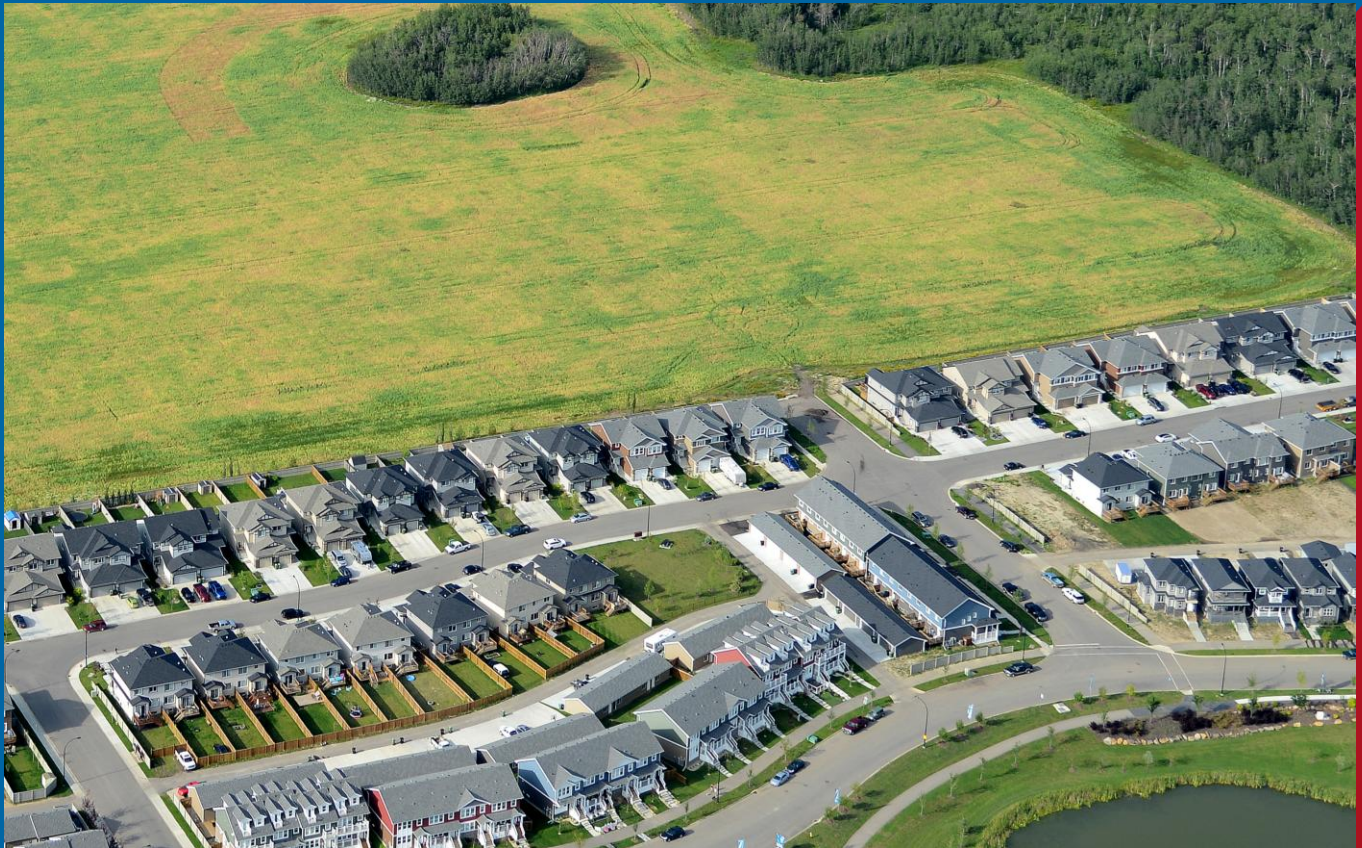


Leduc Annexation Round 1 Engagement What We Heard Report



Prepared by ISL Engineering and Land Services Ltd. (ISL)



ISL is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, and land projects.

