
 County mill rate 0.0065272

Difference between the mill rates 0.0014037 (B)

The most recent assessed value of your property by the County is then multiplied by the figure above. In this example we are using 2007 figures for mill rates and an assessed value of \$300,000. With these figures, your tax credit would be:

Assessed Value (A) Difference in mill rates (B) Equals

$\$300,000 \times 0.00140370 = \421.11

This amount is multiplied by ten to establish your one time tax credit.

$\$421.11 \times 10 = \4210.11

In this example, a tax credit of \$4210.11 would be applied against your total tax bill.

Agricultural

- Agricultural related properties will continue to receive the present exemptions as set out in provincial legislation or as it may be amended, for a period of 25 years. The present provincial legislation states that: farm buildings which would be exempt from taxation and primary residences associated with farming would have an exemption up to \$61,540 of assessed value and each additional residence associated with farming would have an exemption up to \$30,770 of assessed value.

- The City will adjust the farmland mill rate to closely reflect the County's rate which in effect will ensure taxes remain relative to those paid in the County.

- These agricultural exemptions would remain in effect for 25 years unless any of the following occurs:

- Subdivision or separation of title of less than 16 hectares (40 acres)
- At the request of, or on behalf of, the landowners or a purchaser the property is re-zoned under The City's Land Use Bylaw to another designation other than agricultural
- Changes in legislation are enacted by the provincial government

If any of these occur, you may lose your allowable exemptions on farm buildings and residences.

Industrial and Commercial

- No tax credit or other transitional assistance is proposed to be offered to industrially or commercially classified properties. However, The City does not tax machinery and equipment as is currently done in the County.

City Infrastructure & Utility Services

Can we or will we be required to hook up to City water and sewer services?

Water and sewer services become available when development or urbanization occurs in an area. Once that occurs, the ability to benefit from City services is done through a Local Improvement Bylaw.

A local improvement can be initiated by the municipality or by a petition from residents. A petition is an official request to City Council and requires signatures from two thirds of the area residents. Residents can also petition against a local improvement initiated by the municipality by getting two thirds of the residents to agree. If a local improvement bylaw is passed, residents in the area would be required to pay for all costs to bring the infrastructure to the property line. This means each individual homeowner would be responsible for paying a portion of the costs. Residents can choose to either pay in one lump sum or in payments added to their tax bill over a number of years, typically 10 to 20. The cost of the connection from property line to a home would be the responsibility of the homeowner.

The City's Utility Bylaw can be found at www.reddeer.ca under Connecting with Your City.

Other City Services

Road Grading and Snow Plowing?

The City continues to work with the County to determine the current road grading and snow plowing standards in each of the areas that are proposed to be annexed with the objective of offering a similar service. The City needs this information to determine an appropriate maintenance schedule.

Policing Services

The City of Red Deer provides police services for any area within its boundary. This would mean that police service by The City RCMP detachment would now extend to the annexed areas.

Emergency Services

The City of Red Deer already provides Advanced Life Support ambulance service in the area. This would continue. After annexation, The City of Red Deer would also provide fire service to the annexed areas. Red Deer's full-time firemedics are on-duty and available to respond 24 hours a day.

Environmental Services

The City of Red Deer will provide the following services once annexation occurs. Full details of how these services will be provided in your area will be communicated if the proposed annexation is granted by the MGB.

- Solid waste collection
- Yard waste collection from mid April to late October
- Recyclables collection
- Access to the Waste Management Facility which includes a household hazardous waste facility

Recreational and Library Facilities

As a City resident, you have full access to all of our City recreation and culture facilities. You can also purchase a membership to Red Deer Public Library at the resident rate of \$10, rather than the \$40 non-resident rate. Children and Teen library cards are free.

Transit Services

The Red Deer Transit Action Bus will offer services to those with disabilities and limited transportation needs, through a registered user service, immediately upon annexation. Regular transit services will extend into newly annexed areas as development warrants.

Land Uses after Annexation

Will land uses (zoning) of our property change after annexation?

When the proposed annexation is approved, The City automatically inherits the County's statutory plans, zoning, and any other bylaws or regulations that apply specifically to the land in the annexed area. Annexation will not impact the present use of your land. However, The City will work towards applying its own land uses to the areas once annexation is agreed. Any of these future changes will have to go through a statutory public consultation process.

Other Activities after Annexation

Bylaws

Upon annexation all the City's other bylaws become applicable. This includes noise and nuisance bylaws, the community standards bylaw, and traffic bylaws, to name a few. These regulatory bylaws would apply to all properties in the annexed area. Upon annexation the City will provide landowners with more information on applicable bylaws and who to contact if they have questions.

The most common City bylaws can be viewed at www.reddeer.ca under Connecting with Your City.

Existing Businesses

Businesses operate in a similar fashion in The City as they do in the County, therefore existing businesses can continue to operate after annexation but they will now be subject to City, instead of County, regulations for licensing, expansion, fire safety, etc.

New Construction

New construction will be required to meet all City bylaws once the land is annexed into the city. As well, any renovation or expansions to a building will be required to meet all City bylaws and building codes once the land is annexed. Of particular note: temporary buildings, which are commonly allowed in the County, are discretionary within The City of Red Deer.

In terms of process, once annexation occurs, all building, development, demolition, signage, electrical, mechanical and other types of permits must be acquired through The City of Red Deer. City permit rates and regulations will apply.

Addressing

The City is still assessing how addressing will be impacted upon annexation. If a requirement of a change from rural to civic addressing occurs, including a postal code change, you will receive advance notification from both The City and Canada Post. Urban civic addressing assists The City with service delivery and emergency response.

Schooling

Catholic Schools

My children currently attend a Catholic School. If annexation proceeds, will they have to change schools?

Annexation of the areas proposed by The City of Red Deer should not affect where Catholic students go to school. This is a regional board already serving the Phase I annexation area. The Board has their own process for determining school attendance areas.

Will busing be impacted?

There will be no impact to busing as a result of annexation. Changes may occur as a result of demographic changes in a given area.

Public Schools

If annexation proceeds, are we then in the jurisdiction of the Red Deer Public School District instead of the Chinooks Edge School Division?

Yes. Under the legislation the boundaries of Red Deer Public District are the same as The City of Red Deer boundaries. Students living on properties annexed into the city would then be eligible to attend Red Deer Public Schools. The city is divided into geographic attendance areas to determine which schools students will generally attend although students often attend a school of choice, subject to the availability of space or resources at that school.

