Welcome

to the City of Spruce Grove’s Parkland County Annexation Open House

June 26, 2019

Please sign in at the registration desk
**POPULATION GROWTH HISTORY**

*Note: Jogs in federal census time series reflect revised population counts due to boundary adjustments occurring between census years.*

**SPRUCE GROVE’S POPULATION PROJECTIONS**
The three locations marked with asterisks are designated special study areas in their applicable Shiloh and East Pioneer Area Structure Plans (ASPs). The land uses applied to them on this map have not been adopted by bylaw, have no standing, and do not confer any rights to develop these lands as shown. The land uses applied to these three sites are assumptions only for the sole purpose of land supply and land requirements analyses in support of this Growth Study.
HISTORICAL LAND ABSORPTION

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Area (ha) per Year</th>
<th>Quarters per Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1975-1984</td>
<td>35.4</td>
<td>0.56</td>
</tr>
<tr>
<td>1985-1994</td>
<td>16.6</td>
<td>0.25</td>
</tr>
<tr>
<td>1995-2004</td>
<td>23.8</td>
<td>0.37</td>
</tr>
<tr>
<td>2005-2014</td>
<td>63.3</td>
<td>1.00</td>
</tr>
<tr>
<td>1975-2014</td>
<td>34.8</td>
<td>0.55</td>
</tr>
<tr>
<td>2015</td>
<td>63.9</td>
<td>1.01</td>
</tr>
</tbody>
</table>
GROWTH STUDY’S ORIGINALLY RECOMMENDED EXPANSION AREAS

- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- South/Southeast Expansion Area
- West Expansion Area
- Future Realigned Highway 628
NEGOTIATED SHORT-TERM ANNEXATION AREAS

- Southeast
- Southwest
- South
- Negotiated Short-Term Annexation Area
- Town of Stony Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628

Parcel
Study Area
City of Spruce Grove

Date: 6/18/2019
The land use designations shown here are preliminary only. Ultimately, future land use designations will be formally assigned to lands within the proposed expansion areas through an update to the City’s Municipal Development Plan after a boundary adjustment is approved. Future designations of these lands will be informed by things such as: input from the public, affected landowners and other stakeholders through a public consultation program; more detailed technical review of development potential; and land use and infrastructure planning principles and best practices.

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City launched Growth Study project (April 2015)

City Council accepts Growth Study and receives draft Annexation Financial Impact Assessment (December 2016)

Spruce Grove begins engagement with affected parties (April 2017)

Stakeholder and community engagement

Spruce Grove commences negotiations/mediation with Stony Plain and Parkland County

Spruce Grove and Parkland County enter into a Memorandum of Agreement on the Annexation of Approximately 8 Quarter Sections (April 2019)

Notice of intent to annex sent to Parkland County, other affected local authorities and Municipal Government Board (MGB)

Engagement and negotiations continue

Formal annexation application is prepared and submitted to MGB (includes report on engagement and negotiations)

MGB public hearing if required

MGB recommendation provided to Minister of Municipal Affairs

Provincial Cabinet decision regarding annexation application

WE ARE HERE

www.sprucegrove.org/annexation
*The development staging shown here is a preliminary estimate only. Ultimately, the actual timing of development will be influenced by municipal policy, approved land use plans, landowner motivation and market conditions. In the meantime, this estimated staging is utilized as a foundation for the Fiscal Impact Assessment that has been prepared in support of the proposed boundary adjustment.
The development staging shown here is a preliminary estimate only. Ultimately, the actual timing of development will be influenced by municipal policy, approved land use plans, landowner motivation and market conditions. In the meantime, this estimated staging is utilized as a foundation for the Fiscal Impact Assessment that has been prepared in support of the proposed boundary adjustment.
### CAPITAL EXPENDITURES (25 YEARS)

