



**Nichols**  
APPLIED MANAGEMENT INC.

# Fiscal Impact Analysis of the City of Spruce Grove's Proposed Annexation

Submitted to:

**City of Spruce Grove**

Submitted by:

**Nichols Applied Management Inc.**

Suite 302, 11523-100 Avenue N.W.

Edmonton, Alberta T5K 0J8

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## 1. Introduction

The City of Spruce Grove (the City) is proposing to annex lands from the adjacent Town of Stony Plain primarily to accommodate the construction and upgrade of a roadway. The proposal also includes a small area of residential development that current property owners wish to include as part of the annexation request. This report examines both the immediate and longer-term fiscal impacts of the proposed annexation on the affected ratepayers and municipalities, as well as the fiscal sustainability and manageability of the affected municipalities on a “going forward” basis if the annexation is approved.

The Land and Property Rights Tribunal (LPRT, formerly the Municipal Government Board) has cited the importance of financial impacts, impact mitigation, and relevant financial conditions in other annexation cases before the LPRT and those also are among the annexation principles the LPRT has defined in its review of proposed annexations.<sup>1</sup>

The approach taken in the study is to quantify the marginal or incremental effects that annexation will have on those parties that will be affected by annexation. Essentially, the study examines the differential effects as between the expected “with annexation” and “without annexation” fiscal eventualities for those ratepayers and municipalities directly affected by the annexation.

### 1.1 Organization of the Report

The report is organized as follows:

- Section 2 includes an overview of the proposed annexation and annexation area.
- Section 3 examines the significance of the annexation lands in geographic and fiscal terms to the City of Spruce Grove and the Town of Stony Plain, and provides estimates of the immediate fiscal impacts of annexation to the affected municipalities and to existing ratepayers within the annexation area.
- Section 4 examines the expected long-term fiscal consequences of annexation to the City of Spruce Grove, the Town of Stony Plain, and ratepayers within the annexation area.
- Section 5 provides an overall summary of findings and conclusions.

The appendix to the report includes background information on the data sources that supported the report’s analyses.

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<sup>1</sup> Board Order No. MGB 123/06 – Annexation Principles

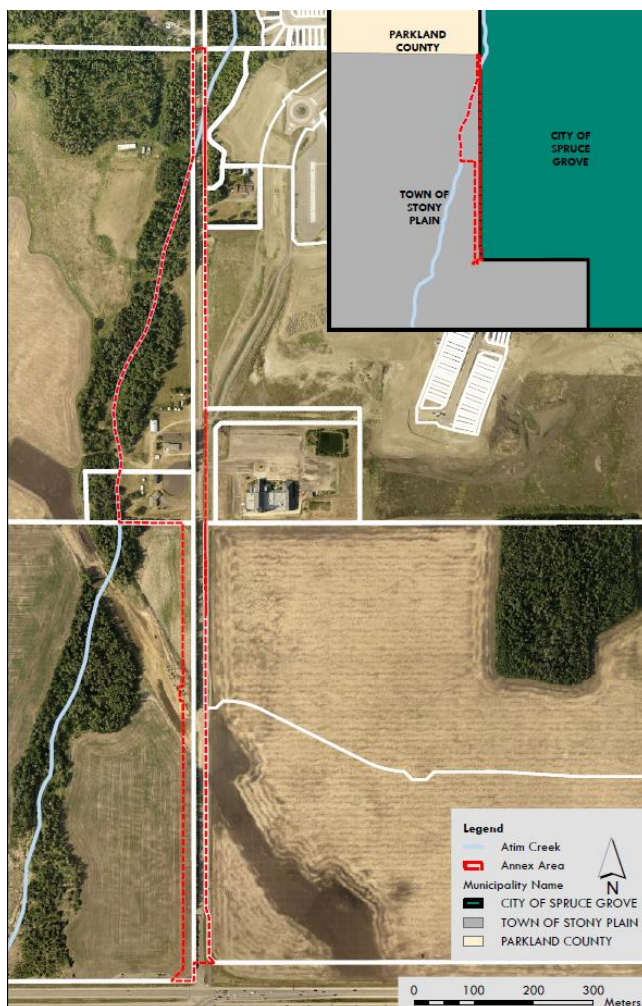
## 2. Proposed Annexation Lands

The proposed annexation area totals approximately 10 hectares (ha) and includes a flagpole-shaped area located west of the City's present boundaries (Figure 2-1). The area is made up of three components:

