
TOWN OF VULCAN

GROWTH STRATEGY REPORT

Prepared by the



OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY

MAY 1998

TABLE OF CONTENTS

	Page
A. INTRODUCTION	1
1. MUNICIPAL BACKGROUND	1
2. PURPOSE.....	1
3. SUMMARY	1
B. ANALYSIS	2
1. ECONOMIC ACTIVITY	2
2. POPULATION STATISTICS	3
3. LAND USE.....	5
4. FUTURE LAND REQUIREMENTS	7
C. IDENTIFIED ISSUES / CONSTRAINTS	10
D. FUTURE LAND DEVELOPMENT AREAS	12
1. DESCRIPTION.....	12
2. CRITERIA.....	13
3. ANNEXATION ASPECTS AND ISSUES.....	15
E. POLICY AND PROCEDURAL ASPECTS	16
1. EXISTING STATUTORY PLANS	16
2. STEPS TO INITIATE AN ANNEXATION APPLICATION.....	16
2. PROVINCIAL LEGISLATION.....	17
F. CONCLUSION	18
1. RECOMMENDATIONS	18
2. IMPLEMENTATION STRATEGY.....	18
 APPENDIX I – Excerpts from the Municipal Government Act	
MAPS	
Map 1 – LOCATION.....	following 1
Map 2 – LAND USE DISTRICTS	following 5
Map 3 – EXISTING LAND USE.....	following 5
Map 4 – FRINGE AREA LAND USE	following 7
Map 5 – BOUNDARY OF LAND AREAS	following 13
 CHARTS	
Chart 1-4 – POPULATION STRUCTURE.....	following 5
Chart 5 – POPULATION PROJECTIONS.....	following 5

A. INTRODUCTION

1. MUNICIPAL BACKGROUND

Vulcan, a town of 1,537 persons, is an agricultural service centre that serves as the economic hub for the County of Vulcan. The town is located midway between Calgary and Lethbridge on Highway No. 23 (see Map 1). The quality of life, which includes culture, recreation, education, medical and protective services, is of the highest standards. Most of the economy of the Vulcan area is based on dryland and irrigated agricultural production. Geophysical drilling and pipeline activity have also become increasingly prominent to the area, along with the capability to support new recreational and industrial development.

2. PURPOSE

The purpose of this report is to provide background information and to recommend a course of action for the Town of Vulcan to proceed with managing future growth. Council should review this report and use it to prepare a strategy that may include annexation. This will give the Council a basis for discussing growth issues with the County of Vulcan and provide a route to accommodate future growth.

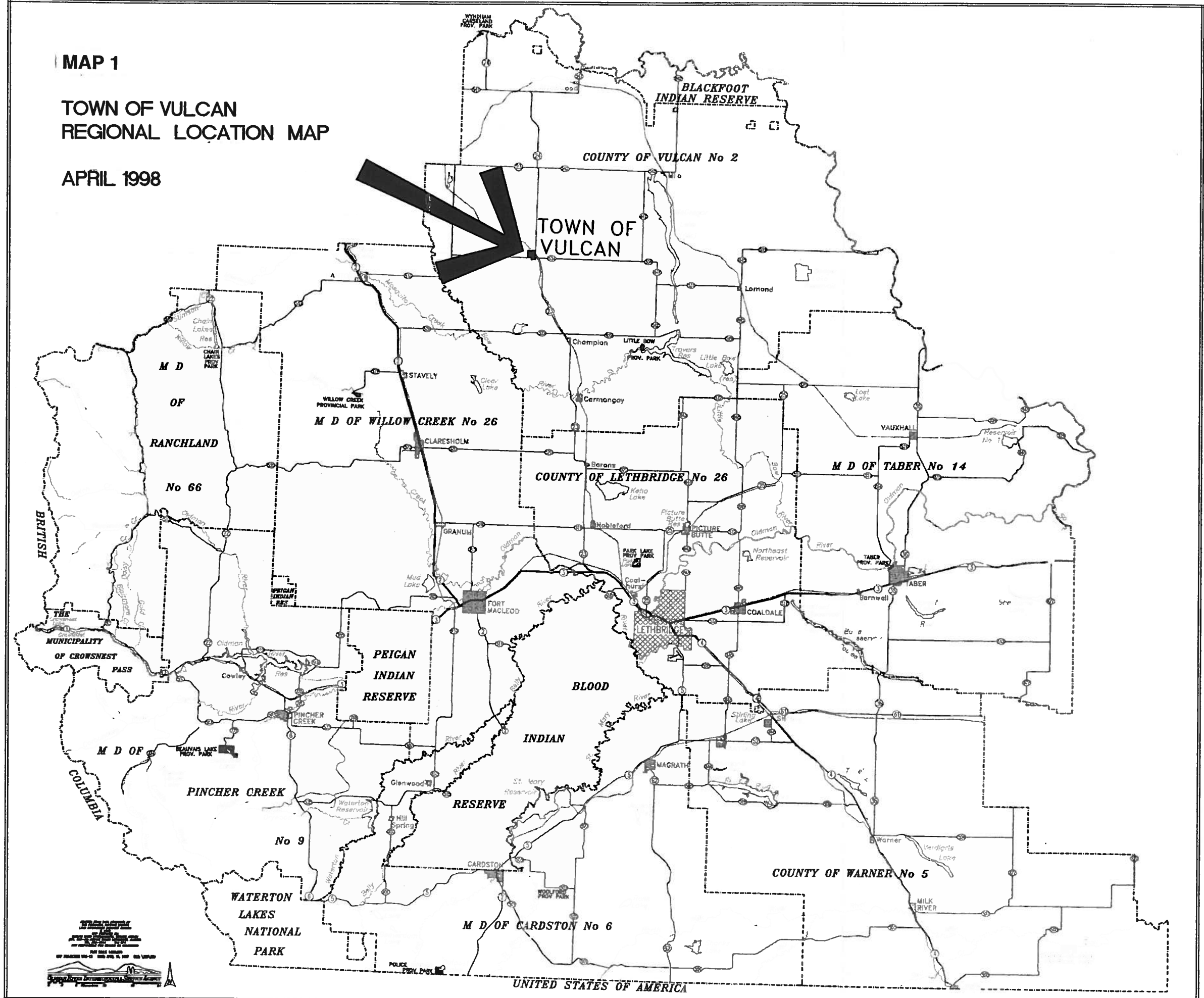
3. SUMMARY

- The town desires to provide adequate housing choices, along with housing land at affordable prices and, thus, additional land for new residential development will soon be needed.
- Residential development is impeded in expanding to the west, north, and east due to existing non-compatible land uses. Thus, the town wants to ensure that there is adequate land in the south to accommodate future residential development.
- Presently, well over 3/5ths of possible residential lots are developed. If we take the average number of houses built over the last five years, this would represent approximately only an eight year supply of residential land. If the growth in housing construction was to increase, this would substantially decrease the time-frame in regard to the availability of residential land.
- The expansion of existing commercial businesses to the east of town, and additional development to the north, affect the Town of Vulcan as these developments obtain their services from the town, yet they are located outside the town's boundary.
- In Area 1 to the east, there already exists several highway commercial uses, so the further development of the area east of Highway No. 23 would not be unduly changing the character of the area.
- Water and sewage services are presently provided to the area located to the south-east, water is provided to the south-west and for the residential proposal to the south, the water line is extending and the sewage has already been planned for. Therefore, there should be no major costs to the town for the provision of municipal services.
- The service sector is the fastest growing sector of the economy. Vulcan's downtown commercial core is small and well developed with no present room to expand.
- The town requires additional land for highway commercial development, as it presently has little land available to accommodate these larger land-use developments.
- The town believes that the future annexation of land may help control development within the fringe area of town, and assist in its provision of services to developments that are currently outside its boundaries.

MAP 1

TOWN OF VULCAN
REGIONAL LOCATION MAP

APRIL 1998



B. ANALYSIS

1. ECONOMIC ACTIVITY

(a) Overview

Vulcan's employment is chiefly in the government, administrative, service and retail sectors. The town's role as an agricultural service centre should remain stable in the future. There is a number of economic activities occurring locally that have an impact on employment, services and growth in Vulcan. Since the early nineties, gas development has been increasing in the area which has had a positive impact on the provision of housing and commercial services in the Town of Vulcan. Grain business has also increased, and with the closing of rail-lines to the east and west of town, this has resulted in increased local storage and truck-hauling activity. Pioneer Grain and AgPro have, or are in the process of, expanding and the Alberta Wheat Pool is planning to expand immediately north of town.

(b) Construction

Over the last five years, residential construction has been responsible for the highest value of building permits being issued. Over 51 percent of the total value of permits being issued was for residential construction. Commercial development has also been fairly strong at almost 34 percent of the total construction value. Institutional construction accounted for almost 15 percent, and industrial development was the weakest, at less than one percent of the construction total over this same period.

It is apparent that growth in the commercial sector of Vulcan has exceeded growth in the industrial/manufacturing sector in terms of construction value. Table 1 shows that 1997 was a good year for commercial development activity as there were 16 permits issued for construction, with a value of well over one-million dollars. The 1997 volume of commercial permits was almost five times as much as the value of permits issued the previous year. It could be assumed that commercial activity will most likely grow congruent with both town and trade area population as Vulcan continues to act as an agricultural service centre. In the future, this could potentially cause problems unless adequate planning is done to accommodate commercial growth.

Existing land-use patterns show the town's commercial downtown core makes-up only about two percent of Vulcan's total land area. This commercial core appears to be well developed with virtually no vacant buildings. If commercial activity continues to expand, general commercial uses outside the downtown core could be encouraged to relocate to more suitable areas in the industrial zone. These could then be replaced by retail and service uses in the downtown area. This would slightly expand the downtown core and would, additionally, increase the consumption of land classified for industrial use. Commercial uses such as warehouses, automobile services, etc., would have more space and better access to the highway in the north-east industrial area. If traffic flows increase on Highway No. 23, it is also probable that the demand for highway commercial land is likely to increase as well.

(c) Other

(i) Highway Traffic Counts

Major transportation corridor's traffic volume statistics can be examined to understand traffic flows through the municipality. The Town of Vulcan is located on Highway No. 23 which links the town with Lethbridge (south), and Highway No. 2 at HighRiver to Calgary. At the south-end of town, Secondary Highway 534 connects west to Highway 533, which leads to Nanton and Highway No. 2. Vehicular flows for Highway No. 23 in Vulcan are shown in the following table. These calculations have been obtained from Alberta Transportation.

Table 2
VULCAN TRAFFIC VOLUME STATISTICS for HIGHWAY No. 23 (1991, 1996)

YEAR	South of Highway 534		North of Highway 534	
	AADT	ASDT	AADT	ASDT
1991	2,000	2,210	2,200	2,450
1996	1,990	2,340	2,210	2,600

AADT - average annual daily traffic
ASDT - average summer daily traffic

The traffic volume table shows the traffic counts for both the years 1991 and 1996. It breaks down the traffic flow by using Highway 534 as the intersecting dividing point. As shown in Table 2, the average annual daily traffic number through Vulcan on Highway No. 23, has remained rather constant at about 2,100 vehicles for both study periods. However, there has been a slight increase in the number of vehicles traveling through on a summer day. South of the Highway 534 dividing point, the average summer daily traffic number grew by about 5.9 percent since 1991, for a 1.2 percent annual increase rate. North of the Highway 534 intersecting point, the average summer daily traffic number grew by 6.1 percent, or a 1.2 percent annual increase as well.