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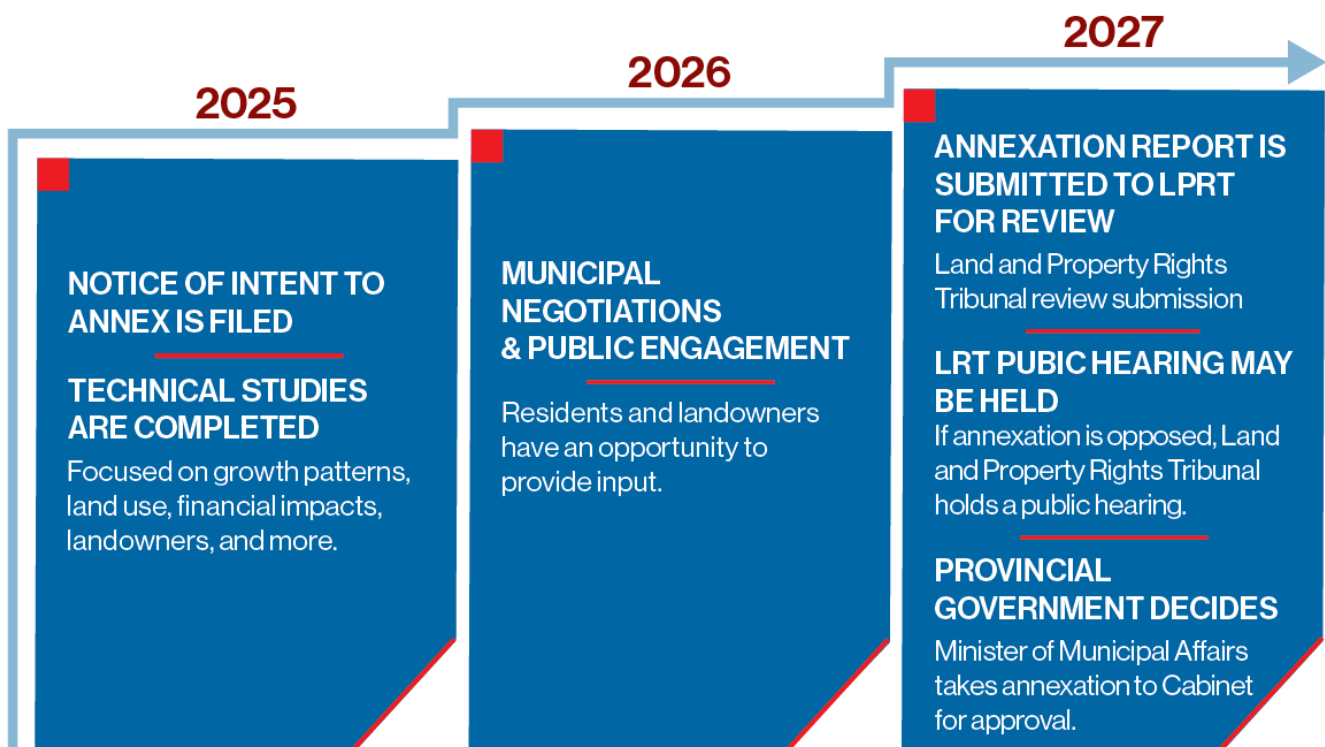
1.0 PROJECT OVERVIEW

Leduc is one of the fastest growing communities in Alberta and is proactively planning for long-term growth. To accommodate Leduc’s projected growth for the next 50 years, the City initiated the annexation process in February 2025, proposing to expand its municipal boundary to the south and southeast. It is integral for a municipality to have a stable and certain long-term supply of land to:

- Ensure orderly growth;
- Ensure long-term coordinated planning and infrastructure investment;
- Support economic growth;
- Help maintain fiscal sustainability;
- Give residents and affected owners a clear, predictable framework for how their land can evolve over time; and,
- Give residents and affected owners an opportunity to provide input into decisions that affect them.