Does that mean my children will have to change schools?

The Red Deer Public School District will have an obligation to enroll your children. However Chinook's Edge may choose to continue to enroll your children as a school of choice.

How will school busing be handled?

School busing will change if the city boundary changes. Once land is within the city boundary, the Red Deer Public School District will designate a school to serve each area. If an elementary student is more than 1.6 km away from the designated school the District will provide bus transportation (yellow school bus). If a middle school or high school student is more than 2.4 km away from their designated school, the Board will provide transportation services that may include utilizing City Transit. For more information on the public schools and transportation services please contact the Central Services at 403-343-1405.

ATTACHMENT #9

**Letter and Information Package Sent with Consent Form to
Mines & Minerals Owners**



COMMUNICATIONS & CORPORATE PLANNING

May 1, 2008

Dear Mines & Minerals Owner:

This letter and attachments concern the Phase I Annexation that The City is pursuing. It is anticipated the annexation application will be submitted to the Municipal Government Board (MGB) at the end of May 2008.

As part of the annexation process, The City strives to communicate and consult with all parties that may be affected by the proposed annexation. In addition to information on The City's website and information presented through the local media, three consultation meetings were held in September 2007 (landowners) and one open house was held in December 2007 (landowners, stakeholders, and general public). During the preparation of The City's annexation application it came to our attention that several parcels in the proposed annexation area had private owners of the mines and minerals separate from the private surface owners. Accordingly, as an identified owner of mines and minerals in the Phase I annexation area we are providing you with this annexation information along with a consent form for your consideration. Please read the enclosed material and return the completed consent form. The consent form will accompany the annexation application sent to the Municipal Government Board by The City.

Please complete and return the consent form by May 16, 2008 to the following address:

Orlando Toews
Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5
Phone: 403-343-3394
Fax: 403-346-1570
Email: orlando.toews@pcps.ab.ca

If you have any further questions, please do not hesitate to contact me.

Charity Dyke
Communications Coordinator, Future Directions
403-309-8598
futuredirections@reddeer.ca

Mines & Minerals Owners Phase I Annexation Information Sheet

The City of Red Deer is proposing to annex approximately 47 quarter sections of land (see attached map). This proposed annexation is being called 'Phase I Annexation'. The following document provides information regarding the proposed Phase I Annexation.

Public consultation with landowners occurred during three open houses in September 2007 and an open house in December 2007 that was also open to the general public. It is anticipated that The City will submit a completed annexation application to the Municipal Government Board at the end of May 2008.

If you require more information or have questions, email futuredirections@reddeer.ca or call **Charity Dyke**, Communications Coordinator, at 403-309-8598.

Annexation – What is it?

What is annexation?

Annexation is when the boundary of a municipality changes. Annexation does not mean there is a change in ownership of the land, simply a change in which municipality has responsibility for that land area. This means that the 47 quarter sections of land, proposed for annexation, that are currently within County jurisdiction will be brought under City jurisdiction.

Are annexation and expropriation similar?

No. Expropriation involves a municipality taking over ownership of private land and using it for major projects such as roads or water, sewer or utility infrastructure. Annexation, on the other hand, does not involve a change in land ownership; it only means a change in municipal boundaries and jurisdiction.

What is the annexation process?

The Municipal Government Board (MGB) outlines the process and ultimately makes a recommendation to the Province on the proposed annexation. The process began when The City submitted a "Notice of Intent to Annex" to the MGB. As part of the process The City must consult with affected landowners, the public and other stakeholders. The City must also work with the municipality it wishes to annex land from, Red Deer County in this case.

Once this is completed, the annexing municipality submits a report to the MGB who then decides if a public hearing is required. If a public hearing is required, individuals are allowed to appear before the MGB to make comments.

The Board then prepares a report for the Minister of Municipal Affairs to consider and a decision will be made by the Province after considering the Board's report.

Annexation – When is it happening?

The following is the anticipated timeline for Phase I Annexation:

July 2007

- Notice of Intent to Annex was filed July 18, 2007

September 2007

- Open houses were held with landowners September 5, 11, and 12
- City collected and considered feedback

December 4, 2007

- Second open house was held with public, stakeholders, and landowners to respond to feedback and discuss the proposed annexation

May 2008

- Application to be submitted to the Municipal Government Board

Fall 2008

- If deemed necessary by the Municipal Government Board, they will schedule, advertise and hold a public hearing

Early 2009

- Provincial Government is anticipated to make a decision on the annexation application

What is the Rationale for the Proposed Annexation?

The Intermunicipal Development Plan (IDP), adopted by The City and Red Deer County on July 5, 2007, encourages The City to annex the entire City Growth Area (outlined by the green line on the attached map) within ten years. This Phase I Annexation is part of that process. The areas annexed will be used to accommodate future residential, industrial and commercial development.

The Intermunicipal Development Plan and more information about The City's growth project; Future Directions: Red Deer 300,000 can be found at www.reddeer.ca under Keeping You Informed.

Taxation

How will Property Taxes be affected once we are annexed?

Owners of mines and minerals do not pay property taxes and this will not change as a result of annexation.

Land Uses after Annexation

Will land uses (zoning) change after annexation?

When an annexation is approved, The City automatically inherits the County's statutory plans, zoning, and any other bylaws or regulations that apply specifically to the land in the annexed area. Annexation will not impact the present use of land. However, The City will work towards applying its own land uses to the areas once annexation is completed. Any of these future changes must go through a statutory public consultation process, which includes opportunities for landowners, stakeholders and the public to provide input. There will also be opportunities for landowner, stakeholder and public input when statutory plans, such as area structure plans (ASPs), are prepared in the future.

Other Activities after Annexation

Bylaws

Upon annexation all the City's other bylaws become applicable. This includes noise and nuisance bylaws, the community standards bylaw, and traffic bylaws, to name a few. These regulatory bylaws would apply to all properties in the annexed area. Upon annexation the City will provide landowners with more information on applicable bylaws and who to contact if they have questions.

The most common City bylaws can be viewed at www.reddeer.ca under Connecting with Your City.



The City of Red Deer
Proposed Phase I Annexation
May 2008
Please return by May 16, 2008

Your views on The City's proposed annexation are important. Take a few minutes to respond below and provide any comments.