1. a narrow band of right-of-way (ROW) that stretches approximately 0.8 kilometers along Boundary Road (about 3.11 ha in size);
2. privately-owned agricultural/residential land that runs parallel to Boundary Road on the west side (about 4.53 ha); and
3. riparian land (about 2.38 ha) adjacent to Atim Creek that forms part of the western border of the annexation area.

The area is bounded on the north by Parkland County, and on the south by Highway #16A. Pending annexation approval, the City intends to purchase then convert some of the existing agricultural land (about 1.83 ha) within the proposed area to ROW associated with the redevelopment and potential expansion of Boundary Road.

**Figure 2-1 City of Spruce Grove Proposed Annexation**



Source: The City of Spruce Grove

### 3. Short-Term Fiscal Implications

#### 3.1 Methodological Approach

The short-term fiscal impacts outlined in the balance of this section represent the financial implications to affected landowners and each municipality immediately upon annexation when assets and the responsibility for services are transferred. The impacts are denoted in terms of the impact to operational budgets resulting from meeting these immediate needs. For the purposes of this analysis, it is assumed that the City begins road development immediately upon completion of the annexation.

#### 3.2 Municipal Impacts of Annexation at Current Development

##### 3.2.1 General Overview

The total size of the annexation area is approximately 10 ha, of which about 3.11 ha is currently designated as ROW associated with Boundary Road; about 4.53 ha is privately owned agricultural/residential land (including two dwellings); and about 2.38 ha is riparian area associated with Atim Creek. If annexed, the City intends to spend an estimated \$9,056,350 to redevelop the road, in addition to approximately \$350,000 in design costs. Following construction, there is an estimated annual maintenance cost of \$22,800 (excluding inflation in the future). The annexed road would correspond to an additional 0.8 kilometer of road to the City's road system.

In the long term, the City may consider expanding part of the redeveloped road from two lanes to four lanes (cost implications were not considered here as expansion is currently uncertain). Moreover, based on feedback from some of the current owners of the annexed properties, there is also speculation that the portion of the agricultural/residential land that is not purchased by the City will be redeveloped as new medium-density residential development sometime in the future (for the current analysis, it was assumed that this new development would occur in 2035).

The changes related to the annexation are summarized in Table 3-1. As part of the process to convert some of the annexed agricultural land into new ROW, the City will be required to financially compensate the affected landowners.

**Table 3-1 Municipal Impacts Relating to the Proposed Annexation Area**

Indicator	City of Spruce Grove	Town of Stony Plain
Population	+2 households	-2 households
Dwelling Units	+2	-2
Municipal Area (ha)	+10.02	-10.02
Roads (km)	+0.8	-0.8
Taxable Assessment	+\$1,092,841	-\$1,092,841

Overall, the immediate effects of the annexation, if the City carries out the redevelopment of Boundary Road, would be a slight adverse effect (increase) on the City's mill rates, whereas the Town will see a negligible effect on its mill rates. While the Town will see its taxable residential/farmland assessment base decline (compared with the baseline scenario), the loss in annual tax revenue is compensated by yearly cost savings of approximately \$10,000 (excluding future inflation) in road maintenance (e.g., reduced snow clearing services, reduced gravel replacement needs, etc.).

### 3.2.2 Impacts on Municipal Property Assessments and Taxation

The impacts of the proposed annexation on the taxable assessment base and assessment composition of the City of Spruce Grove and the Town of Stony Plain are summarized in Table 3-2.

Based on 2023 tax assessment reports (Figure A.5-1 and Figure A.5-2 in Appendix A) associated with the two dwellings in the annexed area, the combined assessed value of the residential properties is estimated to be \$1,091,766. This estimate includes the small portion (about 1.3 ha) of one of the property's agricultural land that is within the annexed area (the other 60.7 ha of agricultural land on that property is located outside the annexed area, and is therefore excluded in the calculations).