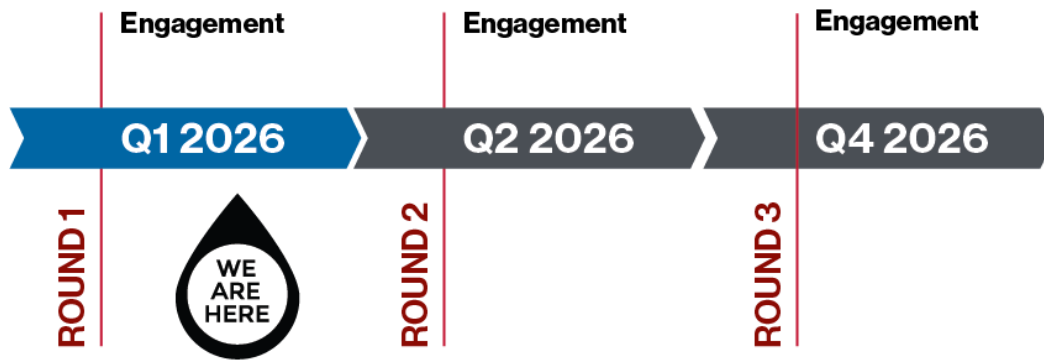
Annexation is the legislated process of changing a municipal boundary. When an annexation is approved, properties within the annexation area transition from being governed by the County to being governed by the City; annexation does not change land ownership.

Annexations are a lengthy undertaking with required processes outlined in the Municipal Government Act and by the Land and Property Rights Tribunal (LPRT). Key steps involved include completing several technical studies, a financial impact assessment, public engagement, negotiations between the affected municipalities, and an application to the LPRT, who makes a recommendation to the Province of Alberta for final decision. The timeline for the annexation process is outlined in the graphic below, which includes three rounds of engagement:



1.1 Engagement Approach

Within the annexation process, a multi-phased public engagement approach will be conducted to inform the application and gather input, aligning with the City’s Public Engagement Framework. Through the rounds of engagement, the project team will share information regarding the annexation, provide updates on the process and technical work being conducted, respond to questions, and gather and record input at key milestones. The anticipated engagement milestones are outlined below.



The following highlights key objectives for each round of engagement.

- **Round 1 engagement (inform)**
 - Introduce the public, owners, and interest holders in the proposed annexation area (PAA) to the annexation purpose, history to date, methodology, and timelines.
 - Provide information regarding the process and the proposed annexation area.
 - Share when the technical studies will be completed and how the forthcoming technical studies may result in some adjustments to the proposed annexation area.
 - Respond to any questions regarding the process and proposed annexation area.
 - Capture initial feedback and questions to inform future phases of the project.
 - Gather questions to update the list of frequently asked questions for the project.
- **Round 2 engagement (pre-negotiation)**
 - Provide updated information to the public, owners, and interest holders regarding the revised annexation area based on the input from round 1 engagement and the completion of technical studies.
 - Share key highlights of the completed technical studies.
 - Provide information regarding key milestones at which there will be additional opportunities to obtain information and provide feedback.
 - Gather and record key feedback from owners regarding the impacts of any potential changes on the use of their land and how these changes could be abated.
 - Respond to any questions regarding the process, timelines, technical studies, revised annexation area, and potential impacts.

- Capture feedback and questions to inform future phases of the project.
- Gather questions to update the list of frequently asked questions for the project.
- **Round 3 engagement (post-negotiation)**
 - Provide information to the public, owners, and interest holders about the terms of annexation, including financial restitution to the County (if any); legacy of tax regimes; events that trigger transition to the City's tax regime; impacts on service levels; differences between bylaws that affect how they use their land; etc.
 - Respond to any questions regarding the process, timelines, terms, and transition.
 - Obtain the maximum amount of consent forms from affected owners, confirming they have no objections to the annexation application.
 - Capture any outstanding issues to be addressed in subsequent project tasks.
 - Gather questions to update the list of frequently asked questions for the project.

2.0 ROUND 1 ENGAGEMENT - WHO WE ENGAGED, WHEN, AND HOW

In round 1 of engagement, the public, owners, and interest holders were invited to participate in-person and online through engagement opportunities intended to introduce information about the annexation process, the proposed annexation area, and how the forthcoming technical studies may result in some adjustments to the proposed annexation area. The project team responded to questions and gathered feedback from participants at the in-person open houses and through an online survey to inform future phases of the project. The feedback was also used to update the list of frequently asked questions (FAQs) for the project. Several questions raised during the open houses were addressed in-person. All questions shared with the project team were responded to and captured. Questions will be added to the list of FAQs for the project and shared with the public following each round of engagement.