As a Mines & Minerals owner within The City's proposed annexation area, I am:

- ☐ **In Favour** of the property I have ownership in being annexed into the city.
- ☐ **Undecided** about the property I have ownership in being annexed into the city.
- ☐ **Not in Favour** of the property I have ownership in being annexed into the city,
for the following reasons:

Name (please print): _____

Mailing Address (please print): _____

Civic Address/ Legal Description: _____

Phone # and/or E-mail Address: _____

Signature: _____

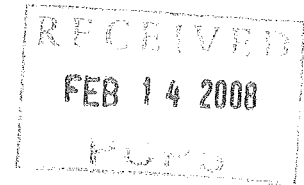
*E-mail, fax, mail, or drop off this form **by May 16, 2008** to Orlando Toews at the following address / fax number:*

Suite 404, 4808 Ross Street
 Red Deer, AB, T4N 1X5
 Phone: 403-343-3394
 Fax: 403-346-1570
 Email: orlando.toews@pcps.ab.ca

ATTACHMENT #10
Returned Consent Forms

**LANDOWNER
CONSENT FORMS
“In Favour”**

**The City of Red Deer
Proposed Annexation
January 2008**



Please return by February 15, 2008

Your views on The City's proposed annexation are important. Take a few minutes to respond below and provide any comments.

As a property owner affected by The City's annexation application, I am:

- ☒ **In favour** of having my property annexed into the city.
- ☐ **Undecided** about having my property annexed into the city.
- ☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print): _____

Mailing Address: _____

Civic Address: _____

Phone # and e-mail: _____

Signature: _____

E-mail, fax, mail, or drop off this form **by February 15, 2008** to Orlando Toews at the following address / fax number:

Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5
Phone: 403-343-3394
Fax: 403-346-1570
Email: orland.toews@pcps.ab.ca



The City of Red Deer

Proposed Annexation

January 2008

Please return by February 15, 2008

Your views on The City's proposed annexation are important. Take a few minutes to respond below and provide any comments.

As a property owner affected by The City's annexation application, I am:



In favour of having my property annexed into the city.



Undecided about having my property annexed into the city.



Not in favour of having my property annexed into the city, for the following reasons:

Name (please print):

Mailing Address:

Civic Address:

Phone Number:

Signature: _____

E-mail, fax, or other contact information (please print): _____
/ fax number: _____

Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5
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Fax: 403-346-1570
Email: orland.toews@pcps.ab.ca



**The City of Red Deer
Proposed Annexation**

January 2008

Please return by February 15, 2008

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As a property owner affected by The City's annexation application, I am:

☒ **In favour** of having my property annexed into the city.

☐ **Undecided** about having my property annexed into the city.

☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print)

Mailing Address

Civic Address

Phone Number

416-300-3000

Signature:

E-mail, fax,
or cell number

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Red Deer, AB, T4N 1X5
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Name (please print)

Mailing Address

Civic Address

Phone Number

net

Signature:

E-mail, fax
/ fax number

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☐ **Undecided** about having my property annexed into the city.

☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print) _____

Mailing Address _____

Civic Address _____

Phone Number _____

Signature: _____

E-mail, fax number, and home address _____
/ fax number

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- ☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print)

Mailing Address

Civic Address

Phone # and

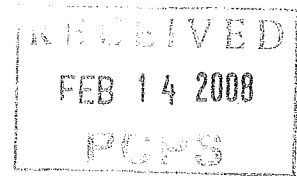
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Name (please print)

Mailing Address

Civic Address

Phone # and

Signature: _____

E-mail, fax,
or fax number

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- ☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print):

Mailing Address (please print):

Civic Address or Legal Description:

Phone # and/or E-mail:

Signature: 

E-mail, fax, mail, or drop-off location:
/ fax number:

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☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print)

Mailing Address

Civic Address

Phone # and

Signature:

E-mail, fax,
or fax number

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- ☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name

Mailing

City

Phone

home: 4

or

Sign

2

E-mail

1 fax number

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- ☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (pl

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Civic Ad

Phone #

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/ fax nun

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☐ **Undecided** about having my property annexed into the city.

☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print)

Mailing Address

Civic Address

Phone # and

Signature: _____

E-mail, fax, and
cell phone number

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Name (please print)

Mailing Address

Civic Address

Phone # and/or

Signature:

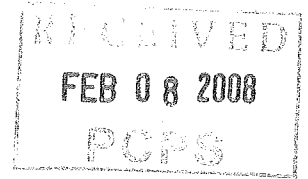


E-mail, fax, mail,
/ fax number:

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Name (please print)

Mailing Address

Civic Address

Phone # and/c

Signature: _____

E-mail, fax, mail
/ fax number:

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January 2008**

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- ☐ **Undecided** about having my property annexed into the city.
- ☐ **Not in favour** of having my property annexed into the city, for the following reasons:

Name (please print)

Mailing Address

Civic Address

Phone Number

Signature:

E-mail, fax,
or fax number:

Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5
Phone: 403-343-3394
Fax: 403-346-1570
Email: orland.toews@pcps.ab.ca



The City of Red Deer

Proposed Annexation

January 2008

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Mailing Address

Civic Address or

Phone # and/or fax

Signature: _____

E-mail, fax, mail, or
other contact information:

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Name (p

Mailing /

Civic Ad

Phone #

Signature

E-mail, fa
/ fax num

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Name (please

Mailing Addre

Civic Address

Phone # and/o

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**LANDOWNER
CONSENT FORMS**

“Undecided”

Orlando Toews

From: .net]
Sent: March 13, 2008 12:45 PM
To: Orlando Toews
Subject: Red Deer City annexation application

Mr. Toews,

Further to our telephone conversation on Tuesday:

At the moment I am *Undecided* about having my property annexed into the city.

My main concern is the cost of hooking up to the City utility lines. I have not yet contacted a company for a rough estimate as to the cost of hook-up from the lot line to my house. I will do so in the near future and this may change my decision regarding annexation.

I'm sorry my reply to your question is later than it should have been.

[This message has been scanned for security content threats, including computer viruses.]

[Please consider the environment before printing this e-mail.]

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Name (

Mailing

Civic A

Phone ;

Signature

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Red Deer, AB, T4N 1X5
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Name (pl

Mailing A

Civic Adc

Phone # :

Com.