Regarding the small portions of agricultural land that is to be purchased by the City then converted to new ROW, the impact on the assessment base for both the City and the Town is expected to be negligible (i.e., no gain for the City, a decrease of less than 0.0001% for the Town), reflecting both the modest size of the land involved and the significantly lower assessed values for agricultural land<sup>2</sup> (i.e., approximately \$1,049) compared with other land types.

**Table 3-2 Impacts of Proposed Annexation on Municipal Taxable Assessments<sup>3</sup>**

Assessment Category	City of Spruce Grove	Town of Stony Plain
Residential/Farmland	+\$1,091,766	-\$1,092,841
Multi-Family	No change	No change
Non-Residential	No change	No change
M&E	No change	No change
<b>Total</b>	<b>+\$1,091,766</b>	<b>-\$1,092,841</b>

### 3.3 Potential Assessment and Taxation Impacts to Annexed Properties

Under normal circumstances, properties transferred to the jurisdiction of another municipality are taxed at the relevant tax rates in the new jurisdiction; however, it is not unusual in annexation cases that tax protection is provided to affected ratepayers to minimize potential adverse tax impacts that would otherwise occur if property changes from one municipal jurisdiction to another through a boundary adjustment. Tax protection can apply for varying periods of time to different types of property and be subject to various conditions.

The principle that generally underlies tax protection arrangements is that the annexed properties will pay tax rates at the lower of the annexing municipality's or the annexee municipality's tax rates, which applies in this case as the residential/farmland mill rates for the City are higher than those for the Town. Thus, the property owners may see very little impact from the annexation with respect to taxation in the short term.

Regarding the portion of agricultural land to be purchased for ROW conversion, this parcel will not be part of the City's assessment base as none of it will be taxable. Similarly, the riparian areas adjacent to Atim Creek will not contribute to the City's assessment base as they are untaxable.

<sup>2</sup> Per City of Spruce Grove, the average assessed value of farmland in 2023 was \$232 per acre.

<sup>3</sup> Based on 2023 assessments.

### 3.4 Short-Term Municipal Revenue-Expenditure Impacts

The proposed transfer of land to the City's jurisdiction will have some immediate financial impacts to the City itself and, to a much lesser degree, to the Town. These impacts relate to the effects on municipal revenues associated with the residential/agricultural portion of the annexation area, as well as on municipal expenditures related to the construction and/or annual maintenance service to the stretch of Boundary Road within the annexation area.

For the City of Spruce Grove, the city will see its assessment base increased by \$1,091,766 associated with the two dwellings located within the annexed areas. Using estimated mill rates for the Town of Stony Plain (i.e., assuming tax protection is provided to the property owners), the associated tax revenue from these properties is approximately \$6,900 (in 2023 dollars) annually. On the expenditure side, the municipality intends to start road redevelopment shortly after the land is transferred; therefore, the City would immediately face a cost of approximately \$350,000 in road design services and a construction cost of approximately \$9,056,350 (assumed to be paid over 15 years via debt financing, with an interest rate of 4.75 percent<sup>4</sup> and semi-annual payments) related to the road redevelopment.

Once the road is redeveloped, the City will incur increased annual road maintenance costs (e.g., snow clearing, road repair, etc.) of about \$22,800 (excluding inflation in the future) as the City's road inventory would slightly increase. In addition, the City will also have to incur an immediate one-time cost associated with the purchase of the agricultural land from the landowners for ROW conversion (for the current analysis, the assessed value was used as a proxy, i.e., \$1,049).

For the Town of Stony Plain, the municipality would immediately see a decrease of \$1,092,841 in its overall assessment base<sup>5</sup>, corresponding to a decline of about \$6,900 (in 2023 dollars) in annual tax revenue. On the other hand, the Town would see a reduction in overall transportation-related costs (about \$10,000, excluding inflation in the future) as the Town will no longer be responsible for services, such as snow clearing and gravel replacement, for the portion of Boundary Road within the annexation area. Overall, the Town would see a positive, albeit very minor, effect on its fiscal position in the short term.