Four open houses were held over two days on Wednesday, January 28, 2026, and Thursday, January 29, 2026, at the Ebenezer Christian Reformed Church, which is within the Proposed Annexation Area (PAA) in Leduc County. Two open houses were held for affected owners within the PAA, and two for all members of the public.

- 146 people participated in the four open houses.
- Approximately 70 properties within the PAA were represented by participants at the open houses.

How the public was notified about the project:

- Two media outlets attended the open houses.
- Letter invitations were mailed to 364 addresses for the owners of 110 properties within the PAA.
- A news item was published on January 5, 2026, on the City's website (Leduc.ca) that announced the public engagement opportunities.
- The open houses were also advertised on the City's events calendar, e-newsletters, and social media, geotargeted in 300+ digital ads, 138 radio advertisement spots, newspaper advertisements, emails to agencies, pop-up banner in Civic Centre, media coverage (The One, The Leduc Rep, and Taproot Edmonton), and on 6 road signs located along major roadways near the current boundary between the City and the County.

Comments and questions received from participants by the project team were recorded during the open houses, and paper surveys were offered to participants to complete. The survey was also available in an online format for participants who preferred to complete it online or who were unable to attend the open house events. The survey was available for completion between January 19 and February 6, 2026. Round 1 engagement activities and events are summarized below. In addition, seven emails and six phone calls were received about the project during the engagement period.

Table 1.1 Summary of Round 1 Engagement Activities and Events

Event	Date and Time	Location	Number of Participants
Open House #1 - Affected owners	Wednesday, January 28, 2026 1-3 pm	Ebenezer Christian Reformed Church located at (49245 Range Road 250, Leduc County)	54
Open House #2 - Public	Wednesday, January 28, 2026 6-8 pm		36
Open House #3 - Public	Thursday, January 29, 2026 1-3 pm		23
Open House #4 - Affected owners	Thursday, January 28, 2026 6-8 pm		33
Online and paper survey	January 19 - February 6, 2026	City of Leduc website	35

A summary of the total sets of attendees and questionnaires received is provided below.

Table 1.2 Summary of Surveys Received by Attendee Set

Attendee Type	Attendees	Surveys Completed
Owner	54	15
Public (City of Leduc residents or Leduc County owners outside the PAA)	49	21
Unknown/Not Specified	n/a	4

3.0 WHAT WE HEARD

The following section summarizes the feedback received from both the in-person events and the online survey. The feedback was summarized and organized by responses from owners and the members of the public (i.e. City of Leduc residents, Leduc County owners living outside of the PAA, and other interest holders). Feedback received at the open house events and the online survey was similar in that most of the questions posed were centered around the defined proposed annexation area and the overall annexation process.

Generally, the sentiment from owners and members of the public who attended the open houses was mostly positive, neutral, or interested in learning more. A small minority were not in support of the project. Attendees valued the information about the annexation process and appreciated the opportunity to ask questions and connect with the project team. Most participants at the open houses had questions regarding the annexation process and the next phases of the project. These questions were generally answered to their satisfaction by the project team. Participants were welcomed to review information available (see Appendix B) in-person or online (leduc.ca/growth). Attendees were informed of the next rounds (2 and 3) of engagement for future opportunities to learn more as the project progresses, ask questions, and provide input. Individuals were also provided with contact information for the City administration and were encouraged to reach out to the project team for any specific questions related to the annexation or the City. Participants were also encouraged to subscribe to the City's e-newsletter focused on the annexation project.

Questions and feedback from participants are being used to inform the project and the list of Frequently Asked Questions section of the City of Leduc Annexation project webpage.

3.1 Owners

The feedback received from owners is summarized into high-level themes: general, taxation, services and maintenance, agriculture and rural lifestyle, future development interests, and proposed annexation area determination.