(ii) Southern Alberta Growth

If Alberta's economy continues to flourish and grow as it has done in the mid 1990's, Vulcan can expect both direct and indirect benefits. The Bank of Montreal forecasts Alberta's economy to grow by a strong 4.2 percent in 1998. The City of Calgary is currently experiencing a population boom, which could potentially mean an increase in visitors to Vulcan, who travel to utilize any number of lakes and reservoirs in the region. Therefore, it may also be anticipated that in the future, the average summer daily traffic number through Vulcan could experience even a greater increase.

2. POPULATION STATISTICS

Studying past and future population data is an important component in ensuring an adequate land base for future growth. Population change within a community is related to many factors, such as:

- migration, both in and out;
- the size of the community and its internal, natural growth rate and structure;
- the size and composition of the local and surrounding economy;
- and the proximity to larger areas of settlement and economic activity.

Population growth due to natural increases has been less of a significant factor over the last decade, as birth rates have been declining. Recently, it appears this trend may have stabilized, but fertility rates remain low on the national and provincial scale. The national fertility rate is 1.64 live births per woman, while Alberta's rate is 1.77.

(a) Past Trends

This section indicates the historical growth of the population and provides a basis for population projections. The way in which the population has changed reveals some important trends. Table 3 displays Vulcan's historic population situation between 1961 and 1996.

Table 1
Town of Vulcan Growth Strategy Study
BUILDING PERMITS ISSUED 1993-1997

YEAR	Residential		Commercial	Industrial	Institutional	TOTAL Permit Value
1993	14 Houses	1,549,200				
	5 Garages	28,000				
	2 Demolitions	2,000				
	8 Renov/Additions	48,294				
	TOTAL VALUE	1,627,494	396,500		32,000	2,055,994
1994	10 Houses	1,128,000				
	6 Garages	74,000				
	10 Renov/Additions	22,327				
	1 Mobile Home	20,000				
	TOTAL VALUE	1,244,327	208,000			1,452,327
1995	2 Houses	172,000				
	2 Garages	8,000				
	4 Renov/Additions	28,000				
	TOTAL VALUE	208,000	804,800		29,663	1,042,463
1996	5 Houses	444,550				
	11 Renov/Additions	149,508				
	1 Shed	4,000				
	TOTAL VALUE	598,058	227,125	2,480	1,085,978	1,913,641
1997	5 Houses	485,000				
	4 Garages	28,508				
	11 Renov/Additions	45,350				
	1 Carport	2,500				
	1 Garage Foundation	2,300				
	TOTAL VALUE	563,658	1,132,054	30,000	52,800	1,778,512

**Table 3
TOWN OF VULCAN HISTORIC POPULATION
1961-1991**

Year	Population	Five Year Rate of Change %	Average Annual Rate of Change %¹
1961	1310	----	----
1966	1505	14.9	2.9
1971	1384	- 8.0	- 1.6
1976	1450	4.8	0.9
1981	1495	3.1	0.6
1986	1420	- 5.0	- 1.0
1991	1466	3.2	0.7
1996	1537	4.8	0.9

Source: Statistics Canada

The table illustrates that Vulcan experienced dramatic growth in the early 1960's, which was a reflection of a national trend. Following this, there was a period of slight population decline from 1966 to 1971. For the next ten years, the population slowly increased with an annual rate of just under one percent. The early 1980's once again experienced a slight decline in the population. Two factors that may have contributed to this decline are:

- 1) the economic recession that struck in the early 1980's;
- 2) and an out-migration of young people seeking employment and further education opportunities.

However, since 1986, the town's population has once again been growing at a slow, but steady pace. Overall, Vulcan has experienced slow, steady growth at an annual rate of just under one percent during the last three decades.

Over the most recent census period (1991-1996), Vulcan's population has experienced a 4.8 percent growth increase. This growth over the five year period means Vulcan has experienced a growth rate of slightly under one percent annually. This has been fairly consistent with the national average, as Canada's overall population grew at an annual average rate of 1.1 percent over the same time period. By comparison, Alberta's growth rate during the last five year period was 5.9 percent, or 1.2 percent annually.

(b) Age Structure

Population pyramids for the town illustrate the distribution between the various age groups as well as between the male and female segments of the population (see Charts 1-4). The pyramid for 1996 shows that there is a small number of persons in the 20-24 age group. This aspect is evident in all the census period pyramids and reflects the trend that many young adults may leave Vulcan to further their education or seek employment elsewhere. From 1991 to the 1996 census period, only 65 percent of the 1991, 15-19 years of age population, is present five years later. The results from the 1996 census show that overall, persons aged 20-29, only makes-up eight percent of the total population.

In 1996, persons in the 30 to 44 age range, account for 20 percent of the total town population. The percentage of the total population in this age group has remained fairly consistent over the last twenty years, indicating there has been some in-migration among persons this age. The proportion of the female population in the child-bearing years (15-44) has also remained rather constant over the same period. From 1976-1991 the number of females in this age group has made up approximately 19 percent of the total population. In 1996 this number fell slightly, to just less than 17 percent of the total population.

Another noticeable trend in the population data is the number of persons in the 65 and over age group. In examining the 1996 population structure, those aged 65 and over make-up over 27 percent of the population. As Chart 1 illustrates, the 70 plus age cohort represents the largest age group in the town. This indicates an influx of persons in this age category to Vulcan. If this trend continues in the future, it could indicate a greater need for retirement or senior citizen accommodation.

(c) Population Projections

Several different methods of population projections are used in calculating future growth in order to provide the broadest scenario possible. It should be noted that projections are conditional; they show what a population would be if the assumed trends actually were to occur. Since population projections are based on past trends, they must be looked at with some degree of caution. A sudden influx of population at a certain time would forecast a high growth rate in the future, whereas a decrease in population in the past, would portray a reduction in growth in the future. However, the Town of Vulcan has experienced a slow, but steady increase in its population over the last decade.

Chart 5 illustrates the range of results obtained from the various methods of population projections. Several different methods of population projections were used such as the arithmetic, logarithmic, share of region, the cohort survival methods as well as annual growth rates of 0.5, 1.0 and 1.5 percent. The results indicate that the most probable projections will be in the mid-range of numbers using the arithmetic and the 1.0% growth rate. These projections were used based on Vulcan's past growth rate tendencies, and given the expected economic activity that will most likely occur.

This means that in 2001 the probable population could range from 1,517 to 1,615 persons, increasing each year until 2016 when the population could range between 1,561 and 1,875. The 1.0% growth rate was used at the high end of projections, as this growth rate has been consistent with the town's growth rate in the past. However, it is probable that the projected growth could also fall somewhere in the middle of the range, such as that displayed by the cohort (last 5 year) survival method.

3. LAND USE

(a) Vulcan

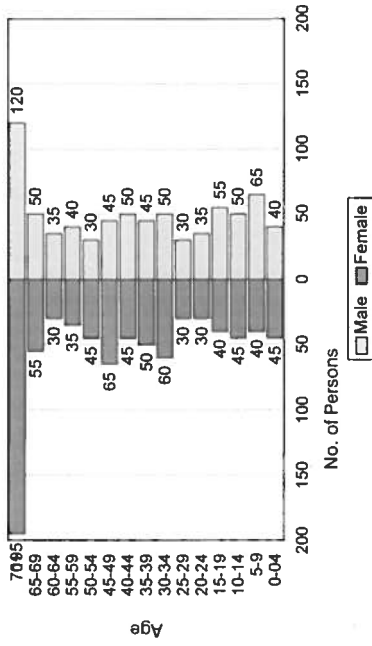
(i) Existing Acres/Hectares

Currently, the Town of Vulcan occupies just over four and a half quarter sections of land, for a total of 725 (plus or minus) acres. This acreage means that the town's boundaries extend over an area of approximately 2.9 square kilometers. The existing land uses for the Town of Vulcan, along with their area, and the percentage of developable land accounted for by each use, are displayed in Table 4.

As shown in the table, recreation and park space makes-up the greatest percentage of land-use in Vulcan. A large portion of this is attributed to the golf course that lies within the town boundaries, and is located in the south-west area of town. The next major land-use is classified as agricultural land, followed by single-family residential, public and institutional, industrial and commercial retail uses. The lowest percentage of major land-use is attributed to mobile-home residential, followed by multi-family and highway commercial uses. It is found that in urban developments, streets and lanes can often use up to 25 percent of the gross land area. In Vulcan, this figure is approximately 19.5 percent of the developable land area. Just under 15% of the land can be classified as vacant land.