Signature

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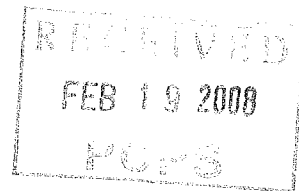
Phone # :

Signature:

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*worry about taxes going up if we are annexed
we have 40 acres. Also worry about how long we
can live out here where we love it. If we would get
enough for our land so we could buy another place
to live. We are retired & have a fixed income.*

Name (p

Mailing A

Civic Ad

Phone #

Signature

E-mail, f
/ fax nur

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Civic Address:

Phone Number:

Signature: _____

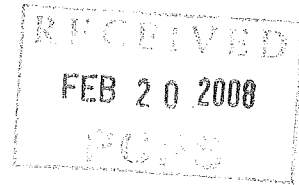
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net.net

**The City of Red Deer
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Name (please print)

Mailing Address

Civic Address

Phone # at home

Signature: _____

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Mailing Address (please print)

Civic

Phone

Signature

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Because the last package you sent out indicated
you wanted to zone the property as prohibited
no residential/commercial which would not
allow us to develop this property.

Name (please print)

Mailing Address

Civic Address (if different)

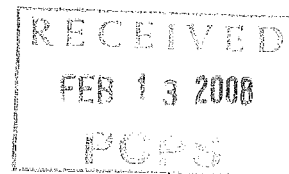
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☐ Not in favour of having my property annexed into the city, for the following reasons:

- Property may not be developed for 20 yrs, or more, but is now under city control
- Good or bad! Land values will go up possibly soliciting higher taxes.

However I'm in favor of the city planning further ahead than in the past.

Name (please print): _____

Mailing Address (please print): _____

Civic Address or Legal Description _____

Phone # and/or

Signature: _____

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Mailing Address (please print)

Civic Address or Location

Phone # and/or E-mail

Signature: _____

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**LANDOWNER
CONSENT FORMS**

“Not In Favour”

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☒ **Not in favour** of having my property annexed into the city, for the following reasons:

*City does not have Bylaws to accomidate Rural Areas
Could be paying City taxes for 5 to 7 years with ^{little or} no Advantage*

Signature: *[Signature]*

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/ fax number:

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*Please Read all 3 pages and comment!
Thank-you*

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WE ARE NOT IN FAVOUR BECAUSE WE FEEL THE
PROPERTY TAX PACKAGE BEING OFFERED IS NOT
FAIR. IT DOES NOT PROTECT OUR LAND FROM
REZONING OR FUTURE TAX HIKES.

Name (please print):

M

Cl

Ph

Sig

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ANNEXATION WILL DESTROY TWENTY YEARS OF PLANNING.

THE CITY WILL NOT RECOGNIZE THESE LONG TERM PLANS THAT HAVE

BEEN ONGOING WITH THE COUNTY. THUS

OPPOSE THIS ANNEXATION.

Name (please print):

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HISTORY HAS TOLD US THAT THE APPRAISAL RATE WILL INCREASE
DRAMATICALLY AND THUS TAXES WILL INCREASE. THEY WILL USE
CITY INDUSTRIAL SALES AS VALUE COMPARISON BUT WE WILL NOT
HAVE CITY SEWER AND WATER.

Name (please print):

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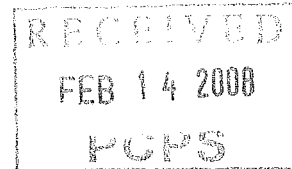


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Enjoy the services, tax rates and current
environment provided by the County of
Red Deer. Also enjoy not having additional
expenses of water and sewer etc that will follow!

Signature: 

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/ fax number:

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☐ **Undecided** about having my property annexed into the city.

☒ **Not in favour** of having my property annexed into the city, for the following reasons:

*My husband and I are aware of
the processes used to increase property
values + then new taxation etc. etc. From our
understanding the process is not fair to us;
as we have been very pleased working with the County*

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- ☐ **Undecided** about having my property annexed into the city.
- ☒ **Not in favour** of having my property annexed into the city, for the following reasons:

*Due to unsettled compensation dispute between us,
Norm Chiles and the County over costs incurred by us
to correct water saturation issues caused by the County
Not maintaining easements + drainage. Letter from our
Solicitor to Red Deer County underway.*

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① - the process to deal with CITY WATER & SEWER
SERVICES. THE COST TO GO FROM PROPERTY LINE TO THE
HOME SHOULD ALSO BE ADDED TO THE TAX BILL FOR
A 20year Period if we are required to do this but
are oppo

Please (attach a separate sheet if necessary)

1

1

1

1

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As a property owner affected by The City's annexation application, I am:

☐ In favour of having my property annexed into the city.

③ - No benefit to Riverview Park Residents

☐ Undecided about having my property annexed into the city.

④ - Rationale for annexation does not apply to Riverview as area is already fully developed.

☒ Not in favour of having my property annexed into the city, for the following reasons:

- ① Reassessment of property will result in much higher market value & the huge increase in taxes. Mill rate difference would not remain same for 10 yrs.
- ② Local Improvement Bylaw will be "forced down our throats" & we should not have to pay \$30,000+ to bring water & sewer to property line as it is put there for the benefit of property owners on the south side of Conquest Drive (Westlake). They have already paid for this through their purchase of the property, this would result in double billing for the same infrastructure.

Name (please print):

Mailing Address (please print):

City, town, village or county / fax number:

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DISCRIMINATE CITY BYLAWS.

OPPOSED TO CITY BUILDING CODES & ORDINANCES.

INCREASES IN TAXES

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THE CITY OF

Red Deer

The City of Red Deer

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Don't want higher taxes

City's road clearing is the pits.

Sewer and water might be nice but way

to expensive. So far this is a quiet neighborhood.
Enjoy the wildlife but no doubt the city will take
that away.

Name (please print):

RON & DANA RODGE

Mailing Address (ple

/ fax number:

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Tax assessment formula is unacceptable
& overpriced. Paying for services not
received.

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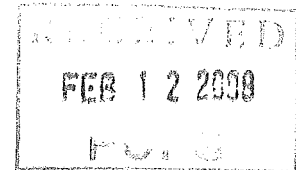
- NOT NEEDING SERVICES AT EXTRA EXPENSE.
NEW WELL & WATER SYSTEM + FIELD IN PLACE, LAST 2 YEARS

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As a property owner affected by The City's annexation application, I am:

- ☐ In favour of having my property annexed into the city.
- ☐ Undecided about having my property annexed into the city.
- ☒ Not in favour of having my property annexed into the city, for the following reasons:

We feel the proposed tax system is not fair. The tax credit should be on the City of Red Deer assessment, not on the County of Red Deer assessment. We are exposed to an unknown & vague assessment by the city.