Theme: General

Supportive

- Owners at the open houses were mostly positive and interested in learning more. They valued the information provided about the annexation process, timelines, and appreciated the opportunity to ask questions.
- A larger group of owners at the open houses were excited about the annexation and the future potential of their property.
- Several owners who attended the open houses shared local stories about their lands and the impacts of growth around their properties.
- Some owners at the open houses indicated the current rate of growth was not surprising and appreciated that the City was planning ahead.
- Many owners validated the historic analysis of growth in the City of Leduc at the open house.

- Some owners appreciated that the information was available on the website and had reviewed in advance of the open house.

Questions

- The main question shared by most owners who attended the open house was about the process and the next phases of work.
- Several owners at the open houses and in the survey had questions regarding the purpose and necessity of the annexation.
- Many participants at the open houses and in the survey asked about transition timelines and integration stages.
- Some owners had questions about how the annexation would impact mineral rights owners.

Concerns

- One owner at the open house was frustrated with government controls on land and felt the City should slow the rate of development.
- One owner was confused about the purpose of the open house and was looking for an opportunity to sell their land.

Theme: Taxation

Supportive

- Most owners at the open houses appreciated that there would be an opportunity to learn more about taxation throughout the annexation process and during future rounds of engagement.
- A couple of owners at the open houses discussed the potential for tax protection for owners until development is initiated on their land.

Questions

- The main question shared by most owners at the open houses and in the survey was about whether their taxes would change, increase, and when, once their property is part of the City.
- Most owners wanted to understand how their assessments would be different from the County.
- Most owners had questions regarding the timelines for any changes to their taxes.

Concerns

- Some owners were concerned that their taxes would increase once they were part of the City.

Theme: Services and Maintenance

Supportive

- Some owners at the open houses were looking forward to more services and urban amenities once they were part of the City.

Questions

- Many owners at the open houses and one survey respondent had questions about whether annexation would result in upgrades to Highway 2A and when. Most landowners expressed a desire to have the interchange built as quickly as possible.
- Most owners at the open houses and in the survey were interested to know more about changes to services, including water and sewer, road construction, agricultural inspection, and maintenance (e.g. gravel road maintenance, weed/pest/disease control, snow removal), waste disposal, and utility costs once lands in the PAA are part of the City.
- Some owners wanted to understand if they could connect to the City services and how much it would cost.
- Other owners at the open houses wanted to understand if they could opt out of City servicing when it is extended and continue using private onsite services.

Concerns

- Some owners at the open houses commented on poor road maintenance of Range Road 244 due to heavy use associated with the landfill.
- A few owners noted in the survey that there may be a mismatch between taxes paid and the quality of services provided by the City.
- One owner at an open house shared that their current snow removal service from the County is initiated from down the road and is immediate. They are concerned that snow removal will be slower with the City.

Theme: Agriculture and Rural Lifestyle

Supportive

- Some owners at the open houses were content to learn that they could continue farming and maintain their current rural lifestyle in the near future.

Questions

- Many owners in person and in the survey had questions about whether there will be limitations on how they use their property for recreation or agriculture following annexation, such as permitted waste burning practices, use of firearms, use of all-terrain vehicles (ATVs), farm declarations, animal licensing requirements, etc.

- Some owners who attended the open houses wanted to know whether City processes were different from County processes should an owner want to develop or change how they use their property.
- Some owners at the open houses had questions regarding building permit requirements.

Concerns

- Many owners, in person and through the survey, are concerned about the loss of high-quality farmland/soil because of annexation and want to see more consideration for protecting agriculture and farming.
- Some owners at the open houses had questions regarding building permit requirements.
- Some owners at the open houses were concerned about potential changes in building assessment based on previous annexations involving the County.
- Some owners, in person and in the survey, stated that they did not want to lose their rural lifestyle and the small-town feel of living in the County.
- Some owners at the open houses and in the survey emphasized the need to balance the needs of urban communities with the needs and practices of rural and/or agricultural communities, advocating for rural needs and practices to take precedence for a long period or permanently (for example, burning or animal licensing).