CHART 1 - Town of Vulcan

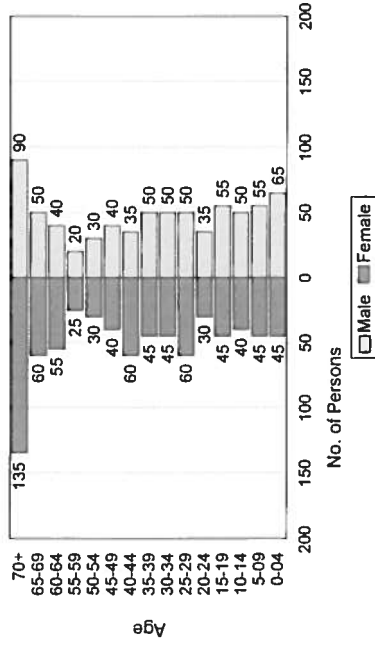
1996 Population Structure



Source: Statistics Canada

CHART 2 - Town of Vulcan

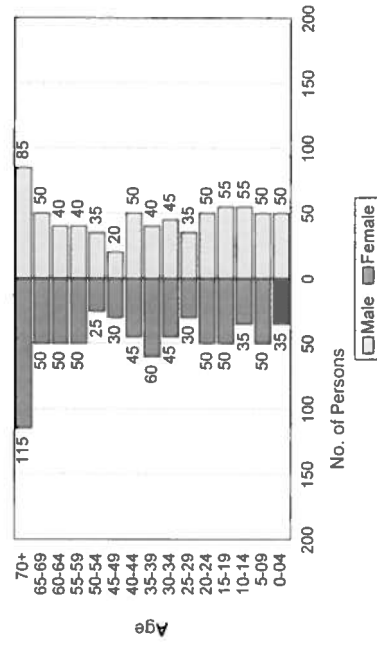
1991 Population Structure



Source: Statistics Canada

CHART 3 - Town of Vulcan

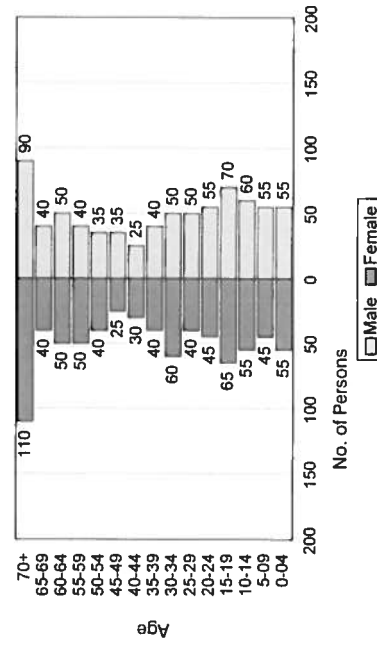
1986 Population Structure



Source: Statistics Canada

CHART 4 - Town of Vulcan

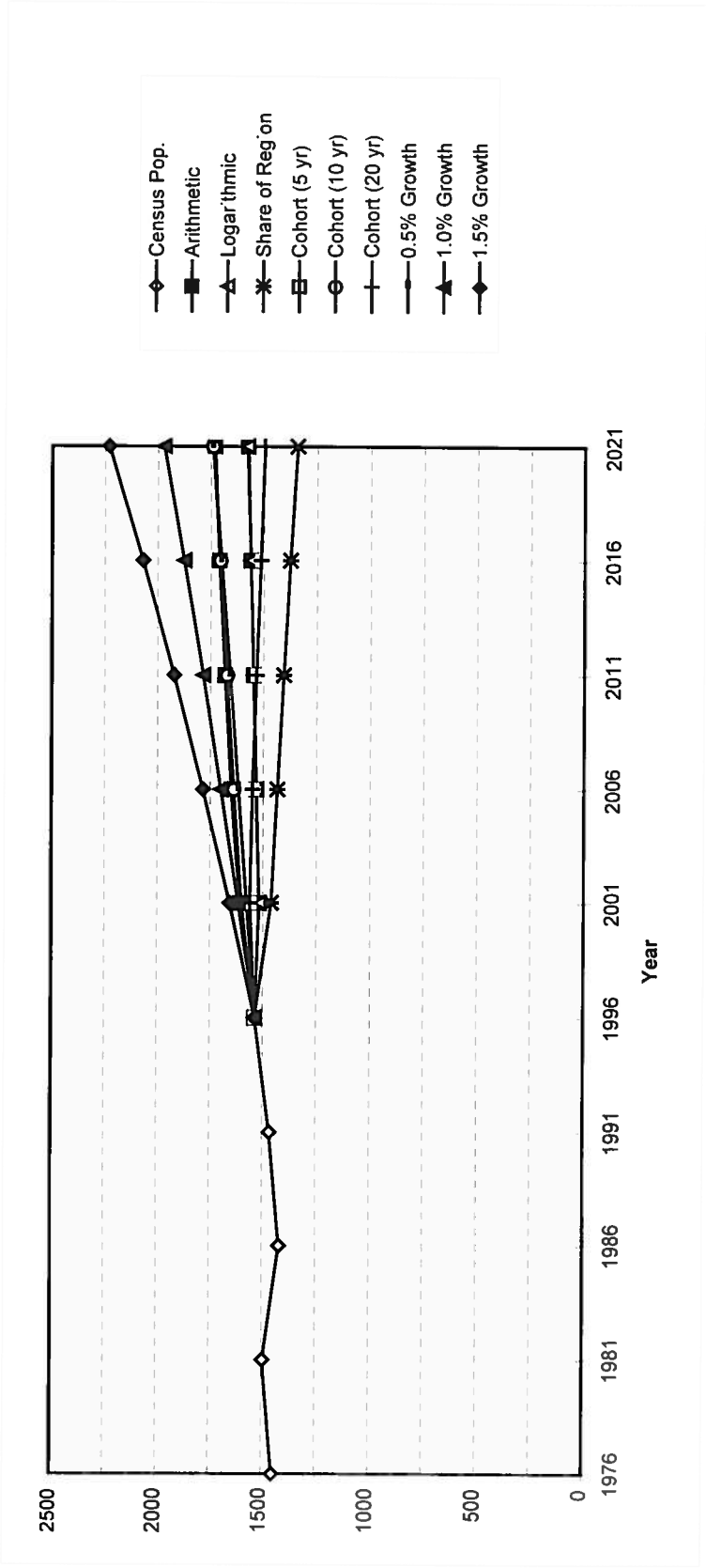
1981 Population Structure

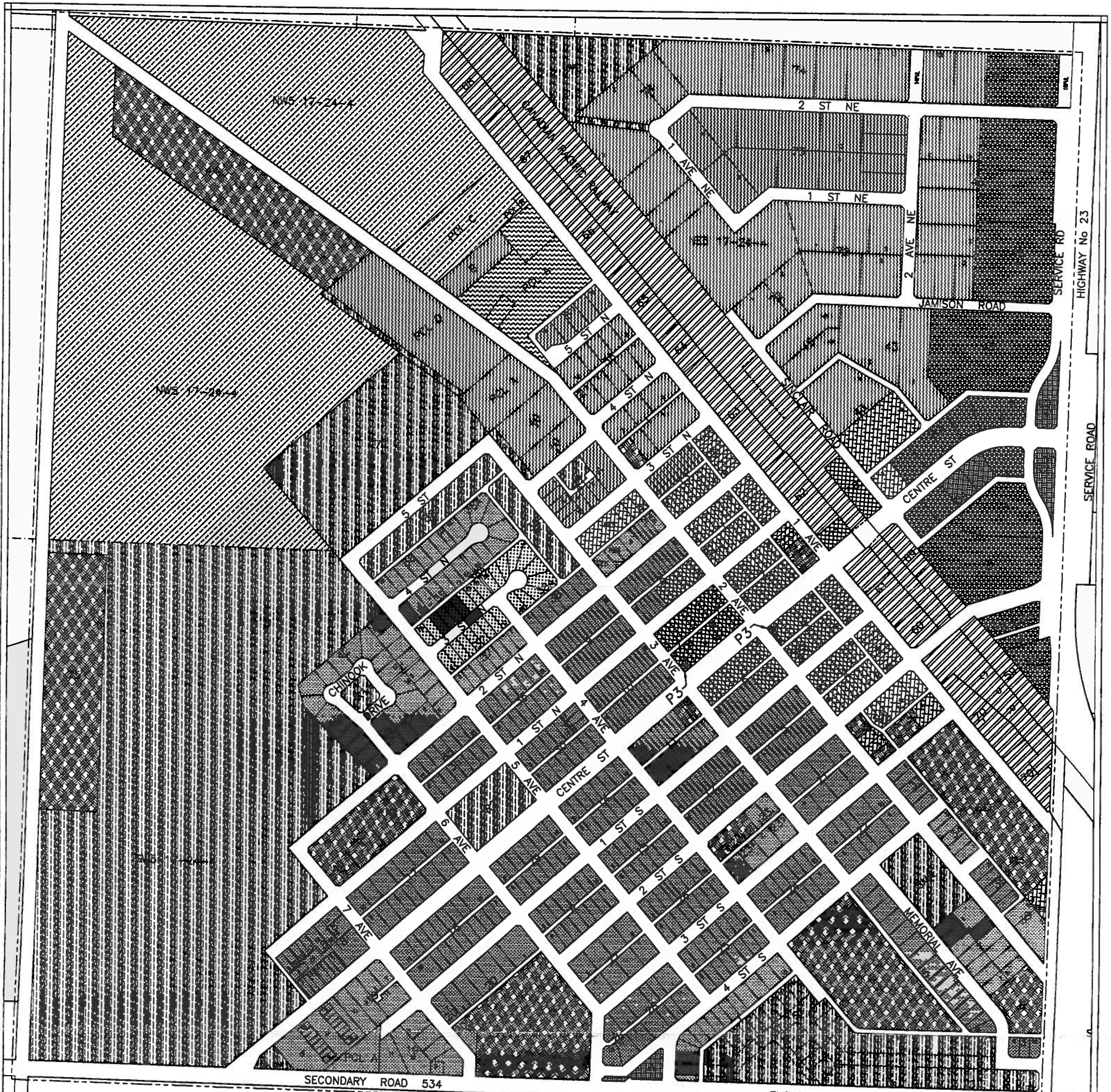


Source: Statistics Canada

Chart 5 - VULCAN POPULATION PROJECTIONS













Year	Census Pop.	Arithmetic	Logarithmic	Share of Region	Cohort (5 yr)	Cohort (10 yr)	Cohort (20 yr)	0.5% Growth	1.0% Growth	1.5% Growth
1976	1450									
1981	1495									
1986	1420									
1991	1466									
1996	1537	1537	1537	1537	1537	1537	1537	1537	1537	1537
2001		1517	1517	1460	1609	1602	1560	1576	1615	1656
2006		1532	1531	1432	1649	1638	1549	1616	1698	1784
2011		1546	1546	1404	1680	1671	1532	1656	1784	1922
2016		1561	1561	1374	1708	1704	1513	1698	1875	2070
2021		1575	1577	1341	1731	1739	1495	1741	1971	2230

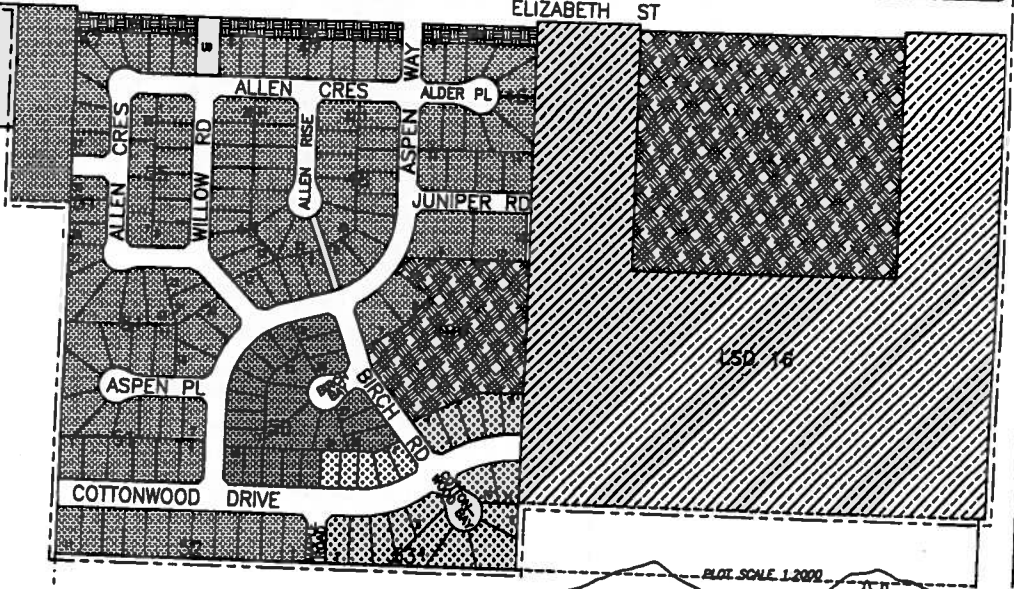




MAP 2

LAND USE DISTRICTS
 BYLAW No. 97-1206 (MAY 1997)

-  Residential R-1
-  Mobile Home R-2
-  Commercial-Retail C-1
-  Commercial-General C-2
-  Commercial-Highway C-3
-  Public P-1
-  Recreation & Parks P-2
-  Direct Control P-3
-  Industrial I
-  Direct Control I2
-  Agricultural A
-  Railway RY



TOWN OF VULCAN


UTM ZONE-12, DATUM-NAD27; APRIL 3, 1998; \VUL\VUL\VUL

MAP PREPARED BY:
 OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY
 #81, 805-4th AVENUE SOUTH LETHBRIDGE, ALBERTA
 TEL. 326-1344 T1J 0P4
 NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