Name (please print):

E-mail, fax, mail, or drop
/ fax number:

Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5
Phone: 403-343-3394
Fax: 403-346-1570
Email: orland.toews@pcps.ab.ca



The City of Red Deer

Proposed Annexation

January 2008

Please return by February 15, 2008

Your views on The City's proposed annexation are important. Take a few minutes to respond below and provide any comments.

As a property owner affected by The City's annexation application, I am:

☐ **In favour** of having my property annexed into the city.

☐ **Undecided** about having my property annexed into the city.

☒ **Not in favour** of having my property annexed into the city, for the following reasons:

No Benefit or increase in Current Services!
Increased Taxes as a Result.
Perhaps offer the Same Tax Relief only
Base it on the first Year Assessed Value after Annexation
Should a address change Be Required City Should Pay for All
Expenses on Signs

Name (please print):

Mailing Address (please

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MINES & MINERALS OWNER

CONSENT FORMS

“In Favour”



**The City of Red Deer
Proposed Phase I Annexation
May 2008
Please return by May 16, 2008**

Your views on The City's proposed annexation are important. Take a few minutes to respond below and provide any comments.

As a Mines & Minerals owner within The City's proposed annexation area, I am:



In Favour of the property I have ownership in being annexed into the city.



Undecided about the property I have ownership in being annexed into the city.



Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

✓
E-mail, fax, mail, or drop off this form **by May 16, 2008** to Orlando Toews at the following address / fax number:

Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5
Phone: 403-343-3394
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Proposed Phase I Annexation
May 2008
Please return by May 16, 2008**

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As a Mines & Minerals owner within The City's proposed annexation area, I am:



In Favour of the property I have ownership in being annexed into the city.



Undecided about the property I have ownership in being annexed into the city.



Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

m

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MINES & MINERALS OWNER

CONSENT FORMS

“Undecided”



**The City of Red Deer
Proposed Phase I Annexation
May 2008
Please return by May 16, 2008**

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As a Mines & Minerals owner within The City's proposed annexation area, I am:

☐

In Favour of the property I have ownership in being annexed into the city.

☒

Undecided about the property I have ownership in being annexed into the city.

☐

Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

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Proposed Phase I Annexation
May 2008
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As a Mines & Minerals owner within The City's proposed annexation area, I am:

- ☐ **In Favour** of the property I have ownership in being annexed into the city.
- ☒ **Undecided** about the property I have ownership in being annexed into the city.
- ☐ **Not in Favour** of the property I have ownership in being annexed into the city,
for the following reasons:

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MINES & MINERALS OWNER

CONSENT FORMS

“Not In Favour”

Orlando Toews

From: om]
Sent:
To: Orlando Toews
Subject: re: mineral rights

Orlando Toews:

Just a reply to your letter Phase 1 Mines and Minerals owner's.

We are concerned about the land on Sec 1 being annexed into the City at this time. We feel that all though the City needs to grow that this is will beyond the scope of the 20 year time frame. Our major concern is that there are producing wells on this section that we have rights to and should be able to continue producing for the life of the field until such time as the gas runs out. Once the City expands on to these lands the well's could be shut in and our right to work what's left of any minerals will be finished.

Although administrators for the City say it's possible to continue to drill and produce sweet gas in the City limit's we all know this isn't going to happen. Once the land is annexed into the City that will be the end of any drilling for new production on any of the annexed lands. I can understand the concern of sour gas well's, but not sweet gas. Since we have already experienced what could of been our right to produce gas from a well just outside the City limit's(SW-35-38-27-W4) we are very concerned about are ability to further extract resources from other lands that are now about to be annexed in the N.E. sector of the City. With continuing new technology in the Oil and Gas industry, a lot of old fields are now becoming viable again.

Our major concern is the huge area which the City is annexing that our family holds mineral rights on. It could be decades before any of this land will be needed for development. In the mean time our right to work our titles could be sterilized forever with policy's and by-laws of the City that would not allow for the extraction of any gas or oil from this area.

If the City uses the A1 Future Urban Development District as zoning for this new annexed area-- the extraction of oil and gas is a discretionary use under the land use by-law and must be approved by MPC. We know from previous experience that Red Deer MPC will not approve any drilling within City limits. So that would clarify our concern about the ability to continue to work our mineral rights once these lands are annexed.

Orlando this is a major concern not only to our family but a number of other mineral holders who own rights on land bordering the City. It's one that the planners and City may have to have further discussions on with the Mineral Rights owners to come to a equitable solution for all involved.

ned for security content threats, including computer viruses.]

ment before printing this e-mail.]



**The City of Red Deer
Proposed Phase I Annexation
May 2008
Please return by May 16, 2008**



Your views on The City's proposed annexation are important. Take a few minutes to respond below and provide any comments.

As a Mines & Minerals owner within The City's proposed annexation area, I am:

☐

In Favour of the property I have ownership in being annexed into the city.

☐

Undecided about the property I have ownership in being annexed into the city.

☒

Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

*The land involved is a Heritage Farm, still producing grains,
Being annexed would deprive me & my family members of our
mineral rights in come from the seven wells - Jay Hawk, NAZ,
Computershare (Berland), CNR, Provident, Canetic & Daylight.
This is not fair to us to be deprived of our rights to our
income*

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MAY 11

**The City of Red Deer
Proposed Phase I Annexation
May 2008
Please return by May 16, 2008**

Your views on The City's proposed annexation are important. Take a few minutes to respond below and provide any comments.

As a Mines & Minerals owner within The City's proposed annexation area, I am:

☐

In Favour of the property I have ownership in being annexed into the city.

☐

Undecided about the property I have ownership in being annexed into the city.