<table>
<thead>
<tr>
<th>Expenditure Area</th>
<th>Value</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administration</td>
<td>$13,888,070</td>
<td>2.2%</td>
</tr>
<tr>
<td>Buildings</td>
<td>$37,210,849</td>
<td>5.8%</td>
</tr>
<tr>
<td>Equipment</td>
<td>$38,494,005</td>
<td>6.0%</td>
</tr>
<tr>
<td>Fire</td>
<td>$33,024,947</td>
<td>5.2%</td>
</tr>
<tr>
<td>Land</td>
<td>$18,760,126</td>
<td>2.9%</td>
</tr>
<tr>
<td>Core Infrastructure Lifecycle</td>
<td>$81,254,364</td>
<td>12.7%</td>
</tr>
<tr>
<td>Parks</td>
<td>$53,273,764</td>
<td>8.3%</td>
</tr>
<tr>
<td>Police</td>
<td>$28,819,522</td>
<td>4.5%</td>
</tr>
<tr>
<td>Recreation &amp; Culture</td>
<td>$145,407,847</td>
<td>22.8%</td>
</tr>
<tr>
<td>Roads</td>
<td>$105,673,748</td>
<td>16.5%</td>
</tr>
<tr>
<td>Sanitary</td>
<td>$23,400,902</td>
<td>3.7%</td>
</tr>
<tr>
<td>Solid Waste Management</td>
<td>$7,164,000</td>
<td>1.1%</td>
</tr>
<tr>
<td>Transit</td>
<td>$43,512,620</td>
<td>6.8%</td>
</tr>
<tr>
<td>Water</td>
<td>$8,838,919</td>
<td>1.4%</td>
</tr>
<tr>
<td>Total</td>
<td>$638,723,683</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### CAPITAL PLAN SOURCES OF FINANCING

<table>
<thead>
<tr>
<th>Source of Financing</th>
<th>Value</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax Levy</td>
<td>$23,083,862</td>
<td>3.61%</td>
</tr>
<tr>
<td>Debentures</td>
<td>$196,240,171</td>
<td>30.72%</td>
</tr>
<tr>
<td>Offsite Levies</td>
<td>$137,111,216</td>
<td>21.47%</td>
</tr>
<tr>
<td>Third Party Contributions</td>
<td>$38,760,126</td>
<td>6.07%</td>
</tr>
<tr>
<td>Grants</td>
<td>$243,528,308</td>
<td>38.13%</td>
</tr>
<tr>
<td>Total</td>
<td>$638,723,683</td>
<td>100.00%</td>
</tr>
</tbody>
</table>
ANTICIPATED TAX LEVY IMPACTS

<table>
<thead>
<tr>
<th>Period</th>
<th>Tax Levy Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 to 2020</td>
<td>2.45%</td>
</tr>
<tr>
<td>2021 to 2023</td>
<td>2.45%</td>
</tr>
<tr>
<td>2024 to 2026</td>
<td>2.45%</td>
</tr>
<tr>
<td>2027 to 2029</td>
<td>2.45%</td>
</tr>
<tr>
<td>2030 to 2032</td>
<td>2.75%</td>
</tr>
<tr>
<td>2033 to 2035</td>
<td>1.90%</td>
</tr>
<tr>
<td>2036 to 2038</td>
<td>0.50%</td>
</tr>
<tr>
<td>2039 to 2042</td>
<td>0.60%</td>
</tr>
</tbody>
</table>

DEBT COVENANTS

Debt Limit:
- peaks at ~66% in 2029
- decreases to ~21% in 2042

Debt Servicing Limit:
- peaks at ~33% in 2029
- decreases to ~21% in 2042
## ASSESSMENT FORECAST

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2022</th>
<th>2027</th>
<th>2032</th>
<th>2037</th>
<th>2042</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Existing City</strong></td>
<td>$5,432,091,615</td>
<td>$5,742,736,716</td>
<td>$6,156,142,737</td>
<td>$6,599,308,879</td>
<td>$7,074,377,502</td>
<td>$7,583,645,191</td>
</tr>
<tr>
<td><strong>City Growth</strong></td>
<td>$409,881,458</td>
<td>$1,104,937,377</td>
<td>$2,073,266,859</td>
<td>$3,072,598,766</td>
<td>$4,054,132,178</td>
<td>$4,739,227,935</td>
</tr>
<tr>
<td><strong>Existing Annexation Area</strong></td>
<td>$10,929,856</td>
<td>$11,554,902</td>
<td>$12,386,712</td>
<td>$13,278,402</td>
<td>$14,234,282</td>
<td>$15,258,975</td>
</tr>
<tr>
<td><strong>Annexation Area Growth</strong></td>
<td>$-</td>
<td>$-</td>
<td>$4,694,905</td>
<td>$99,257,404</td>
<td>$355,162,154</td>
<td>$1,029,967,970</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$5,852,904,947</td>
<td>$6,859,231,017</td>
<td>$8,246,493,240</td>
<td>$9,784,445,483</td>
<td>$11,497,908,153</td>
<td>$13,368,102,113</td>
</tr>
</tbody>
</table>
## TAX REQUIREMENTS