ADAPTED FROM DATA PRODUCED BY
 ALBERTA ENVIRONMENTAL PROTECTION
 INFORMATION RESOURCE MANAGEMENT SERVICES
 © 1990

ADAPTED FROM DATA PRODUCED BY
 THE PROVINCIAL MAPPING
 LAND INFORMATION SERVICES
 © 1990

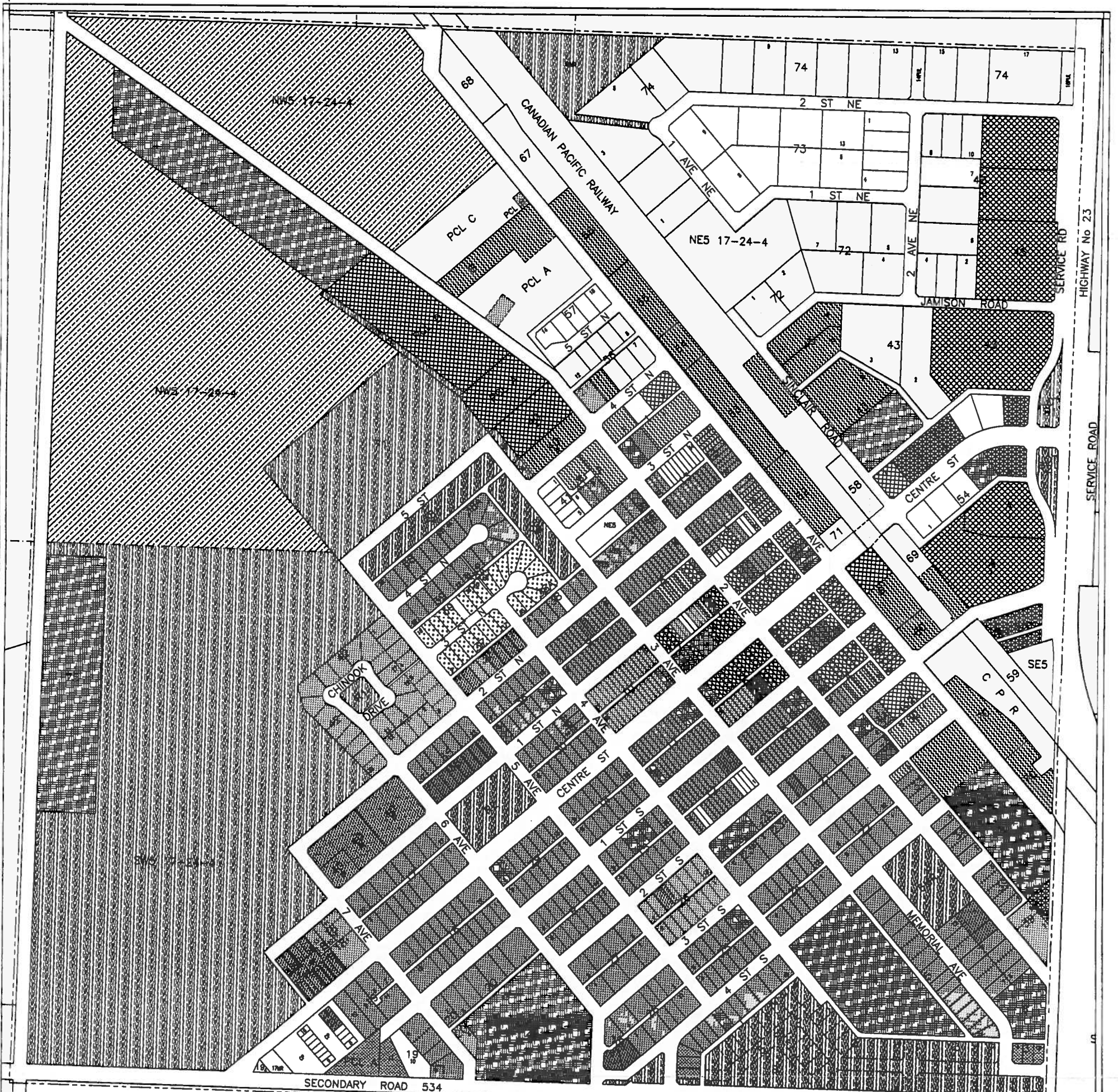
BLVD SCALE 1:2000



OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY

0 1 200 300 400

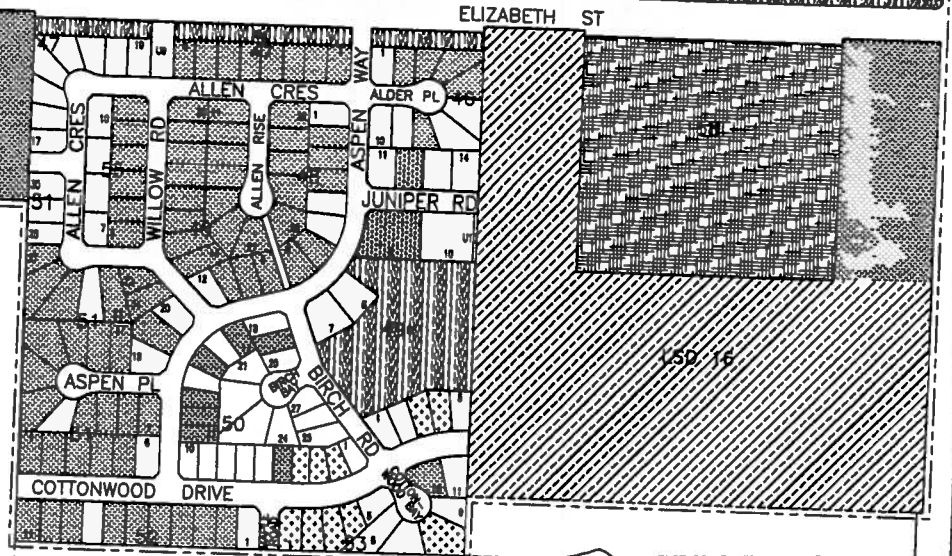




MAP 3

**EXISTING LAND USE
APRIL 1998**

-  Residential R1
-  Residential, Mobile Home R2
-  Residential, Multi-Family R3
-  Commercial, Retail C1
-  Commercial, Highway C3
-  Industrial I
-  Public & Institutional P1
-  Parks & Open Space P2
-  Agricultural A
-  Parking & Utilities U



TOWN OF VULCAN

UTM ZONE-12, DATUM-NAD27; APRIL 30, 1998; \VUL\VUL\VUL

MAP PREPARED BY:
OLDMAN RIVER INTERMUNICIPAL SERVICE AGENCY
#81, 905-4th AVENUE SOUTH LETHBRIDGE, ALBERTA
T2L 3Z9-1344 T14 0P4
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

ADAPTED FROM DATA PRODUCED BY
ALBERTA ENVIRONMENTAL PROTECTION
INFORMATION RESOURCE MANAGEMENT SERVICES
© 1995

ADAPTED FROM DATA PRODUCED BY
THE PROVINCIAL MAPPING SECTION
LAND INFORMATION SERVICES DIVISION
© 1990



Table 4
EXISTING LAND USES - APRIL 1998

USE	AREA (acres) (plus or minus)	AREA (hectares) (plus or minus)	PERCENTAGE OF DEVELOPABLE LAND
Agricultural	108.92	44.08	15.02
Residential	103.56	41.91	14.28
Residential, Mobile Home	5.34	2.16	0.74
Residential, Multi-Family	9.46	3.83	1.31
Commercial, Retail	24.64	9.97	3.40
Commercial, Highway	17.25	6.98	2.38
Industrial	27.18	11.00	3.75
Public and Institutional	55.13	22.31	7.60
Parks and Open Space	122.17	49.44	16.85
Parking and Utilities	2.12	0.86	0.29
Vacant Land	107.87	43.66	14.88
Streets and lanes	141.36	57.21	19.50
TOTAL	725.00	293.41	100%

(ii) Designated Acres/Hectares

The vacant land in the north-west corner of town is largely designated as agricultural use. Many of the types of land uses that will be needed in Vulcan will not be suitable for development in this area. It is well separated from existing commercial uses and it is somewhat cut-off, due to the rail-line to the east and the golf course located to the south. As illustrated on Map 2, the Town of Vulcan is somewhat hampered with growth occurring in a logical, compatible relationship with present land uses. The highway to the east, the rail-line, golf course, airport site, etc., all restrict to some degree the pattern of growth and future development.

Vulcan has 3.4% of its land developed as retail commercial use, which is a strong testament to the town's role as a commercial service centre. As the existing land-use (Map 3) shows, there is virtually no vacant land available for commercial retail use. The main downtown core is located on Centre Street, stretching to 1st street south and 1st street north, between 1st and 3rd avenue. If the downtown was to expand, general commercial or light industrial uses presently north of the downtown core, must relocate to the north industrial area. It would be difficult for the retail commercial district to expand to the south or west, as this is the present built-up residential area.

As well, residential land uses are hampered in growing to the north (industrial/commercial area) or to the west (golf course and airport sites). As of the end of March 1998, there were approximately 62 undeveloped lots in the Allen subdivision located in the south-end of town. If we presume Vulcan's growth rate to stay the same, and take the average number of new homes built over the last five years, this would mean there is approximately an eight year supply of single-family residential land. However, if the growth rate was to increase or the construction of new homes was to substantially increase, this would significantly lessen the time-frame. Presently, there are only five infill vacant residential lots in town. Therefore, any new residential land development must come from land south of town.

Table 4 shows that Vulcan only has slightly over 2% (17.25 Ac) of its developable land used for highway commercial purposes. There is essentially no vacant land available for additional highway commercial uses. There are a few smaller lots available west of Highway No. 23 on Centre Street, but these are unsuitable for larger scale developments. Many highway commercial uses require highway visibility along with large tracts of land to accommodate large vehicles, semi-trailer units, parking, etc. Vulcan only has a small strip of land within its boundaries suitable for highway commercial development and it is currently full - therefore, additional land is required elsewhere to accommodate this type of land-use activity.

(b) Fringe Area

As shown on the following map, the land-use in the fringe area around Vulcan is largely undeveloped, with the majority of land being in agricultural production (see Map 4). For study purposes, a two-mile fringe area boundary of land-use has been studied and categorized. Table 5 lists the various land uses found in this fringe boundary area around Vulcan. The type of land-use development most prevalent in this area is classified as residential, with farmstead sites making up the majority of these uses. As illustrated on the map, the most development occurs to the east of town, where two commercial automotive/ gasoline sales businesses, along with a few residences and the waste disposal site are located. There is also some development located south of the present town boundary, with the majority of this consisting of a number of farmsteads or country residences. The map displays the land-use activities for approximately half-a-mile in the immediate fringe area of Vulcan.

4. FUTURE LAND REQUIREMENTS

(a) Residential Land Requirements

The Town of Vulcan housing requirement analysis is based on the following calculations:

- population projections;
- average household size;
- density of housing/acre.

The population projection data from the earlier section developed a probable population range of 1,561 to 1,875 over the next 20 years. The last census information indicated that Vulcan's average household size was approximately 2.4 persons per household. This information was combined with two other 'persons per household' scenarios, to indicate a possible range of the housing required. Table 6 displays the calculations for future residential land requirements. In the Town of Vulcan, housing is predominately of the single-family detached type. Therefore, the acreage was based on a housing density of 4 units per acre.

Using the assumptions developed in the analysis, it appears that Vulcan could require an additional **60 acres** (24.28 ha) of residential land. This estimate is based upon using the population projection of 1,875 people.

(b) Commercial Land Requirements

Developed commercial land accounts for almost 25 acres (9.97 ha) or 3.4 percent of Vulcan's land-use. This is in keeping with North American standards where on average 3.23% of total developed land-use is comprised of commercial use. However, Vulcan's downtown core only comprises about 2 percent of the land area. The commercial land area in Vulcan presently averages 16.03 acres per 1000 people.