☒

Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

I DO NOT THINK THAT RESIDENTIAL
INDUSTRIAL OR COMMERCIAL DEVELOPMENT
WOULD BE BENEFICIAL TO THIS AREA

E-mail, fax, mail, or drop off this form **by May 16, 2008** to Orlando Toews at the following address / fax number:

ORLANDO TOEWS
Suite 404, 4808 Ross Street
Red Deer, AB, T4N 1X5

Phone: 403-343-3394

Fax: 403-346-1570

Email: orlando.toews@pcps.ab.ca

MAY 16 2

The City of Red Deer
Proposed Phase I Annexation
May 2008
Please return by May 16, 2008

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As a Mines & Minerals owner within The City's proposed annexation area, I am:

- ☐ In Favour of the property I have ownership in being annexed into the city.
- ☐ Undecided about the property I have ownership in being annexed into the city.
- ☒ Not in Favour of the property I have ownership in being annexed into the city, for the following reasons:

THE FAMILY SETTLED IN THE RED DEER AREA IN 1898 AND HAS ENJOYED THE RURAL + FINANCIAL BENEFITS OF OWNING THE LAND AND MINERAL RIGHTS WITHOUT RESTRICTIONS OF CITY BY-LAWS.

I AM OPPOSED TO THE ANNEXATION DUE TO THE RESTRICTIONS + LIMITATIONS THAT MAY BE IMPOSED AGAINST FUTURE EXPLOITATION + FINANCIAL GAIN OF THE MINERAL RIGHTS BECAUSE OF FUTURE CITY DEVELOPMENT + BY-LAWS ADOPTED BY THIS ANNEXATION

E-mail, fax, mail/or drop off this form by **May 16, 2008** to Orlando Toews at the following address / fax number:

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**The City of Red Deer
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May 2008
Please return by May 16, 2008**

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As a Mines & Minerals owner within The City's proposed annexation area, I am:

☐

In Favour of the property I have ownership in being annexed into the city.

☐

Undecided about the property I have ownership in being annexed into the city.

☒

Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

*I do not think the city needs to annex this
property. This property has been in the
name for over 100 years. This will keep
the oil companies from any further drilling.
This is NOT what my grandfather had in mind.*

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address / fax number:

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The City of Red Deer
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May 2008
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As a Mines & Minerals owner within The City's proposed annexation area, I am:

☐

In Favour of the property I have ownership in being annexed into the city.

☐

Undecided about the property I have ownership in being annexed into the city.

☒

Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

WE understand that "the areas annexed will be used to accommodate future residential, industrial ; commercial development," which I am opposed to. This would affect the income WE currently receive as owners of mines; minerals of this property.

Signature: _____

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MAY 21

The City of Red Deer
Proposed Phase I Annexation
May 2008
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As a Mines & Minerals owner within The City's proposed annexation area, I am:

☐

In Favour of the property I have ownership in being annexed into the city.

☐

Undecided about the property I have ownership in being annexed into the city.

☒

Not in Favour of the property I have ownership in being annexed into the city,
for the following reasons:

*I am a senior citizen and I
am living on a very tight budget.
At present things have been going
very nicely, for the first time in years.
No I do not want anymore changes. Thank you!*

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ATTACHMENT #11

Parcel Information Tables

and

Copies of Titles

Privately Owned (non-municipal) Parcels within the Proposed Annexation Areas
(repetitions indicate multiple owners of a parcel)

Qtr	Sec	Twp	Rng	Mer	Lot	Block	Plan	Area (Acres)	SubReg	Consent
NE	1	38	27	4				160.00	E	Y
NW	1	38	27	4			W PT	80.00	E	Y
NW	1	38	27	4			E 1/2	80.00	E	Y
SE	1	38	27	4				1.71	E	
SE	1	38	27	4				11.99	E	
SE	1	38	27	4	A1	B1	7521225	5.00	E	
SE	1	38	27	4				138.36	E	U
SW	1	38	27	4			N PT	117.98	E	
SW	1	38	27	4			N PT	117.98	E	
SW	1	38	27	4	E		6782KS	5.00	E	Y
SW	1	38	27	4	C		6782KS	5.00	E	
SW	1	38	27	4	B		6782KS	5.00	E	
SW	1	38	27	4	F		6782KS	5.00	E	
SW	1	38	27	4	H		6782KS	5.04	E	U
SW	1	38	27	4	A		6782KS	5.00	E	Y
SW	1	38	27	4	G		6782KS	5.00	E	
SW	1	38	27	4	D		6782KS	5.00	E	
NE	2	38	27	4				160.00	E	Y
S	2	38	27	4			5003NY;RW;38	12.06	E	
SE	2	38	27	4			S PT	144.94	E	Y
NE	12	38	27	4			S PT	77.97	E	Y
NE	12	38	27	4			S PT	77.97	E	
NE	12	38	27	4			S PT	77.97	E	
NE	12	38	27	4	1	2	9420200	2.03	E	Y
NE	12	38	27	4	1	1	8820737	7.26	E	Y
NE	12	38	27	4				61.95	E	
NE	12	38	27	4				9.62	E	
NW	12	38	27	4				158.86	E	Y
NW	12	38	27	4				158.86	E	
NW	12	38	27	4			530RS	0.14	E	
SE	12	38	27	4			N PT	80.00	E	
SE	12	38	27	4			S PT	80.00	E	
SW	12	38	27	4				160.00	E	Y
NE	13	38	27	4		1	9926570	152.12	E	
NE	13	38	27	4	1	1	9926576	2.99	E	
NW	13	38	27	4			N PT	84.61	E	
NW	13	38	27	4			N PT	84.61	E	
NW	13	38	27	4			N PT	84.61	E	
NW	13	38	27	4			N PT	84.61	E	
NW	13	38	27	4			N PT	84.61	E	
NW	13	38	27	4			S PT	64.00	E	Y
NW	13	38	27	4	A		7721882	4.00	E	Y
SE	13	38	27	4				158.97	E	Y
SW	13	38	27	4	1	1	9021065	3.00	E	
SW	13	38	27	4	1	1	9021065	3.00	E	
SW	13	38	27	4				155.97	E	Y
SE	18	38	27	4	2		6680KS	1.04	W	
SE	18	38	27	4	24		6680KS	1.07	W	

Privately Owned (non-municipal) Parcels within the Proposed Annexation Areas
(repetitions indicate multiple owners of a parcel)