Given that only two dwellings are affected in the annexation proposal, the expenditure impact on all other municipal services for both the City and the Town is expected to be negligible.

<sup>4</sup> Per indicative interest rates charged for loans to local authorities by the Government of Alberta, as of Aug 1, 2024.

<sup>5</sup> Including the assessed value of the agricultural land to be purchased by the City of Spruce Grove for ROW conversion.



## 4. Long-Term Fiscal Impacts

This section of the report examines the long-term fiscal impacts of the proposed annexation on the City of Spruce Grove and assesses also the long-term fiscal condition of the Town of Stony Plain if the annexation occurs. In effect, the report illustrates what the longer-term implications would be to the tax mill rates in both municipalities “with” and “without” the City’s proposed tax protection proposal.

### 4.1 Methodological Approach

The approach taken in the fiscal impact analysis is to project the long-term population and residential/non-residential development growth of the Town of Stony Plain and the City of Spruce Grove, under defined scenarios: “with”-annexation scenario and “without”-annexation scenario.

Based on the growth within each of those scenarios, Nichols has estimated annual taxable assessments for the respective municipalities, in constant dollars. Estimates have also been made of non-tax revenues and operating expenditures, for each of the scenarios. These estimates rely on recent municipal financial information including available budgets, and assumptions regarding the changes in the components of those financial flows over time and in relation to the municipal growth scenarios.

Capital costs are reflected to the extent they are funded from operating accounts through Pay-As-You-Go (PAYG) or tax-supported debt servicing approaches. The estimated net projected revenue deficiencies requiring property tax support are linked to the projected taxable assessments, and then expressed in terms of property tax rates - effectively simulating the budgeting process of a municipality. These results are used as a gauge to indicate real tax changes and scenario fiscal differentials over time.

Information regarding the indicators above can often be obtained through tax bylaws and documents available directly through the municipality, or through statistical agencies, such as Statistics Canada. Additionally, the Government of Alberta compiles a publicly available, standardized summary of information known as Municipal Financial and Statistical Data (MFIS) on an annual basis which was used to supplement the information above.

#### 4.1.1 Key Assumptions

An analysis of the financial trends and current position of the two municipalities revealed that population growth was the most common indicator used for forecasting purposes for both the City of Spruce Grove and the Town of Stony Plain. This outcome is generally reasonable, given that population growth can directly correspond to overall economic activity – including residential and commercial development, as well as increased demand for the various municipal services, such as road network expansion and repair.

On the other hand, growth in revenue or expense may not always have a one-to-one relationship with population growth. As a result, selected categories had growth in taxable assessment base (in real terms) as the basis for projected values. Careful selection of financial indicators for forecasting purposes enabled prudent and reasonable projections for both revenue and expenditure estimates. A summary of the assumptions with respect to forecasting expenditures and revenues in the Town and City are provided in Table 4-1 and Table 4-2.



Table 4-1 Summary of Assumptions – Operating Expenditures

Expense Category	Escalation Factor
General Government	Indexed to population growth
Protective Services	Indexed to population growth
Transportation and Roadway Services	Indexed to population growth
Utilities	Indexed to population growth
Community Services	Indexed to growth in the assessment base
Development Services	Indexed to growth in the assessment base

Table 4-2 Summary of Assumptions – Operating Revenues

Revenue Category	Escalation Factor
Sales and User Fees	Indexed to population growth
Sales to Other Governments	Indexed to population growth
Franchise Fees	Indexed to population growth
Fines	Indexed to population growth
Government Transfers - Operating	Indexed to population growth
Licenses and Permits	Indexed to population growth
Rentals	Indexed to population growth
Penalties	Indexed to population growth
Other	Indexed to population growth
Investment Income	Constant

Note that the rate of population growth varied considerably between each municipality. Specifically:

- For the City of Spruce Grove, the growth rate from 2013 to 2023 (3.41 percent, per the City's 2023 Census) was used to calculate projected estimates until the year 2029, reflecting the robust expansion the City has witnessed since at least 2003. Assuming indefinite strong population growth for the City in the long term, however, was considered too optimistic and aggressive as the City may eventually face growth-related constraints (e.g., congested road network, rising cost of land and housing, etc.); thus, for years beyond 2029, annual population growth for the City was assumed to be 2.6 percent, as per City of Spruce Grove projections. To account for the redevelopment of the annexed residential area into medium-density housing, an additional 0.5 percent<sup>6</sup> was applied to the growth rate in 2035 (i.e., assumed date of residential redevelopment).
- For the Town of Stony Plain, annual population growth of 1.4% (i.e., annual average population growth from 2013 to 2023 for the Town, per the Government of Alberta) was used.

<sup>6</sup> The approximate increase in the City of Spruce Grove's overall number of dwellings.

Price level changes in recent years for the Edmonton region were employed as a proxy to adjust 2021 and 2022 assessment base values to constant 2023 dollars.

## 4.2 City of Spruce Grove Fiscal Analysis

The main purpose for examining the City of Spruce Grove's long-term fiscal impacts of annexation is to evaluate the net fiscal impacts of annexation by comparing the City's "with annexation" and "without annexation" development scenarios. Figure 4-1 below shows the projected mill rates, in constant dollar terms, for the City's residential and non-residential properties under "with"-annexation and "without"-annexation scenarios. Note that multi-family rates are not illustrated but follow the same dynamic as shown for residential and non-residential.

To model the potential redevelopment of the annexed residential to medium-density housing, the analysis assumed 95 new dwellings<sup>7</sup> would be built in 2035 with an average assessed value<sup>8</sup> of \$400,000 in 2023 dollars. Thus, the City's "residential/farmland" assessment base would increase from about \$1 million to \$38,000,000 (in 2023 dollars) after 2034. The corresponding annual tax revenue to this assessment base increase is approximately \$262,400 (in 2023 dollars). To account for the new development, the assumed population growth was adjusted upwards in 2035 (see Section 4.1.1), corresponding to adjusted revenue and expense projections after 2034. The current analysis found that the gains in revenue, including property tax revenue, were largely offset by corresponding increases in municipal service expenditures, resulting in minimal net effect on the City's mill rates.

Compared to the "without"-annexation scenario, the City's mill rates for the property types are marginally higher, largely reflecting the debt-servicing expense related to construction cost of the Boundary Road redevelopment and the annual maintenance cost to maintain that road within the annexed area. The redevelopment of the annexed residential to medium-density housing in 2035 had a negligible impact on mill rates as any positive impact municipal revenue was largely, if not entirely, offset by the increased expenditures in municipal services.