Thus, if we use the population projection of 1,875, and base the commercial usage on the present 16.03 Ac/1000 people, we can roughly obtain a 20 year projection. Using this calculation, it appears the town may require 30.1 acres of retail commercial land. If we subtract the present 24.64 acres and one vacant acre, this results in a yield of **5 acres** (2.02 ha, plus or minus) of additional land.

(c) Highway Commercial Requirements

Vulcan presently has 2.38% (17.25 Ac) of its land developed as highway commercial land-use. This type of land-use activity therefore averages 11.22 acres per 1000 people. By comparing this to some other towns in southern Alberta, both larger and smaller, it can be seen that Vulcan's acreage is slightly higher than some, but much less than Nanton which is of similar size. Table 7 below shows the average acreage is about 9.5 Ac/1000. If we project Vulcan's acreage over the

**MAP 4
TOWN OF VULCAN**

APRIL 1998

----- BOUNDARY OF AREAS

EXISTING LAND USE

- ABANDONED FARMSTEAD
- ✈ AIRPORT
- ANCILLARY FARM RESIDENCE
- † CEMETERY
- C COMMERCIAL
- ▲ COUNTRY RESIDENCE
- ⊕ DUMP/JUNKYARD
- FARM BUILDING
- FARMSTEAD
- INDUSTRIAL
- U UTILITIES

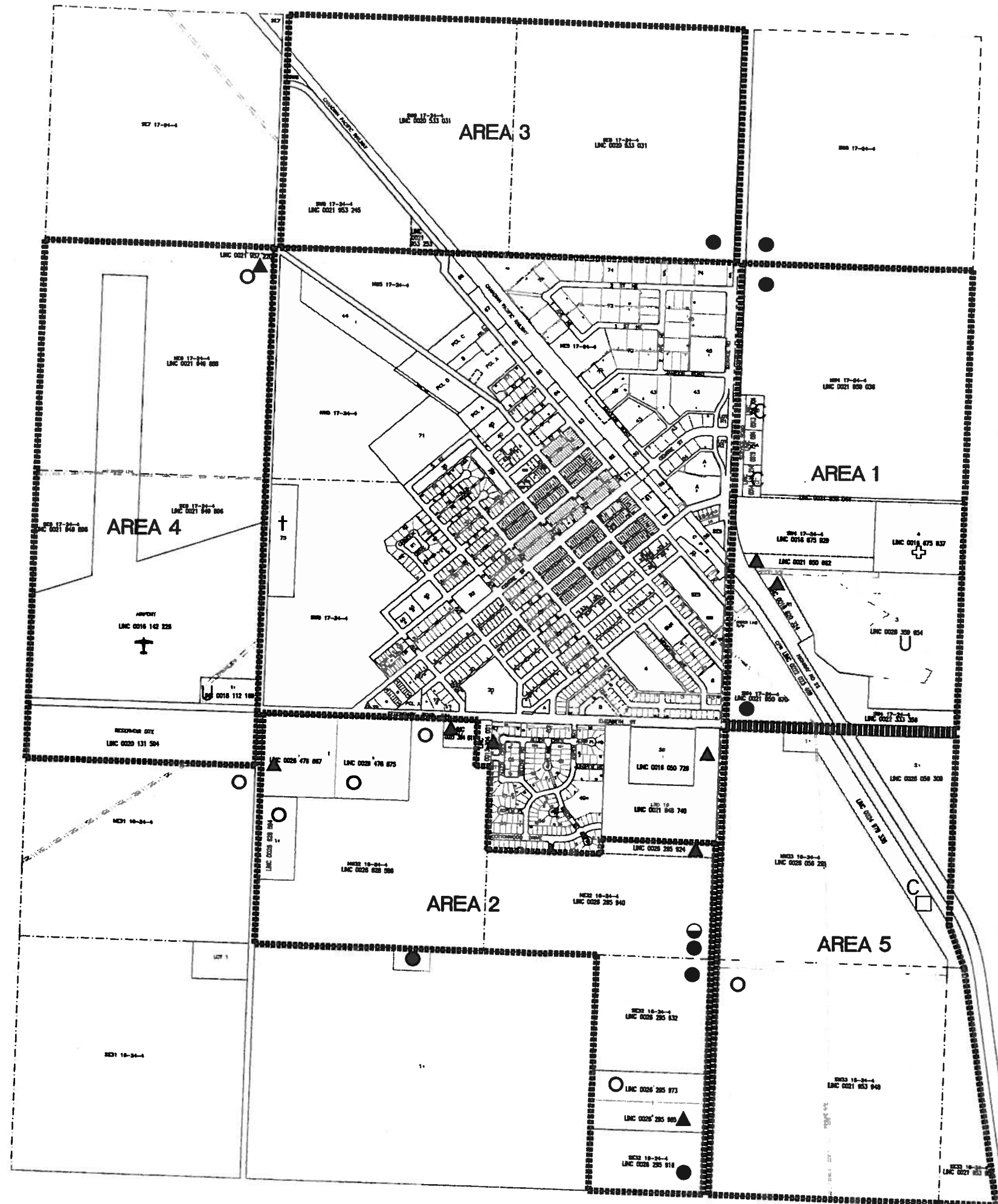


Table 5
Town of Vulcan Growth Strategy Study
FRINGE AREA LAND USE - APRIL 1998

Type of Land Use		Number of Uses	Total
Residential:	Farmstead	21	32
	Country Residence	8	
	Abandoned Farm	2	
	Ancillary Farm Residence	1	
Agricultural:	Farm Building	16	17
	Horse Stable	1	
Commercial:	Automotive	2	3
	Fertilizer Sales	1	
Industrial:	Equipment Storage	4	5
	Elevator	1	
Utilities:	Natural Gas Substation	3	7
	Sewage Treatment	1	
	Solid Waste Disposal	1	
	Water Pumphouse	1	
	Electrical Substation	1	

*Fringe study area includes a two mile boundary of land uses.

Table 6
April 1998 - Town of Vulcan Future Growth Study
RESIDENTIAL LAND REQUIREMENT RANGE

Year	Population Level		Assumed Persons per D.U. ²	Total Required D.U.'s		Existing D.U.'s	New Dwelling Units Needed		Land Acreage Requirement ¹	
	High	Low		High	Low		High	Low	High	Low
1996	1537									
2001	1615	1517	2.4	673	632	618	55	14	14	4
			2.3	702	660	618	84	42	21	11
			2.2	734	690	618	116	72	29	18
2006	1698	1532	2.4	708	638	618	90	20	23	5
			2.3	738	666	618	120	48	30	12
			2.2	772	696	618	154	78	39	20
2011	1784	1546	2.4	743	644	618	125	26	31	7
			2.3	776	672	618	158	54	40	14
			2.2	811	703	618	193	85	48	21
2016	1875	1561	2.4	781	650	618	163	32	41	8
			2.3	815	679	618	197	61	49	15
			2.2	852	710	618	234	92	59	23

¹ Acreage based on 4 units per acre

² D.U. = dwelling unit

* Analysis done for a twenty year population projection study, using three different calculations of 'persons per dwelling unit'.

20 year study period, the town may need 21.04 acres of highway commercial land. When we subtract the current 17.25 acres already in use, this results in a need for an additional 4 acres (plus or minus).

Table 7
1998 - Growth Strategy Report
COMPARISON OF HIGHWAY COMMERCIAL ACREAGE
FOR SELECTED COMMUNITIES (May 1998)

Municipality	Highway Commercial Area in Acres (+ or -)	Area in Hectares (plus or minus)	Acres per 1000 (population)	Percentage of Developable Land
Claresholm	23.05	9.33	6.73	1.30
Nanton	28.37	11.48	17.04	2.77
Pincher Creek	20.76	8.40	5.67	1.30
Vauxhall	6.72	2.72	6.65	1.0
Vulcan	17.25	6.98	11.22	2.38
Average	19.23	7.78	9.46	1.75

Requirements for highway commercial lands are often hard to determine, however, as this type of land-use is often a function of supply and demand. Another factor entering into the analysis is the amount of traffic flow on the primary highway. As stated earlier, it is likely that highway traffic through Vulcan may increase in the future. Vulcan has approximately 5 acres of highway commercial land vacant, but this consists of mostly smaller lots located on centre street, and they are not located adjacent to the primary highway. Many highway uses also require larger lot sizes to accommodate vehicles, etc. Therefore, it is not unrealistic to add double the minimum land estimate to allow for a safety margin for this type of land supply. Using this assumption, it can be determined that Vulcan may require an additional **12 acres** (4.86 ha, plus or minus) of land to accommodate future highway commercial uses.

(d) Industrial Land Requirements

It is often difficult to determine future land requirements for industrial use. By the nature of the different utilization of the land by different industries, some require a larger land base than others. If the future development resembled that of the past, growth projections would be more reliable. Historically, the Town of Vulcan has experienced a slow, steady rate of development of its industrial land. Over the past 15 years, industrial uses have developed an average of one acre of land a year. Thus, if the consumption remains constant, approximately 20 acres will be required over the next 20 years. This is also consistent with the sizing standard of 12 acres/1000 population for gross land required for industry.

However, if the town attracts an industrial development that could consume a sizable chunk of land, 5 to 10 acres, then this amount could quickly be depleted. Also, if other general commercial land uses were to relocate in industrial areas, the consumption of industrial land could be greater. Therefore, it is not unrealistic to have an additional 20 acres of industrial land to be used as a safety margin in the land supply for the town.

Thus, when industrial trends are combined with possible future land requirements, **40 acres** (16.19 ha) of land would be required over the next 20 years. However, the town presently has approximately 55 acres of vacant industrial land available. Additional industrial land is not foreseen to be needed in the immediate future.

(e) Total Land Requirements

The preceding sections have attempted to determine the requirements for a variety of land-use for the Town of Vulcan over the next 20 years. The land requirements were based on a population growth of one percent for the next 20 years, resulting in a population of 1,875. In addition to the discussed land requirements, there are also some other land uses that require land acreage. It may be anticipated that the following will also be required:

- Institutional (such as churches, senior citizen housing, 8-10% of total area);
- Parks and open space (10% of the gross area);
- Streets and lanes (20% of the gross area).

Table 8 illustrates a summary of possible additional land requirements over the next 20 year period, based upon a 1% growth rate.

Table 8
1998 - Growth Strategy Report
PROJECTED LAND USE REQUIREMENTS TO 2016

LAND USE	ACREAGE	HECTARES
Residential	60	24.28
Retail Commercial	5	2.02
Highway Commercial	12	4.86
Institutional	8	3.24
Parks and Open Space	8	3.24
Streets and Lanes	15	6.07
Total	108	43.71

This table illustrates, that from a land-use needs perspective, it is estimated that the town may require a minimum of **108 acres** (43.71 ha, plus or minus) of additional land to accommodate a population of 1,875.