Theme: Future Development Interests

Supportive

- Many owners at the open houses shared their enthusiasm for the annexation and wanted to know if that meant they could develop or sell their land sooner.
- A few owners in attendance were interested in developing on their property already (or in the past) and wanted a better understanding of the City development process.

Questions

- Many owners wanted to know more about when lands proposed to be annexed would see development.
- Many owners in person and in the survey were interested in learning more about future rules about building, developing, and subdividing their land following annexation. They wanted to know more about the different land uses, including residential, commercial, and industrial development that would be allowed to be built in the PAA in the future and required permits.
- A couple of owners at the open houses had questions about how development will accommodate existing oil wells, pipelines, and abandoned mines in the PAA.
- One owner in the survey would like to know how they will be compensated for any annexed land that will be used for building roads, bridges, interchanges, and other public infrastructure.

Concerns

- One owner at the open house and one survey respondent noted concerns about the impacts to wildlife habitat destruction.
- A survey respondent highlighted concerns regarding traffic volumes, speeding, and crime rates as a result of growth and development in the area.

Theme: Proposed Annexation Area Determination

Supportive

- Many owners at the open houses appreciated understanding the process for determining and refining the proposed annexation area.

Questions

- Many owners expressed interest in receiving additional information about the location and amount of land identified for potential annexation.
- Some owners at the open houses and in the survey wanted to understand how the amount of land will align with the anticipated pace of growth.

Concerns

- Some owners at the open houses and in the surveys were opposed to the 50 quarter sections being shown that could be annexed and wanted more information regarding why this amount of land is needed.
- One owner shared in person that they were against the City expanding farther outwards and that they should instead focus on developing land currently within the City.

3.2 General Public

The feedback received from the general public is summarized into high-level themes: general, future development interests, and impacts to properties adjacent to PAA.

Theme: General

Supportive

- Several open house participants shared their general appreciation for the process, information provided, and engagement from the project team.
- One attendee supported the annexation and was relieved to be far from the currently defined PAA because it meant development would not immediately appear next door to their property.

Questions

- Participants at the open houses who identified as being City of Leduc residents or Leduc County residents just outside of the PAA shared their general interest and wanted to learn more about the annexation process.
- Several open house participants had questions regarding the annexation timelines.

Concerns

- Open house and survey participants outside of the PAA noted their concern about the continued development of agricultural land and the negative impact it would have on local food production.
- One open house participant was concerned their input would not be valued or incorporated into the project.

Theme: Future Development Interests

Supportive

- One open house participant supported planning for growth and shared that the City needs more affordable housing options (like apartments) and to increase housing supply.

Questions

- A few open house attendees would like more clarity on timelines for future development in the PAA.
- One open house participant wanted to understand if housing development could be more thoughtful, better quality, and not poorly built, similarly designed housing.

Concerns

- One open house participant was concerned that land within the City remains undeveloped and questioned whether the City needed to acquire more land.
- One open house participant asked that the City increase the pace at which developers were developing land within the neighbourhood they live in, and wanted to see a road constructed.
- One open house participant wanted to make sure no landowners in the proposed annexation area would be required to stop farming, instead of it being their choice to develop in the future.
- One survey respondent was concerned about growth leading to increased traffic due to housing density and lack of parking available in the City.

Theme: Impacts to Properties Adjacent to PAA

Supportive

- Some open house participants near the PAA were excited about the annexation and wanted their properties to be included in the PAA.
- One open house participant from the County supported the defined PAA and noted that they were glad to be excluded because they enjoy the comfort of their home and large yard.
- One survey respondent did not have any concerns yet and was interested in the annexation.

Questions

- A few of the open house participants adjacent to the PAA had questions about whether there would be any impacts to their properties due to the proposed annexation and future changes to land use and development in the area.
- One open house participant wanted to know whether they would be notified of possible impacts to their property prior to development in the PAA.
- One survey respondent wanted to understand if current utility master plans should be followed or if the City would be connecting with owners regarding future servicing.

Concerns

- One owner at the open house noted their concern regarding impacts on utilities as a result of the proposed annexation and future development in the area.