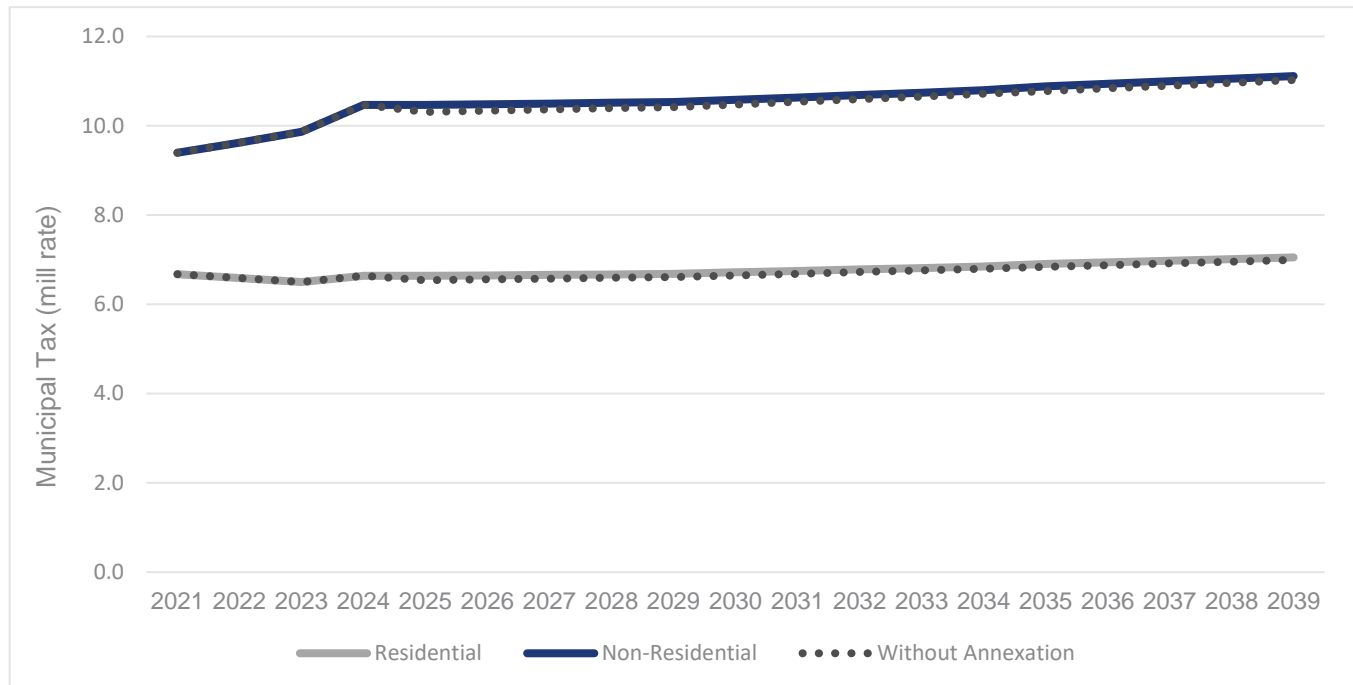
Since the construction and maintenance cost is small compared with the City's annual budget for "Transportation and Roadway Services" (i.e., about 3 percent of the budget or less), the net impact on the City's mill rates over the projection period to 2039 is expected to be very modest, i.e., slight adverse effect.

Under both the "with"- and "without"-annexation scenarios, the City's financial position as reflected in its tax levels is projected to remain stable over the long term, with required tax rates remaining relatively level in real terms. As a result, the annexation is expected to have a very minor effect on the City's overall fiscal situation.

<sup>7</sup> Assuming 35 dwellings per hectare for roughly 2.7 ha of land.

<sup>8</sup> Based on similarly sized residential properties (i.e., ~285 square metres per property) in the nearby neighbourhood of Copperhaven in the City of Spruce Grove. Assessed values sourced from the City's online Land Information System ([gismaps.sprucegrove.org](https://gismaps.sprucegrove.org)).

**Figure 4-1 City of Spruce Grove Projected Residential and Non-Residential Mill Rates, With and Without Annexation, 2021-2039**



Note: The differential in mill rates between the “with”- and “without”-annexation scenarios primarily reflect the debt-servicing expense related to construction cost of the Boundary Road redevelopment and the annual maintenance cost to maintain that road.

### 4.3 Town of Stony Plain Fiscal Analysis

The main purpose for examining the Town of Stony Plain’s long-term fiscal situation under “with annexation” and “without annexation” development scenarios is to ascertain the Town’s financial manageability and sustainability if annexation occurs.

The Town’s projected tax rates, expressed in constant dollar terms to provide comparability over time, are shown in Figure 4-2 in terms of both residential and non-residential rates. The ratio of those rates, one to the other, are assumed to remain constant over time. The tax rates shown in Figure 4-2 are premised on the City’s proposed annexation becoming effective on January 1, 2025, with municipal jurisdiction of the lands transferred to the City of Spruce Grove at that time.

In general terms, the annexation area is a relatively small tract of land with only two dwellings, along with some agricultural land and untaxable ROW along Boundary Road. The transference of those lands to the City of Spruce Grove would result in a relatively small decrease in the Town’s overall assessment base – in turn, lower tax revenue – but this outcome is largely, if not entirely, offset by the cost savings in road maintenance services annually. The net impact on the Town’s long-term mill rates in real terms is therefore expected to be negligible.

**Figure 4-2 Town of Stony Plain Historical and Projected Residential and Non-Residential Mill Rates with and without Annexation, 2021-2039**



Note: The notable decline in mill rates in 2025 mostly reflects a return to longer-term mill rate trends after a sizeable increase in rates in 2024; the annexation played a negligible role in the decline, with a very minor impact on projected mill rates overall.