C. IDENTIFIED ISSUES/CONSTRAINTS

- Vulcan's population has experienced slow but steady growth since the late eighties. Over the most recent census period, the Town's population growth rate has been fairly consistent with the national average. Population structures for the Town indicate that there is a large concentration of people in their senior years.
- Over the last five years, the amount of traffic on Highway No. 23 has slightly increased (about 6%) during the summer months. This is likely to increase in the future, as the Vulcan area can expect more traffic due to the City of Calgary's population boom, and the positive outlook in the Alberta economy, as travelers take advantage of recreation opportunities in the area.
- Vulcan does not have vacant land available to accommodate further highway commercial developments.
- More land is needed for highway commercial uses, as these uses require large amounts of land to accommodate development such as truck stops, motels, and parking for domestic cars and trucks in addition to long semi-trailer units.
- The downtown commercial core is a small percentage (about 2%) of the total land base and is well developed with virtually no vacant buildings.
- Growth and demand for highway commercial and retail commercial could increase, causing other commercial uses to relocate in the industrial area.
- The land north of town is the logical extension for industrial land expansion. It can easily accommodate industrial uses with convenient access to Highway No. 23. The south-west quarter section contains the CP rail-line and, thus, it can provide larger industrial land parcels adjacent to railway service.
- The Alberta Wheat Pool development in the quarter (south-west) section located north-west of town has implications for the Town of Vulcan as it sits adjacent to the present northern town boundary. This would affect the town as roads, water and sewage services would need to be developed for the site.
- In the proposed Area 3 north of town, any industrial activity would be well separated and not conflict with other urban land uses, especially residential development.
- The north-west quarter-section in Area 1 to the east, is a prime land area for additional highway commercial development to occur. The town believes the annexation of land would also allow for land-use control in the south-west quarter section where the sewage lagoon and landfill are located.
- The town feels it is in its best interests to control land east of Highway No. 23. The expansion of existing commercial businesses located in this area has impacts on the town, as these businesses obtain their services from the Town of Vulcan.
- Residential expansion is hampered in growing to the east of town. According to the Act, any school, hospital, food establishment and residential development must be located a minimum of 300 meters from a wastewater treatment facility (sewage lagoons).
- The town is confined in growing to the west because of the airport and water reservoir site.

Identified Issues and Constraints cont.

- Further residential development is encouraged in the area south of town, as it is limited in its ability to expand in other directions. As referred to in the General Municipal Plan, it is logical and desirable to have residential growth occur in the south-end of town. A conceptual plan for the Allen and Fath subdivisions has already been designed and partly developed in this area.
- Over 61% or 3/5ths of the residential lots in the Allen subdivision are developed. If we take the average number of houses constructed over the last 5 years, this would represent about an eight year supply of residential land. If the local housing industry experiences increased growth, the residential land supply would be developed substantially sooner.
- The town desires to control Area 4 (airport vicinity), as it's advantageous to have the airport site within the Town of Vulcan's boundaries to regulate development near the airport. In the past, land-use decisions have not considered the town's concerns, as plans have been approved for development to occur in this area.
- The annexation of land is viewed by the Town of Vulcan, as a means to control development of land categorized as hazardous land-use in the fringe area of town.
- The town believes it may be beneficial to proceed with annexation to control development within the fringe area of town. Development has not always been to the benefit of the town in terms of logical relationships to various land uses.

D. FUTURE LAND DEVELOPMENT AREAS

1. DESCRIPTION

The lands identified as sites to accommodate future growth in the Town of Vulcan are categorized into five areas for description. All the lands described are abutting or contiguous to the present town boundary. Overall, these five areas amount to over ten quarter-sections of gross land area. The following map displays the five areas in relation to the present town boundary (see Map 5). The proposed areas are described according to land-use activity and are as follows:

(a) Residential Land Development *(60 acres may be required)*

Area 2 - SE 32-16-24-4; NE 32-16-24-4; NW 32-16-24-4

This area is located south of the present town boundary and south of Highway 534.

- It includes area south and west of the hospital and Allen residential subdivision, and has been recognized in the Vulcan GMP as the desired area for residential growth to occur.
- The land in this quarter and part sections is mainly in agricultural production. Present development consists of three farmsteads, four country residences and a few miscellaneous farm buildings or sheds.

(b) Industrial Land Development *(No industrial land is foreseen to be needed at present)*

Area 3 - SE 8-17-24-4; SW 8-17-24-4

These two quarter-sections are located immediately north of the present town boundary.

- This land is located west of Highway No. 23 and has the CP rail-line running through it in the westerly quarter section. The land-use is primarily agricultural and it contains one farmstead in the south-east corner of section eight, adjacent to Highway No. 23.
- It is a logical extension of the industrial area in the north and can contain larger parcel sizes.

And also:

Area 5 - NW 33-16-24-4; SW 33-16-24-4

- This area is located south-east of town and contains slightly over two quarter-sections of land.
- The primary land-use is agricultural and the only present development is an industrial elevator site, a machine storage area, and one farm building.

(c) Highway Commercial Development *(12 acres may be required)*

Area 1 - NW 4-17-24-4; SW 4-17-24-4

This area is located immediately east of Highway No. 23.

- The North-West quarter section is largely in agricultural production, with one farmstead situated in the north-west corner next to the highway. The south-west corner of this north-west quarter section also contains a small amount of highway commercial development, consisting of a Payless Gas station and a Petro-Canada station.

And also possibly Area 3 - SE 8-17-24-4

- The east-side of this quarter section is bounded by Highway No.23.

(d) Other

When the need arises, the Town of Vulcan may wish to investigate the possibility of taking over the jurisdiction of lands that impact the town in some manner. This could include lands outside the present town boundary that are being serviced by the town. It may also include types of land-use activities that the town may feel it wishes to control in the fringe area, such as the airport and water reservoir site. Possible lands that fall under the land-use control description may include:

Area 4 - NE 6-17-24-4; SE 6-17-24-4

These two quarter-sections are located west of the town boundary.

- This area includes the airport site, and to the south of Highway 534, the water reservoir.
- Other developments consist of one country residence located in the very north-east corner of the NE quarter section; and at the south end of the south-east quarter, are the town shop and water treatment facility

And also:

Area 1 - SW 4-17-24-4

This area is located immediately east of Highway No. 23.

- The south-west quarter section contains the landfill site and the sewage lagoons, and two country residences adjacent to the highway. In the very south-west corner, west of Highway No. 23, there is also one existing farmstead.

2. CRITERIA

(a) Size

Map 5 illustrates the proposed lands to accommodate future growth, divided into five areas for description. Area 1 provides 320 acres (more or less) of land consisting of two quarter-sections. Area 2 contains most of the north-west quarter-section, slightly less than half of the south-half of the north-east quarter section, and the east-half of the south-east quarter section. This provides a total of approximately 315 acres (more or less) for Area 2. The third area consists of two quarter-sections containing 320 acres. Area 4 is made up of slightly more than two quarter-sections and provides approximately 356 acres. The final, fifth area, also contains slightly more than two quarter sections and consists of approximately 345 acres. Altogether, the described land area consists of approximately 1656 acres (more or less) of gross land area.

If the plans of road allowance, etc., are excluded, the land area held by the various land owners consists of approximately 1575.29 Ac (637.329 ha). If the larger areas, such as Area 4, are to be annexed, they must be annexed in their entirety because they contain land uses that utilize a large amount of land base in the quarter-sections. For example, Area 1 contains the sewage lagoons and solid waste disposal site, while Area 4 contains the airport site. It would be of no benefit to annex less than the total amount in these areas as it would create fragmented parcels and land uses.

(b) Canada Land Inventory

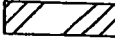
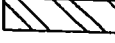
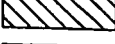
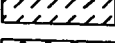
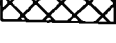
The Canada Land Inventory (CLI) for this area is 2⁷c 5²t 5¹s, which indicates 70 percent of the land is Class 2 soil with adverse climate conditions, 20 percent of the land is Class 5 soil with topographic limitations, and the final 10 percent is rated as Class 5 soil with adverse soil characteristics. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Generally, the only major limitation to Class 2 land is the climate (e.g., sporadic rainfall and cool weather). Soils rated as Class 5, have very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.

(c) Land Ownership

The land described in the five areas around Vulcan, is presently held under a number of different title owners. Altogether, the area contains 36 certificates of title being held in 26 different land owners' names. This includes two titles being held by the County of Vulcan and four by the Town of Vulcan. Table 9 displays a list of the land title owners along with the amount of land they own, according to the proposed five different development areas. An examination of the titles does not reveal any encumbrances that would affect the annexation of land from the County, to the Town of Vulcan in the future.