Overall, feedback received during round 1 of engagement included mostly supportive input, thoughtful questions, and some areas of concern from affected owners and members of the public. Participants expressed interest in understanding long-term growth, how annexation may affect land use, servicing, and taxation, and what changes will be determined as the project moves forward. Many also emphasized the importance of continued communication and opportunities to provide input throughout the annexation process.

3.3 Engagement Process Feedback

As part of the survey, we asked how people learned about the engagement, how they felt about the engagement process, and what worked well and could be improved. The majority of respondents agreed or strongly agreed that engagement activities were an effective way to collect input and that they were able to give input that was important to them. Further details about feedback on the engagement process can be found in Appendix D.

4.0 CONCLUSION

Input from the open houses and survey is invaluable to the annexation process. The project team will carefully consider all comments, questions, and concerns shared through open houses, surveys, and direct communication. Key takeaways from the input from round 1 included:

- **Overall sentiment was largely positive or neutral, with interest in learning more.**
Most owners and members of the public approached the proposed annexation with openness and curiosity. Participants valued the information shared, appreciated access to the project team, and welcomed the opportunity to ask questions and better understand the annexation process.
- **There is significant interest in the annexation process, timelines, and next steps.**
Across both owners and the public, the most common questions focused on the annexation process and timelines for when future changes might occur. Many participants expressed appreciation that this is an early stage and that additional engagement is planned.
- **General awareness of growth in Leduc and support for proactive, long-term planning.**
Many participants recognized the need for the City of Leduc to plan ahead for future growth and viewed annexation as an important tool to support long-term community sustainability.
- **Desire to understand potential impacts to taxation, services, and rural lifestyles are key for owners.**
Owners were particularly interested in understanding how annexation could affect property taxes, service levels, infrastructure, lifestyle, and agricultural practices. While some looked forward to potential service improvements or development opportunities, others expressed concern about cost increases, service quality, and the preservation of rural character and farming activities.
- **Future development and growth management raised both supportive interest and clarification questions.**
Many owners were supportive and interested in the development potential of their properties and wanted more clarity on land use, development timelines, and the permitting process. This may be impacted by several investment owners on one property. Members of the public raised broader considerations about growth, including housing affordability, traffic, infrastructure capacity, environmental impacts, and the use of existing undeveloped land within the City.
- **Emphasis on continued communication.**
Participants generally understood that the annexation process is in its early stages and that technical studies and negotiations are forthcoming, with details to be refined over time. Feedback consistently highlighted the need for ongoing, clear communication and regular updates, particularly as more information becomes available and refined.

The input received in round 1 engagement will inform ongoing technical studies, negotiations, future engagement activities, and the refinement of information shared with owners and the public. This feedback will also support the development of additional project materials and FAQs as more information becomes available.

5.0 NEXT STEPS

Thank you to all who came out to meet our team, ask questions, and learn about the project and technical studies underway. Looking forward, the City will host additional rounds of public engagement in 2026 about annexation. This will include surveys, several drop-in open houses, and one-on-one meetings with affected owners in the PAA. More information will be shared about these opportunities as details are confirmed.

Once the technical studies, municipal negotiations, and public engagement conclude, a report will be compiled and submitted to the [Land and Property Rights Tribunal](#) for review. The provincial government will make the final decision on the annexation application.