Qtr	Sec	Twp	Rng	Mer	Lot	Block	Plan	Area (Acres)	SubReg	Consent
SE	18	38	27	4	3		6680KS	0.96	W	N
SE	18	38	27	4	14		6680KS	1.00	W	U
SE	18	38	27	4	21		6680KS	1.05	W	
SE	18	38	27	4	8		6680KS	0.95	W	
SE	18	38	27	4	5		6680KS	1.19	W	
SE	18	38	27	4	19		6680KS	0.87	W	
SE	18	38	27	4	12		6680KS	0.95	W	N
SE	18	38	27	4	16		6680KS	0.93	W	N
SE	18	38	27	4	20		6680KS	0.99	W	U
SE	18	38	27	4	7		6680KS	0.95	W	
SE	18	38	27	4	17		6680KS	0.94	W	
SE	18	38	27	4	18		6680KS	0.98	W	U
SE	18	38	27	4	1		6680KS	1.06	W	
SE	18	38	27	4	15		6680KS	0.97	W	
SE	18	38	27	4	22		6680KS	1.16	W	N
SE	18	38	27	4	6		6680KS	0.94	W	
SE	18	38	27	4	23		6680KS	1.33	W	Y
SE	18	38	27	4	11		6680KS	0.95	W	
SE	18	38	27	4	13		6680KS	1.00	W	
SE	18	38	27	4	9		6680KS	0.95	W	
SE	18	38	27	4	4		6680KS	0.97	W	N
SE	18	38	27	4	10		6680KS	0.95	W	N
NW	24	38	27	4				160.00	E	
SW	24	38	27	4				140.65	E	
SW	24	38	27	4	1	1	9624195	16.26	E	
NW	25	38	27	4				160.00	E	
SW	25	38	27	4	1		9624205	3.01	E	
SW	25	38	27	4				156.99	E	
NE	26	38	27	4	2	1	9322046	6.60	E	
NW	26	38	27	4				153.75	E	
NW	26	38	27	4	1	1	9423169	6.25	E	
SE	26	38	27	4				154.24	E	
SE	26	38	27	4	1	1	9623379	3.76	E	N
SE	26	38	27	4				2.00	E	U
NE	35	38	27	4			NW PT	40.00	E	
NE	35	38	27	4			NW PT	40.00	E	
NE	35	38	27	4			S PT	80.00	E	N
NE	35	38	27	4			NE PT	40.00	E	
NW	35	38	27	4	A		2505TR	1.01	E	Y
NW	35	38	27	4	2	1	8622545	1.28	E	N
NW	35	38	27	4				149.90	E	
NW	35	38	27	4	1	2	321002	3.00	E	
SE	35	38	27	4			N PT	40.00	E	N
SE	35	38	27	4				120.00	E	
SW	35	38	27	4				151.27	E	
SW	35	38	27	4	1	1	9422385	3.81	E	N
SW	35	38	27	4	1	2	9422385	4.92	E	
NW	1	39	27	4		RIVER	SW OF	18.00	N	

Privately Owned (non-municipal) Parcels within the Proposed Annexation Areas
(repetitions indicate multiple owners of a parcel)

Qtr	Sec	Twp	Rng	Mer	Lot	Block	Plan	Area (Acres)	SubReg	Consent
SW	1	39	27	4			W OF RVR	67.00	N	
NE	2	39	27	4			NE PT	142.00	N	
NW	2	39	27	4	1		8122407	22.31	N	
NW	2	39	27	4			NW PT	107.94	N	
SE	2	39	27	4			E PT	69.00	N	
NE	3	39	27	4				62.94	N	
NE	3	39	27	4			NW PT	3.00	N	
NE	3	39	27	4	1	1	627204	73.37	N	Y
NW	3	39	27	4				88.38	N	
NW	3	39	27	4				117.39	N	
NW	3	39	27	4				117.39	N	
NW	3	39	27	4	PT	SOUTH	8166ET	0.19	N	
NW	3	39	27	4	1		5349HW	1.19	N	
NW	3	39	27	4				21.21	N	
NW	3	39	27	4				0.90	N	
SE	3	39	27	4				29.39	N	N
SE	3	39	27	4				80.87	N	N
SE	3	39	27	4	4	3	O220307	1.99	N	N
SE	3	39	27	4	3	6	O220307	2.35	N	N
SE	3	39	27	4	2	6	O220307	2.33	N	N
SE	3	39	27	4	1	6	O220307	2.99	N	N
SE	3	39	27	4	6	5	O220307	2.29	N	N
SE	3	39	27	4	5	5	O220307	2.32	N	N
SE	3	39	27	4	4	5	O220307	2.30	N	N
SW	3	39	27	4	1	4	8022473	2.06	N	
SW	3	39	27	4	2	4	8022473	2.06	N	
SW	3	39	27	4	3	5	8220935	2.37	N	
SW	3	39	27	4	9	4	O425877	4.10	N	
SW	3	39	27	4	4B	2	9022543	2.44	N	
SW	3	39	27	4	4A	2	9022543	2.64	N	
SW	3	39	27	4	2	3	8022473	2.32	N	
SW	3	39	27	4	A		1269KS	4.07	N	
SW	3	39	27	4				11.10	N	N
SW	3	39	27	4				52.66	N	N
SW	3	39	27	4	3A	2	7922668	2.01	N	N
SW	3	39	27	4	1	6	9823429	1.97	N	N
SW	3	39	27	4	2	6	9823429	1.97	N	N
SW	3	39	27	4	3	6	9823429	1.97	N	N
SW	3	39	27	4	4	6	9823429	1.97	N	N
SW	3	39	27	4	5	6	9823429	1.97	N	N
SW	3	39	27	4	5	5	9821129	3.85	N	N
SW	3	39	27	4	3	3	8022473	2.17	N	
SW	3	39	27	4	4	5	9821129	1.75	N	N
SW	3	39	27	4	1	1	7921374	2.15	N	
SW	3	39	27	4	3B	2	7922668	2.36	N	
SW	3	39	27	4	1	3	8022473	2.30	N	
SW	3	39	27	4				7.85	N	
SW	3	39	27	4	5	4	8220935	2.21	N	

Privately Owned (non-municipal) Parcels within the Proposed Annexation Areas
(repetitions indicate multiple owners of a parcel)