MAP 5 TOWN OF VULCAN

APRIL 1998

- BOUNDARY OF AREAS
-  AREA 1
-  AREA 2
-  AREA 3
-  AREA 4
-  AREA 5

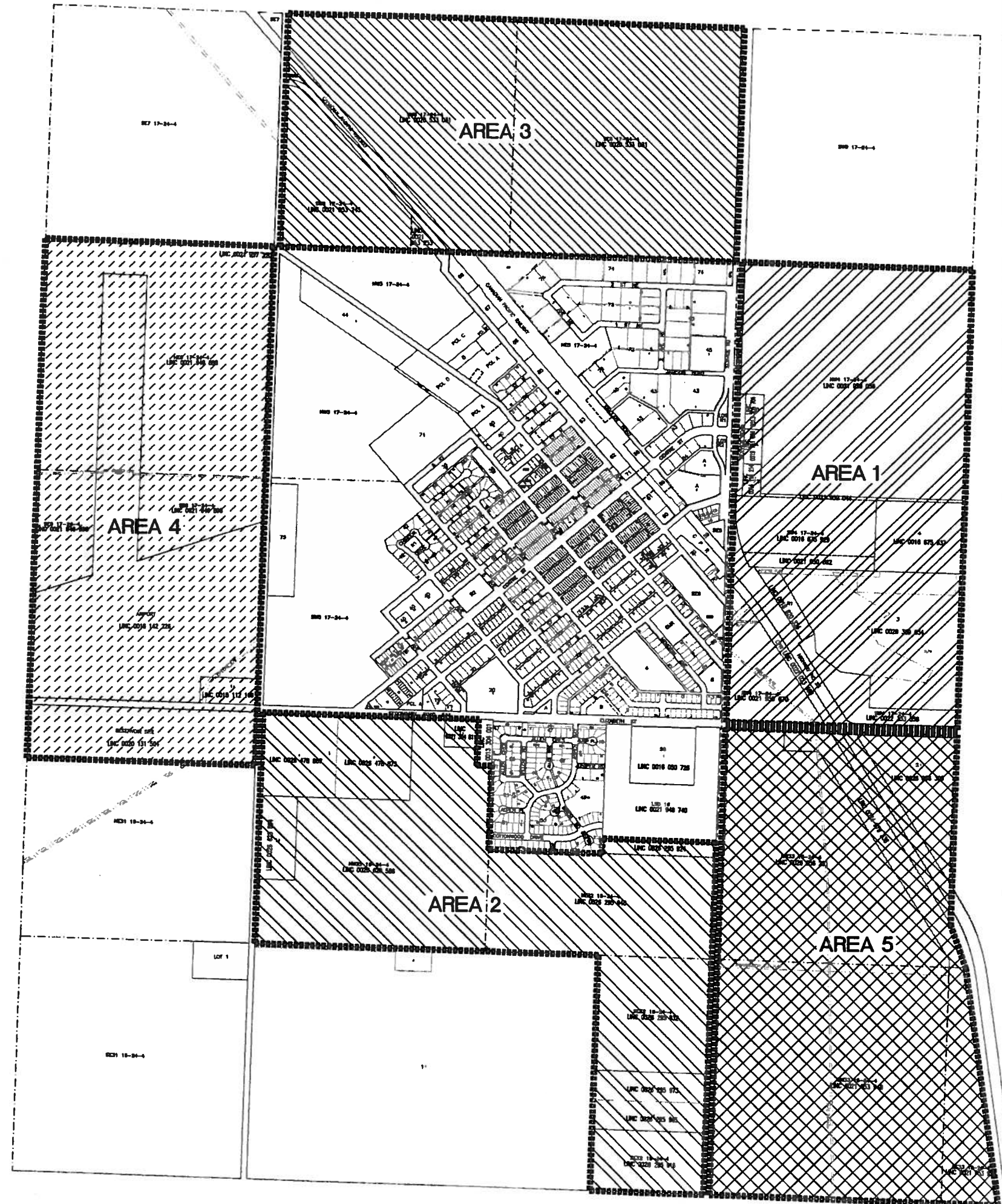


Table 9
TOWN OF VULCAN
GROWTH STRATEGY STUDY - LAND OWNERSHIP, March 1998

AREA 1 - East of Highway No.23 (NW; SW 4-17-24-4)		
LINC No.	LAND OWNER	AREA (more or less)
0021 959 036, 0021 959 044	Donald and Margaret Grinde.	153.04Ac (61.89ha)
0021 950 662	James O and S Kathleen Nobert.	5.38Ac (2.18ha)
0021 950 670	Allan Ross Walker.	20.55Ac (8.32ha)
0016 675 929	Glenn R. Ager Holdings Ltd.	22.81Ac (9.27ha)
0022 333 356	The County of Vulcan No.2.	15.37Ac (6.2ha)
0022 023 469	Canadian Pacific Limited.	4.67Ac (1.89ha)
0019 751 064	Vulcan Auto-Truck Stop Ltd.	1.83Ac (0.741ha)
0014 116 214	Vulcan Auto-Truck Stop Ltd.	1.70Ac (0.687ha)
0013 205 704	Vulcan-Auto Truck Stop Ltd.	1.83Ac (0.741ha)
0018 820 324 (public works)	The Town of Vulcan.	3.55Ac (1.44ha)
0026 359 654 (lagoon area)	The Town of Vulcan.	56.59Ac (22.9ha)
0016 675 937	The County of Vulcan No.2.	18.43Ac (7.46ha)

AREA 2 - South of Vulcan and Sec. Highway #534 (SE;NE;NW 32-16-24-4)		
LINC No.	LAND OWNER	AREA (more or less)
0026 628 594	Bruce K Daniells.	9.12Ac (3.69ha)
0026 295 916	Adrian Broere, Neeltje Broere, Anna Broere, Diane Davis.	19.74Ac (7.99ha)
0026 295 924	Robert N and Elizabeth Johnston.	4.94Ac (1.99ha)
0026 295 940	Lorne C and M Marlene Healy.	34.55Ac (14.02ha)
0026 295 932	Elsie Mae Tompkins.	39.48Ac (15.99ha)
0026 295 965	Dale D and Norma D Lebsack.	9.63Ac (3.90ha)
0026 295 973	Lola Jean Mix, James Andrew Begg.	9.63Ac (3.90ha)
0026 478 867	Ronald C and Laurie J Hughes.	18.26Ac (7.39ha)
0026 478 875	Donald Houlton, Candis L Galloway.	18.26Ac (7.39ha)
0021 304 811	Robert A Brown.	2.87Ac (1.16ha)
0026 628 586	Jean Eleabourth Brown.	109.51Ac (44.27ha)

AREA 3 - North of Vulcan (SE 8-17-24-4; SW 8-17-24-4)		
LINC No.	LAND OWNER	AREA (more or less)
0020 533 031	Lloyd Cass Graham.	265.86Ac (107.64ha)
0021 953 253	Joseph C Graham.	1.60Ac (0.65ha)
0021 953 245	Leonard Nelson Voisey.	39.78Ac (16.11ha)

NOTE: List does not include areas for plans of utility right of ways, road allowances, etc.

Vulcan growth study area land ownership cont.

AREA 4 - West of Vulcan, Airport Area (NE 6-17-24-4, SE 6-17-24-4)		
LINC No.	LAND OWNER	AREA (more or less)
0021 957 220	Glenn C McKay, Catherine McKeller McKay, Marilyn Loreen Gore.	0.55Ac (0.223ha)
0021 949 896	Glenn C McKay, Catherine McKeller McKay, Marilyn Loreen Gore.	48.52Ac (19.59ha)
0021 949 888	Glenn C McKay, Catherine McKeller McKay, Marilyn Loreen Gore.	133.75Ac (54.08ha)
0016 142 226 (Airport Site)	Her Majesty the Queen in Right of Alberta of Minister of Transportation.	131.70Ac (53.3ha)
0020 131 504 (Reservoir)	The Town of Vulcan.	36.09Ac (14.617ha)
0018 112 169	The Town of Vulcan.	4.48Ac (1.81ha)

AREA 5 - South-East of Vulcan (NW 33-16-24-4; SW 33-16-24-4)		
LINC No.	LAND OWNER	AREA (more or less)
0026 056 291	Maxine Myrtle Walker.	107.00Ac (43.235ha)
0024 979 338	Parrish and Heimbecker Ltd.	17.32Ac (7.009ha)
0026 056 309	Glenn R Ager Holdings Ltd.	22.09Ac (8.94ha)
0021 953 948, 0021 953 956	Maxine Myrtle Walker.	184.81Ac (74.716ha)

Total land area held by land owners: 1575.29 Ac (637.329 ha)

NOTE: The above land owners list does not include areas for plans of utility right of ways, road allowances, etc.

All listed land areas are located in the Municipality of the County of Vulcan No.2.

ROAD ALLOWANCE

The proposed areas contains the following registered plans of government road allowance.

PLANS of ROAD ALLOWANCE		
Registered Plan Number.	Registered Plan Number.	Registered Plan Number.
6976 HX	911 0108	891 0770
7 HZ	548 EZ	6829 JK
921 0790	408 LK	2890 BM
951 0115	751 0498	

(d) Municipal Servicing

The Town of Vulcan's water supply and treatment, and the sewage treatment system has a capacity to service a town population of 3,000 people. In examining the possible future land growth areas, the town feels that it would not have any major constraints in providing future services to these areas. The town currently provides water and sewage services to the area located to the south-east. Water and sewage were earlier developed in the south area of town for the Allen subdivision. For the area in the proposal that lies adjacent to the Allen subdivision, the waterline is extending and the sewage has already been planned for. Water is also presently provided for in the proposed land area to the southwest (airport area). To the north (north-west) there is no current development or population present in the area.

At present, the Town of Vulcan feels that there is no immediate need for the extension of town services to the proposed development areas. It is believed that the expansion of town controlled land would not create any negative financial impacts on the community, to provide services to these areas. Additional information may be required to adequately plan for any possible development occurring in the presently non-serviced areas.

(e) Hazards

Within the fringe area lands identified as future growth land for the Town of Vulcan, there are a couple of land-use types or activities identified as hazards. These hazard lands are described as:

NE 6-17-24-4; SE 6-17-24-4; part of north portion of NE 31-16-24-4

- The airport site located west of town and the water reservoir site situated immediately south of the airport.

SW 4-17-24-4

- Part of the south-west quarter section that contains the sewage lagoons and solid waste disposal site.

Western boundary of NW 4-17-24-4; SW 4-17-24-4; Eastern boundary of SE 8-17-24-4

- Part of the boundaries of these quarter sections abuts primary Highway No. 23, running in a north/south direction.

(f) Access

Except for Highway No. 23 and Secondary Highway 534 that are paved, all other roads in the described land areas are gravel. By viewing the maps, it can be seen that Area 1 of the proposal lies adjacent to Highway No. 23, which flows in a north/south direction. There is a partial service road built in the north-west quarter section and the remainder of the service road would have to be constructed in order for any development to occur adjacent to Highway No. 23. The construction of a service road is usually the responsibility of a developer with any terms and conditions outlined in a development agreement entered between the developer and the municipality. Discussions with Alberta Transportation will be needed to attain their criteria and recommendations for aspects that affect access and development occurring adjacent to primary highways. The south-west quarter section of Area 1 is split by Highway No. 23, with Secondary Road 534 which is also paved, at the south end running east/west.

By following Highway 534 to the west, it also runs adjacent to the north end of proposed Area 2. At the west end of this area, there is a gravel road that runs north/south. This gravel road can be followed north where it runs adjacent to the east boundary of Area 4, and the west end of Area 3 situated north of the present town boundary. On the east-side boundary of Area 3, lies Highway No. 23. Highway No. 23 flows south and splits the north-west quarter section portion of proposed Area 5. Between Area 5 and Area 2 to the west, there exists a gravel road, running north/south of the proposed future growth lands. All gravel roads are well developed and are in good condition. Any future development should not be hampered by a lack of access in the proposed areas, as road access appears to be adequate for all parcels.

3. ANNEXATION ASPECTS and ISSUES

Several considerations and recommendations regarding land-use have been identified in Vulcan's last General Municipal Plan. These points are worth reviewing if the Town of Vulcan Council decides to examine the possibility of annexing any land. Some issues pointed out in the 1983 GMP include:

- The Allen subdivision is the first phase of a concept plan for long-term residential development in the south-end of town.
- Storm-water catchment areas should be incorporated in future development areas.
- Subdivision and development controls in the County of Vulcan are especially important to the fringe area of Vulcan. The strict controls of the County of Vulcan should be commended, and the continued cooperation of the town and county to prevent piecemeal fringe development should be a priority.
- Town owned facilities located in the county could be annexed into the town in the long term when annexation of adjacent land for industrial, commercial or residential use is necessary.
- The town should oppose development occurring east of Highway No. 23.

E. POLICY and PROCEDURAL ASPECTS

1. EXISTING STATUTORY PLANS

The municipality and Town Council must consider the General Municipal Plan and any other Statutory Plan policies when considering an annexation of land. It must also regard any references or policies regarding the fringe area in its neighbouring municipality statutory plans; in this case, the municipality being the County of Vulcan. Relevant policies affecting Vulcan include the County of Vulcan's General Municipal Plan, Policy 2, Rural/Urban Fringe Land Use that states:

"Wherever possible, agricultural lands within the fringe shall be protected and conserved for agricultural use until they are needed for urban expansion."

And within the town's General Municipal Plan, Policy 4 and 5, Fringe Area which state:

"The town should oppose urban development occurring east of Highway 23, particularly strip highway commercial development."

"The remainder of the N1/2 of section 32 should be annexed by the town for long-term residential expansion as the need becomes apparent, with L.S.D's 13 and 14 being annexed first."

If the Town of Vulcan desires to encourage additional development east of Highway No. 23, policy 4 of the GMP must be reviewed and possibly amended, so any development does not contradict the relevant General Municipal Plan policy.

2. STEPS TO INITIATE AN ANNEXATION APPLICATION

Annexation applications may only be submitted by a Council of a Municipality, with the request being made to the Municipal Government Board. The basic initial steps in proceeding with an annexation application shall consist of the following:

(a) The initiating annexation municipality gives a notification letter to the Municipal Government Board stating the municipality's intent to prepare for annexation.

(b) In the letter, it should be stated whom the municipality is applying for the annexation, and from whom and where the intended annexation of land is located. It should also include a description of how much land is proposed to be annexed. It may help to include a map showing the town and the area of the proposed land to be annexed.

(c) In the actual official annexation application, state at what date the municipality wants the annexation to be effective, or if the municipality wants it retroactive to the end of the last year.

(d) The application for annexation includes the report stating the unconditional consent, objections, or conditional consent of the municipality from which it is proposed to withdraw the subject lands; or from each registered land owner.

