

New Text

Why annex land? How will annexed lands be used?

The Edmonton Metropolitan Region is one of the fastest growing metropolitan areas in Canada. As part of this region, the City of St. Albert has experienced steady growth over the years. Annexation provides enough land for the City's long-term residential and non-residential growth needs.

Undergoing annexation enables sustainable, long-term community planning as well as planning certainty for residents, municipalities, developers, and landowners in a manner consistent with the Edmonton Metropolitan Region Growth Plan.

Flourish strives to reach an overall assessment split of 70% residential assessment and 30% non-residential assessment. The annexation will help enable St. Albert to reach this target by ensuring the City has an adequate supply of land to accommodate additional non-residential development to support and promote economic development and increase the non-residential tax base. The annexation provided an approximate 50-year land supply, which is longer than the timeframe of Flourish. As not all of the annexation area will develop over the course of Flourish, this will allow agricultural activities to be the predominate land use within the annexation area in the interim.

Amended Policy

13.1.6 Strive to achieve ~~a tax revenue~~ **an assessment** split of 70% residential assessment and 30% non-residential assessment, to promote sustainability and reduce the reliance on residential taxes.

New Policies

13.1.13 Strive to achieve an assessment split of 60% residential assessment and 40% non-residential assessment within the **2022 north annexation area**, to promote sustainability and reduce the reliance on residential taxes.

13.1.14 Prioritize the general sequence of urban growth and development within the **2022 north annexation area** to follow Map 4.

13.1.15 Allow agricultural activities, as outlined within Section 6.3, within the **2022 north annexation area**, until future urban growth and development occurs.

New Glossary Terms

2022 north annexation area: Lands that were annexed from Sturgeon County effective Jan. 1, 2022 as shown on Figure X.

Alternate Jurisdiction: Areas that fall under the jurisdiction of federal or provincial legislation.