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2022</th>
<th>2027</th>
<th>2032</th>
<th>2037</th>
<th>2042</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program and Non-program Revenue</td>
<td>$38,037,146</td>
<td>$47,020,310</td>
<td>$60,926,308</td>
<td>$80,440,708</td>
<td>$106,663,940</td>
<td>$144,062,322</td>
</tr>
<tr>
<td>Total Revenues</td>
<td>$38,037,146</td>
<td>$47,020,310</td>
<td>$60,926,308</td>
<td>$80,440,708</td>
<td>$106,663,940</td>
<td>$144,062,322</td>
</tr>
<tr>
<td>Existing Debentures</td>
<td>$2,133,021</td>
<td>$892,530</td>
<td>$348,658</td>
<td>$348,658</td>
<td>$348,658</td>
<td>$-</td>
</tr>
<tr>
<td>New Debentures</td>
<td>$1,906,889</td>
<td>$4,545,965</td>
<td>$5,788,652</td>
<td>$11,279,002</td>
<td>$14,173,213</td>
<td>$14,013,826</td>
</tr>
<tr>
<td>Transfer To Reserves</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
<td>$-</td>
</tr>
<tr>
<td>Direct Capital Allocation</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
<td>$1,750,000</td>
<td>$1,750,000</td>
</tr>
<tr>
<td>Contingency</td>
<td>$-</td>
<td>$750,000</td>
<td>$1,000,000</td>
<td>$1,250,000</td>
<td>$2,500,000</td>
<td>$5,000,000</td>
</tr>
<tr>
<td>Total Expenditures</td>
<td>$75,244,425</td>
<td>$95,721,172</td>
<td>$124,834,307</td>
<td>$168,912,389</td>
<td>$217,042,629</td>
<td>$276,555,153</td>
</tr>
<tr>
<td>Net Costs</td>
<td>$37,207,279</td>
<td>$48,700,862</td>
<td>$63,907,999</td>
<td>$88,471,681</td>
<td>$110,378,688</td>
<td>$132,492,831</td>
</tr>
</tbody>
</table>

### School Requisition (Alberta School Foundation Fund + Opted Out School Boards)

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
<th>2022</th>
<th>2027</th>
<th>2032</th>
<th>2037</th>
<th>2042</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meridian Foundation</td>
<td>$237,468</td>
<td>$310,823</td>
<td>$407,879</td>
<td>$564,652</td>
<td>$704,469</td>
<td>$845,607</td>
</tr>
<tr>
<td>Total Tax Levy Requirement</td>
<td>$52,474,113</td>
<td>$68,683,727</td>
<td>$90,130,633</td>
<td>$124,773,248</td>
<td>$155,669,106</td>
<td>$186,857,090</td>
</tr>
</tbody>
</table>
IMPACT ON ANNEXATION AREA RESIDENTS

The City of Spruce Grove is intending to request that for approximately 30 years (in the absence of a triggering event), annexation area properties: (a) be taxed at the lower of County or City tax rates, and (b) have their tax status “grandfathered” resulting in farmland and buildings with exempt status in the annexation lands continuing to enjoy exempt tax status in the City.

STAYING INFORMED

Updates will be posted on the City and County’s websites and in local media.

Project Websites:  www.sprucegrove.org/annexation
                      www.parklandcounty.com/annexation

In addition, the City and County will meet with affected landowners as the process moves forward.

For more information, contact:

Sue Armstrong, Growth Study and Annexation Project Lead  (780.962.7634 ext. 103 or sarmstrong@sprucegrove.org) for technical inquiries and public/landowner information requests