(f) Every application for annexation of lands has a minimum fee of \$300 for the first quarter section and thereafter, \$50 per each quarter section or portion thereof.

Upon receipt of the application, the Board may ask for supplementary data it may feel it requires. This could include information of the following type:

- Photocopies of certificates of title;
- Tax assessments of affected land owners;
- Engineering feasibility reports;
- Municipal financial data;
- Copies of registered plans of survey within the proposed annexation area.

The Municipal Government Board will inform the annexation petitioning municipality if it requires additional information to be submitted.

3. PROVINCIAL LEGISLATION

a) Annexation Procedure

The procedures a municipality must follow when initiating an annexation application, are outlined in the Municipal Government Act, Statutes of Alberta, 1994, Chapter M-26.1. The specific legislation is found in Division 6, sections 113 to 128 of the Act and is described in Appendix 1. The following briefly outlines the procedures in the legislation:

- A municipality is only allowed to annex land that is contiguous or abutting its municipal boundaries.
- Once a municipality has decided to annex land, it must give written notice of the proposed annexation to the municipality in which the land is located, the Municipal Government Board and any local authority that may be affected by the annexation.
- The written notice must describe the land proposed to be annexed, give reasons for the proposed annexation, and include proposals for consulting with the public and meeting with the affected land owners to keep them informed of the annexation negotiations.
- The two municipal jurisdictions, the Town of Vulcan and the County of Vulcan No. 2, meet to discuss the proposal. A series of negotiations results, with a summary report outlining what has and has not been agreed to, and includes any comments and feedback from public meetings. (The town must include a process of public participation.)
- The concluding report is signed by both municipalities and forwarded to the Municipal Government Board.
- Depending on the type of general agreement reached on the proposed annexation, and the relative satisfaction of those municipalities and the public involved, the Municipal Government Board may make a recommendation to the Minister without a public hearing, or may hold one or more advertised public hearings to determine further facts.
- This is followed by the Municipal Government Board sending a report to the Minister with a recommendation on whether or not the land should be annexed. If it does recommend approval, the report must include a description of the lands involved.
- If favourable, the Lieutenant Governor in Council orders the annexation of lands from one municipality to another, which may include the payment of compensation.

F. CONCLUSION

1. RECOMMENDATIONS

Based on the background analysis presented in this report, a number of lands have been described as possible growth areas for the Town of Vulcan. The lands described are:

Area 1 - NW 4-17-24-4; SW 4-17-24-4

Area 2 - SE 32-16-24-4; NE 32-16-24-4; NW 32-16-24-4

Area 3 - SE 8-17-24-4; SW 8-17-24-4

Area 4 - NE 6-17-24-4; SE 6-17-24-4

Area 5 - NW 33-16-24-4; SW 33-16-24-4

As Council reviews this report and uses it to prepare a strategy to manage future growth, the following points should be taken into consideration:

- General commercial activities that could relocate to the industrial area, should be encouraged to do so, as a mechanism to free up space in the retail core if it is needed.
- If there appears to be an increased demand for highway commercial land, the town may want to consider examining the areas most suited to accommodate highway commercial activity.
- The town desires to provide affordable land and housing for its residents, and thus, it may soon require additional land for residential development.
- Further residential development is encouraged in the area south of town, adjacent to the Allen and Fath subdivisions.
- The town should continue to monitor oil and gas development, along with the possibility of future coal development in the County of Vulcan, as these could affect future growth prospects for the town.
- The town should continue to act with the Chamber of Commerce, business groups, government agencies and representatives, etc., in regards to encouraging and exploring economic development opportunities for Vulcan.
- The town should continue to communicate with the County of Vulcan, to promote cooperation on issues of mutual concern.

2. IMPLEMENTATION STRATEGY

If the Town of Vulcan feels that a strategy to manage future growth includes the annexation of land from the County of Vulcan, the following procedures should be considered:

- a) Council and administration should take into consideration this report and its findings.
- b) The Council should contact the assessor for the County of Vulcan No. 2 to determine the property tax implications of the affected land owners.
- c) The Council and administration will need to meet with the affected land owners as well as the Council and administration of the County of Vulcan. As well, the town will need some forum to allow public input on any annexation proposal.
- d) An agreement to annex any land should be negotiated between the respective councils of Vulcan and the County of Vulcan.
- e) An application for annexation should be made pursuant to sections 113 to 128 of the Municipal Government Act, Statutes of Alberta 1994, Chapter M-26.1.

APPENDIX I
SECTIONS 113 - 128
OF THE MUNICIPAL GOVERNMENT ACT

APPENDIX I
SECTIONS 113 - 128 OF THE MUNICIPAL GOVERNMENT ACT

Division 6
Annexation

Application	<p>113 This Division does not apply to the annexation of land</p> <ul style="list-style-type: none">(a) from an improvement district to another improvement district, or(b) from a special area to another special area.
Restriction on annexation	<p>114 No order that annexes land to a municipal authority may be made if the land to be annexed is not contiguous with the boundaries of the municipal authority.</p>
Annexations of same land	<p>115(1) A municipal authority may not initiate or proceed with more than one proposed annexation at any one time concerning the same land.</p> <p>(2) A municipal authority may not initiate or proceed with a proposed annexation when the municipal authority is proceeding with an amalgamation, unless the annexation is of the type referred to in section 103(2).</p>
Initiation of annexation	<p>116(1) A municipal authority initiates the annexation of land by giving written notice of the proposed annexation to</p> <ul style="list-style-type: none">(a) the one or more municipal authorities from which the land is to be annexed,(b) the Municipal Government Board, and(c) any local authority that the initiating municipal authority considers would be affected by the proposed annexation. <p>(2) The notice for an annexation must</p> <ul style="list-style-type: none">(a) describe the land proposed to be annexed,(b) set out the reasons for the proposed annexation, and(c) include proposals for<ul style="list-style-type: none">(i) consulting with the public about the proposed annexation, and(ii) meeting with the owners of the land to be annexed, and keeping them informed about the progress of the negotiations.
Direct negotiations	<p>117 The municipal authorities from which the land is to be annexed must, on receipt of the notice under section 116, meet with the initiating municipal authority to discuss the proposals included in the notice and negotiate the proposals in good faith.</p>
Report on negotiations	<p>118(1) On conclusion of the negotiations, the initiating municipal authority must prepare a report that describes the results of the negotiations and that includes</p> <ul style="list-style-type: none">(a) a list of the matters agreed on and those on which there is no agreement between the municipal authorities,(b) a description of the public consultation processes involved in the negotiation, and(c) a summary of the views expressed during the public consultation processes.

(2) The report must be signed by the initiating municipal authority and by the municipal authorities from which the land is to be annexed that are prepared to sign and must include a certificate by the initiating municipal authority stating that the report accurately reflects the results of the negotiations.

(3) A municipal authority that does not sign the report may include in the report its reasons for not signing.

Disposition of report

119(1) The initiating municipal authority must submit the completed report to the Municipal Government Board and send a copy of it to the municipal authorities from which the land is to be annexed and any other local authority the initiating municipal authority considers would be affected.

(2) If the initiating municipal authority indicates in the report that it wishes to proceed with the annexation, the report becomes the initiating municipal authority's application for the annexation.

General agreement on proposed annexation

120(1) If the initiating municipal authority wishes the annexation to proceed and the Municipal Government Board is satisfied that the affected municipal authorities and the public are generally in agreement with the annexation, the Board must notify the Minister and all the local authorities that it considers would be affected by the annexation and anyone else the Board considers should be notified that

- (a) there appears to be general agreement with the proposed annexation, and
- (b) unless objections to the annexation are filed with the Board by a specified date, the Board will make its recommendation to the Minister without holding a public hearing.

(2) If no objections are filed with the Board by the specified date, the Board must

- (a) consider the principles, standards and criteria on annexation established under section 76, and
- (b) prepare a written report with its recommendations and send it to the Minister.

(3) If no objections are filed with the Board by the specified date, the Board

- (a) may investigate, analyze and make findings of fact about the annexation, including the probable effect on local authorities and on the residents of an area, and
- (b) must conduct one or more hearings in respect of the annexation and allow any affected person to appear before the Board at a hearing.

No general agreement on proposed annexation

121 If the initiating municipal authority wishes the annexation to proceed and the Municipal Government Board is not satisfied that the affected municipal authorities or the public are in general agreement with the annexation, the Board

- (a) must notify the Minister and all the local authorities that it considers would be affected by the annexation, and anyone else the Board considers should be notified, that there is not general agreement with the proposed annexation,
- (b) may investigate, analyze and make findings of fact about the annexation, including the probable effect on local authorities and on the residents of an area, and
- (c) must conduct one or more hearings in respect of the annexation and allow any affected person to appear before the Board at a hearing.

Notice of hearing and costs	<p>122(1) The Municipal Government Board must publish a notice of a hearing under section 120(3) or 121 at least once a week for 2 consecutive weeks in a newspaper or other publication circulating in the affected area, the 2nd notice being not less than 6 days before the hearing.</p> <p>(2) The Municipal Government Board may determine the costs of and incidental to a hearing and decide by whom and to whom the costs are to be paid.</p> <p>(3) Section 502 applies to a decision of the Board relating to costs under this section.</p>
Board's report	<p>123 After one or more hearings under section 120(3) or 121 have been held and after considering the reports and representations made to it and the principles, standards and criteria on annexation established under section 76, the Board must prepare a written report of its findings and recommendations and send it to the Minister.</p>
Contents of report	<p>124(1) A report by the Municipal Government Board to the Minister under this Division must set out</p> <ul style="list-style-type: none"> (a) a recommendation on whether or not land should be annexed to the initiating municipal authority or other municipal authority; (b) if it is recommending annexation, a description of the land, whether there should be revenue sharing and any terms, conditions and other things the Board considers necessary or desirable to implement the annexation. <p>(2) If the Board does not recommend that land be annexed in its report, the Board must provide the report to all local authorities that it considers would be affected by the annexation.</p>
Annexation order	<p>125 If an application for the annexation of land has been referred to the Board, the Lieutenant Governor in Council, after considering the report of the Board, may by order annex land from a municipal authority to another municipal authority.</p>
Minor annexation	<p>126 Despite sections 116 to 124, the Lieutenant Governor in Council may by order annex land to a municipal authority if the Minister believes that</p> <ul style="list-style-type: none"> (a) the proposed annexation is of a minor nature, and (b) there is no dispute about the proposed annexation.
Contents of order	<p>127 An order to annex land to a municipal authority may</p> <ul style="list-style-type: none"> (a) require a municipal authority to pay compensation to another municipal authority in an amount set out in the order or to be determined by means specified in the order, including arbitration under the <i>Arbitration Act</i>, (b) dissolve a municipal authority as a result of the annexation, and (c) deal with any of the matters referred to in section 89.
Public utilities	<p>127.1(1) In this section, "utility agreement" means an agreement approved by the Public Utilities Board in which a municipality grants a right to a person to provide a public utility in all or part of the municipality.</p> <p>(2) An annexation of land does not affect any right under a utility agreement to provide a public utility on the annexed land unless the annexation order provides otherwise.</p> <p>(3) This section does not apply to a right to provide a natural gas service if the right is subject to section 22 of the <i>Rural Gas Act</i>.</p>

Annexation
refused

128 If an application for an annexation of land is refused, the Minister must notify the initiating municipal authority of the refusal and the initiating municipal authority may not make another annexation application concerning the same land for a period of one year after it receives notice of the refusal.