Qtr	Sec	Twp	Rng	Mer	Lot	Block	Plan	Area (Acres)	SubReg	Consent
SW	3	39	27	4	6	4	8220935	2.21	N	
SW	3	39	27	4	7	4	8220935	2.21	N	
SW	3	39	27	4	8	4	8220935	2.21	N	
SW	3	39	27	4	1	2	7921374	4.35	N	
SW	3	39	27	4	2	2	7921374	3.64	N	
SW	3	39	27	4			8166ET	1.15	N	
NE	4	39	27	4	15	2	4886KS	1.00	N	Y
NE	4	39	27	4	12	2	4886KS	1.01	N	
NE	4	39	27	4	1	1	9222716	1.00	N	
NE	4	39	27	4				99.63	N	
NE	4	39	27	4	4	1	4886KS	1.00	N	
NE	4	39	27	4	3	2	4886KS	1.00	N	
NE	4	39	27	4	20	2	7922842	1.27	N	
NE	4	39	27	4	5	1	4886KS	1.00	N	
NE	4	39	27	4	21	2	792284	1.61	N	
NE	4	39	27	4	8	2	4886KS	1.01	N	
NE	4	39	27	4	11	2	4886KS	1.01	N	
NE	4	39	27	4	10	2	4886KS	1.01	N	
NE	4	39	27	4	19	2	792284	1.18	N	
NE	4	39	27	4	1	1	4886KS	1.00	N	
NE	4	39	27	4				20.44	N	Y
NE	4	39	27	4	1	2	4886KS	1.00	N	U
NE	4	39	27	4	6	1	4886KS	1.00	N	
NE	4	39	27	4	22	2	792284	1.91	N	
NE	4	39	27	4	3	1	4886KS	1.00	N	Y
NE	4	39	27	4	9	2	4886KS	1.01	N	
NE	4	39	27	4	6	2	4886KS	1.14	N	
NE	4	39	27	4	14	2	4886KS	1.01	N	N
NE	4	39	27	4	2	2	4886KS	1.00	N	N
NE	4	39	27	4	7	2	4886KS	1.01	N	
NE	4	39	27	4	18	2	4886KS	1.00	N	
NE	4	39	27	4	5	2	4886KS	1.08	N	
NE	4	39	27	4	4	2	4886KS	1.00	N	
NE	4	39	27	4	16	2	4886KS	1.00	N	
NE	4	39	27	4	2	1	4886KS	1.00	N	
NE	4	39	27	4	13	2	4886KS	1.03	N	
NE	4	39	27	4	17	2	4886KS	1.00	N	
NW	4	39	27	4	1	1	8820669	4.52	N	
NW	4	39	27	4			7212KS	2.00	N	
NW	4	39	27	4			SE OF RD	9.25	N	
NW	4	39	27	4				65.22	N	Y
SE	4	39	27	4	A		5758HW	15.96	N	Y
SE	4	39	27	4				137.75	N	
SW	4	39	27	4	1	1	523650	67.16	N	
SW	4	39	27	4	1	1	523650	67.16	N	Y
SW	4	39	27	4				1.74	N	
SW	4	39	27	4				55.50	N	
SW	4	39	27	4	A		7520277	1.00	N	Y

Privately Owned (non-municipal) Parcels within the Proposed Annexation Areas
(repetitions indicate multiple owners of a parcel)

Qtr	Sec	Twp	Rng	Mer	Lot	Block	Plan	Area (Acres)	SubReg	Consent
NE	5	39	27	4				97.82	N	
NW	5	39	27	4				102.08	N	
SE	5	39	27	4				111.41	N	
SE	5	39	27	4				111.41	N	
SW	5	39	27	4				118.79	N	
SE	8	39	27	4				135.75	N	
NE	9	39	27	4	2	1	8021951	4.45	N	
NE	9	39	27	4	1	1	8021951	2.79	N	
NE	9	39	27	4			SE PT	41.49	N	
NW	9	39	27	4			SE PT	10.06	N	U
SE	9	39	27	4	1	1	627219	87.20	N	
SE	9	39	27	4				60.66	N	
SE	9	39	27	4	3	1	9522722	5.86	N	
SW	9	39	27	4	1	1	9524745	4.99	N	
SW	9	39	27	4				150.92	N	Y
SE	10	39	27	4			5510JK	1.93	N	
SE	10	39	27	4				88.28	N	
SE	10	39	27	4				22.59	N	
SE	10	39	27	4			S&EOF R	17.90	N	
SW	10	39	27	4				151.97	N	
SW	10	39	27	4	1	1	9022803	4.52	N	
SW	10	39	27	4	PLR/W		8166ET	1.20	N	
SE	11	39	27	4				146.00	N	
SW	11	39	27	4				5.00	N	
SW	11	39	27	4				5.00	N	
SW	11	39	27	4				5.00	N	
SW	11	39	27	4			1813MC; RLY; 39	0.96	N	
SW	11	39	27	4				152.70	N	
MULTI	MULTI	39	27	4			CE1; RLY; 39		N	
MULTI	MULTI	39	27	4			1813MC; RLY; 39	17.93	N	

Municipally Owned Parcels within the Proposed Annexation Areas

City of Red Deer Owned

Qtr	Sec	Twp	Rng	Mer	Lot	Block	Plan	Area (Acres)	SubReg
NW	18	38	27	4				113.59	W
SW	18	38	27	4	1	1	7720428	0.52	W
SW	18	38	27	4				77.40	W
SW	18	38	27	4	Extra A & B		8522017	3.91	W
SW	19	38	27	4			S PT	19.50	W
NE	26	38	27	4				153.40	E

Red Deer County Owned

Qtr	Sec	Twp	Rng	Mer	Lot	Block	Plan	Area (Acres)	SubReg
SE	18	38	27	4			S&E of R	8.46	W
SE	18	38	27	4	R1		6680KS	8.04	W
SE	18	38	27	4	R2		6680KS	3.53	W
NW	35	38	27	4	R		2505TR	0.34	E
SE	3	39	27	4	4PUL	6	O220307	0.64	N
SW	3	39	27	4	1MR	1	7921374	0.41	N
SW	3	39	27	4	4MR	3	8022473	0.22	N
SW	3	39	27	4	6MR	6	9823429	0.36	N
NE	4	39	27	4	P	1	4886KS	3.63	N

Parcels with Privately Owned Mines & Minerals

Qtr	Sec	Twp	Rng	Mer	Lot	Blk	Plan	Area Ac	SubReg
NW	1	38	27	4			W PT	80.00	E
SE	12	38	27	4			S PT	80.00	E
SE	12	38	27	4			N PT	80.00	E
SW	12	38	27	4				160.00	E
NW	25	38	27	4				160.00	E
SE	26	38	27	4				2.00	E

Copies of Titles will be included in the Annexation Package sent to the
Municipal Government Board

ATTACHMENT #12

Red Deer County and City of Red Deer

Intermunicipal Development Plan

ATTACHMENT #13
Compensation Study