Ultimately, under both the “with”- and “without”-annexation scenarios, the Town’s financial position as reflected in its tax levels is projected to remain stable over the long term, with required tax rates remaining relatively level in real terms. As a result, the annexation is expected to have a negligible effect on required mill rates and the Town’s overall fiscal situation.

#### 4.4 Impacts on Annexed Properties

In the long term, if the annexed residential area is redeveloped as new medium-density housing, then the tax protection that was potentially given to the property owners may no longer apply. In other words, property owners in the redeveloped residential area would likely face the City’s mill rates going forward.

## 5. Summary of Conclusions

### Proposed Annexation

The City of Spruce Grove proposes to annex a small area of 10 hectares located west of the City's present boundaries. The area is a flagpole-shaped parcel of land located west of the City, comprised of a narrow band of right-of-way (ROW), as well as privately-owned agricultural/residential land and riparian land adjacent to a creek. The area is bounded on the north by Parkland County, and on the south by Highway #16A. The City intends to convert some of the agricultural land within the proposed area to ROW associated with the redevelopment and potential expansion of Boundary Road.

### Immediate and Short-Term Annexation Impacts

The City of Spruce Grove would see its assessment base increased by \$1,091,766 associated with the two dwellings located within the annexed area. Assuming tax protection is provided to the property owners, the associated tax revenue from these properties for the City is approximately \$6,900 (in 2023 dollars) annually. On the expenditure side, the City would immediately face design costs (about \$350,000) and construction costs related to the road redevelopment (about \$9 million), as well as increased annual road maintenance costs (e.g., snow clearing, road repair, etc.) (about \$22,800 a year, excluding inflation). In addition, the City will also have to incur an immediate one-time cost associated with the purchase of the agricultural land from the landowners. These costs are well within the capacity of the City to absorb.

The Town of Stony Plain would immediately see a decrease of \$1,092,841 in its overall assessment base, corresponding to a decline of about \$6,900 (in 2023 dollars) in annual tax revenue. On the other hand, the Town would also see an annual decrease in overall transportation-related costs corresponding to reduced need for road services, such as snow clearing and gravel replacement (about \$10,000 a year, excluding inflation). Overall, the Town would see a negligible, if not slightly positive, impact in the short term.

### Long Term Fiscal Impacts

For the City of Spruce Grove, the City's mill rates for both residential and non-residential property types are marginally higher under a "with"-annexation scenario versus the status quo, reflecting the construction and maintenance cost of the Boundary Road redevelopment. Compared with the City's annual budget for transportation-related services, the long-term costs associated with the annexation are very minor.

The redevelopment of the annexed residential area into new medium-density housing is expected to add \$38,000,000 (in 2023 dollars) to the City's assessment base after 2034; however, the additional population growth resulted in corresponding increases in municipal service expenditures. Overall, the development of new medium-density housing in the annexed area is expected to have a negligible net effect on the City's mill rates.

The City's financial position as reflected in its tax levels is projected to remain stable over the long term, with required tax rates remaining relatively level in real terms. As a result, the annexation is expected to have a very minor effect on the City's overall fiscal situation.

For the Town of Stony Plain, the transference of the annexed lands to the City of Spruce Grove would result in a relatively small decrease in the Town's overall assessment base and corresponding lower tax revenue; however, this outcome is largely, if not entirely, offset by the cost savings in road maintenance services annually. The net impact on the Town's long-term mill rates in real terms is therefore expected to be negligible.

### **Impacts on Annexed Properties**

In the short term, the current property owners of the residential area – specifically, the portion that will not be purchased by the City – could receive tax protection arrangements such that they would continue to face the Town's relatively lower mill rates instead of the City's. Thus, the property owners may see very little impact from the annexation with respect to taxation in the short term.

In the long term, if the annexed residential area is redeveloped as new medium-density housing, then the tax protection that was potentially given to the property owners may no longer apply. In this scenario, the property owners in the redeveloped residential area would instead face the City's mill rates going forward.

