ATTACHMENT A:
BOUNDARY REALIGNMENT PRACTICES IN CANADIAN MUNICIPALITIES

An examination of boundary realignment practices in Canadian jurisdictions reveals that boundary realignment is common practice. The majority of jurisdictions have recently undertaken boundary realignment or are currently in the process of realigning their boundaries. In almost all instances, the impetus for boundary realignment was to accommodate future growth and ensure an adequate supply of land for future development. This section provides an overview of boundary realignment practices in seven Canadian municipalities, including Table 1 below, which provides a summary.

Table 1 – Summary of Recent Annexation Activity in Canadian Municipalities

City	Annexation History	Comments
Brandon	Municipal Board approved the annexation of ~300 acres from the RM of Cornwallis (effective 2012).	Brandon is part of the larger Brandon Area Planning District.
Saskatoon	August 2010 - ~10,000 Acres to accommodate future growth.	
Regina	January 2009 – annexed lands to accommodate industrial development and a global transportation hub. 2007 - annexed enough land to accommodate growth to 235,000 people.	
Calgary	2007 – 25,450 acres to ensure a 39 year supply of land.	
Edmonton		Has not successfully completed annexation since the 1980's due to strong opposition and lack of support from the provincial governments.
London	1993 – annexation program doubled the city's physical extent.	
Halifax		Amalgamation in 1996 ensured a land supply of at least 50 years

Brandon

At a glance:
The City of Brandon is poised to grow by more than 300 acres through annexation in 2012 to accommodate future growth.

The City of Brandon has a population of 41,511 (2006), an increase of 4.5% from 2001. The Municipal Board of Manitoba has approved a request from the City of Brandon to have approximately 300 acres of land adjacent to its southwestern corner (RM of Cornwallis) brought into city limits. The annexation will come into effect in 2012.

Saskatoon
At a glance:
In 2010, the City of Saskatoon boundary was significantly expanded through annexation to accommodate future growth.

Saskatoon has been experiencing substantial growth. The CMA population in 2006 was 233,923, up 3.5% from 2001. The City of Saskatoon boundary was expanded on August 1, 2010. Approximately 10,000 acres of land were annexed from the R.M of Corman Park, providing land in the north, east and northeast sectors of the City to allow for new development of neighbourhoods, employment areas, and corresponding amenities. The City Land Manager acquires land for strategic growth as opportunities arise, to ensure sufficient supply in the City's land bank for future growth.

Regina
At a glance:
The City of Regina annexed land in 2007 to accommodate growth up to a population of 235,000. Processes for further annexation are in place, and the City recently annexed land for industrial uses.

Regina's CMA population in 2006 was 194,971, experiencing a modest growth rate of 1.1% since 2001. According to the City's development plan, there is enough developable land available to meet projected population growth.

The City of Regina views its long term planning in terms of two population benchmarks. The first is the 235,000 mark, and the second is 300,000. The City annexed enough land to accommodate growth to 235,000 people in 2007.

The level of demand for new residential development to a population of 300,000 could be accommodated with available land and through infill development. In 1999, 17% of housing starts were urban infill. The city has set residential intensification standards hoping to achieve 25% of growth in established areas.

Growth beyond 300,000 people will require a new wastewater facility, and eventual annexation. The City of Regina has a strategy for annexing lands. A planning district has been established between Regina and the R.M of Sherwood.

While the 2007 annexation accommodates future residential growth, Regina found itself running out of industrial land. On January 30, 2009 the City of Regina and R.M of Sherwood reached an agreement for the City to annex land west of the airport for industrial development and a global transportation hub. These lands are now referred to as the West Industrial Lands.

Calgary
At a glance:
The City of Calgary has actively been annexing land to accommodate future growth. A significant annexation of more than 25,000 acres occurred in 2007.

Calgary's CMA population in 2006 was 1,079,310 up 13.4% over 2001[1]. The City annexes land to fulfill three needs: strategic interests, long-term growth, and opportunity. Aggressive annexation occurred through the 1980's and the pace increased again in the 2000's.

In 2007, more than 25,000 acres of land were annexed. Urban development is not foreseen in some of these areas for several decades, but this practice is consistent with local policy. With this annexation, Calgary has approximately 35,000 acres of developable land, enough to accommodate more than 800,000 people. This translates to a 39 year supply of land.

Edmonton:
At a glance:
Edmonton has not made significant annexations since the 1980's. Recent annexation attempts have been controversial.

Edmonton's CMA population was 1,034,945 in 2006 representing 10.4% growth over 2001. The City of Edmonton presents a more complicated situation for boundary adjustment than the other Prairie cities. Edmonton is surrounded by several municipalities and cities comprising an urban region. An annexation attempt in the late 1970's was unsuccessful after much litigation. In 2008 the City initiated an attempt to secure enough developable land for 30 years of growth, including the Edmonton International Airport. This is the first attempt at significant annexation since 1981, and it has proven controversial.

London Ontario
At a glance:
London undertook a massive annexation program in the early 1990's more than doubling the city's physical extent.

London, Ontario's CMA population stood at 457,720 in 2006, a 5.1% increase over 2001. In 1993 the *London-Middlesex Act* was passed allowing the City of London to annex the town of Westminster and portions of the counties of Delaware, London, West Nissouri, and North Dorchester. This annexation more than doubled the city's total area. The City of London will not have further land needs in the foreseeable future.

[1] Despite rampant growth through this period, the high growth rate is partially due to boundary adjustments through annexation

The City of London covers so much land area that it would be misleading to refer to the entire area as urban. London has adopted two zoning by-laws, one that serves the original urban area as it existed until 1992, and a separate by-law governing the land acquired with the *London-Middlesex Act* called the *Annexed Area Zoning By-Law*.

Halifax
At a glance:
An amalgamation in 1996 means Halifax has enough land to accommodate 50 years of growth.

Halifax had a CMA population of 372,858 in 2006, experiencing a substantial 3.8% growth rate since 2001. Historical decisions place the city in a unique situation compared to the prairie cities featured in this review. In 1969 the City of Halifax carried out a significant annexation program that enveloped the surrounding municipalities and tripled the physical extent of the City. In 1996 the City of Halifax amalgamated with the City of Dartmouth, the City of Bedford, and Halifax County to form the Halifax Regional Municipality (HRM). The HRM encompasses almost 10% of the entire Provincial landmass, and includes urban areas, suburban areas and a rural commutershed.

The 1996 amalgamation ensured a land supply of at least 50 years. Within the region a service area boundary has been established to control expansion of the urban area. Four master plans are being worked on to accommodate and dictate urban growth in the next 5-15 years.