## Appendix A Supporting Information



Table A.5-1 City of Spruce Grove: Financial Indicators

Indicator	Source
Consumer Price Index	Statistics Canada ( <a href="https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1810000501">https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1810000501</a> )
Population Growth	City of Spruce Grove
Dwellings	Municipal Financial and Statistical Data – Government of Alberta
Assessment	Tax Bylaws, Financial Statements – City of Spruce Grove

Table A.5-2 Town of Stony Plain: Financial Indicators


Indicator	Source
Consumer Price Index	Statistics Canada ( <a href="https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1810000501">https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=1810000501</a> )
Population Growth	Government of Alberta
Dwellings	Municipal Financial and Statistical Data – Government of Alberta
Assessment	Tax Bylaws, Financial Statements – Town of Stony Plain

Figure A.5-1 Assessment Report (2023) – Dwelling #1



## Assessment Summary

Year of General Assessment: 2023

<b>Roll: 412000</b> <b>Legal: 9322978 1 NE-6-53-27-4</b> Address: 53018A RG RD 275 53018A RG RD 275  Land Area: 3.79 Acres Subdivision: ANNEXED AREA Zoning: Future Development District Actual Use: Improved Residential / Single Family Unit- fee simple	
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<b>Market Land Valuation</b>	Site Area: 3.79 Acres	Asmt	Code	Value
		102	100%	335,700

<b>Improvement Valuation</b>		Floor Area	Built	Asmt	Code	Value
1 Storey & Basement	SFD - After 1970	1,561 Sq Feet	1996	102	100%	258,700
Attached	Garage	857 Sq Feet	1996	102	100%	34,100
Hand Calculated	Barn	1,096 Sq Feet	1935	102	100%	8,900

<u>Assessment Totals</u>						
Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	102	Residential	335,700	301,700	0	637,400
		Grand Totals For 2023	335,700	301,700	0	637,400


Source: The Town of Stony Plain via KCL Consulting Inc.

Figure A.5-2 Assessment Report (2023) – Dwelling #2



## Assessment Summary

Year of General Assessment: 2023

<b>Roll: 412100</b> <b>Legal: NE-6-53-27-4</b> <b>Address: 53018 RG RD 275</b> 53018 RG RD 275  Land Area: 156.21 Acres Subdivision: ANNEXED AREA Zoning: Future Development District Actual Use: Improved Residential / Single Family Unit- fee simple	
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### Market Land Valuation

Site Area: 3.00 Acres

Asmt	Code	Value
101	100%	305,000

### Farmland Valuation

Agroclimatic Zone: 14 1-NW

Asmt	Code	Value
151	100%	31,290

Soil Group	Area	Rating
41 DG t+	104.00 Acres	76.0%
72 MS	22.00 Acres	29.0%
80 Pasture	3.21 Acres	42.0%
80 Pasture	24.00 Acres	11.0%

Total Area: 153.21 Acres

### Improvement Valuation

		Floor Area	Built	Asmt	Code	Value
1 Storey & Basement	SFD - After 1940	1,418 Sq Feet	1958	101	100%	122,300
Attached	Garage	672 Sq Feet	1995	101	100%	20,300

### Marshall & Swift

		Area (Ft2)	Built	Asmt	Code	Value
Main Level Structure	Archib Warehouse	1,600 Sq Feet	1952	101	100%	37,400

### Assessment Totals

Tax Status	Code	Description	Land	Improvement	Other	Assessment
T	101	Farm	305,000	148,710	0	453,710
	151	Farmland	31,290	0	0	31,290
		Totals For 2023 Taxable	336,290	148,710	0	485,000
E	901	RAP Exemption Deducted	0	31,290	0	31,290
		Grand Totals For 2023	336,290	180,000	0	516,290

Source: The Town of Stony Plain via KCL Consulting Inc.



Nichols Applied Management Inc.

Management and Economic Consultants

Suite 302, 11523-100 Avenue N.W.

Edmonton, Alberta T5K 0J8

[www.nicholsappliedmanagement.com](http://www.nicholsappliedmanagement.com)

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