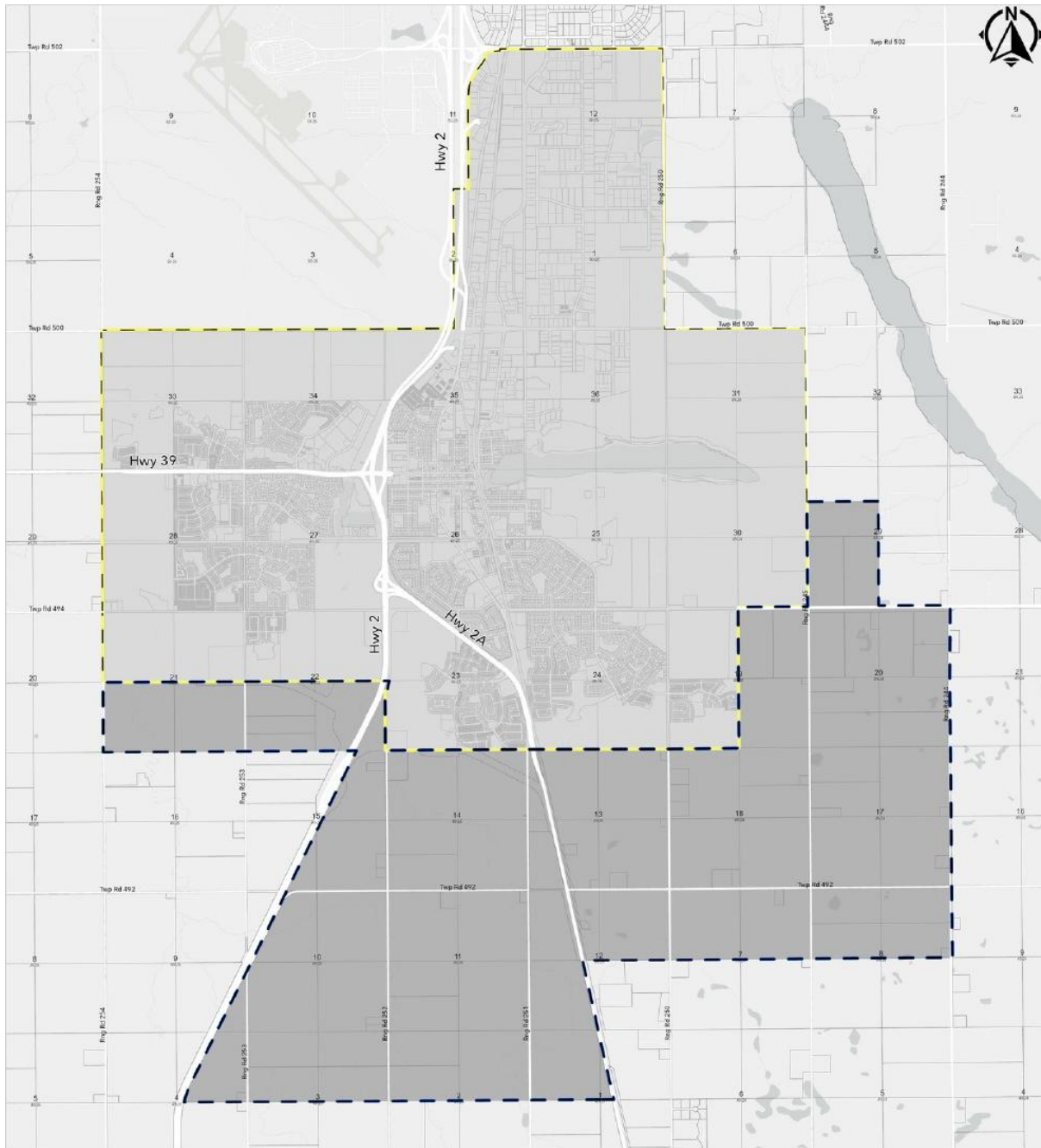
To stay updated on the annexation and engagement process, visit: leduc.ca/growth.

6.0 DETAILED SUMMARY OF COMMUNICATION ACTIVITIES

The table below summarizes the types of communications used to bring awareness to the project and promote the engagement opportunities between Jan. 5 and Feb. 6, 2026.

Communications Tactic	Duration/Date(s)	Statistics (if applicable)
Leduc.ca project pages	Jan. 5	4,064 page views
Leduc.ca calendar events	Jan. 5	413 page views
Leduc.ca news item	Jan. 5	231 page views
Direct mail	Jan. 5 to Jan. 9	Mailed to 364 addresses
Radio advertisements	Jan. 5 to Jan. 27	138 radio spots; data on reach is not available
Road signs	Jan. 5 to Jan. 29	6 road signs; traffic count is not available
Geotargeting in 300+ digital aps	Jan. 5 to Jan. 29	160,000 impressions
Social media	Jan. 5 to Feb. 6	Reached 55,968 people; 8,199 engagements
Annexation e-newsletter	Jan. 7	To 513 subscribers 83% open rate, 31% click through rate
Leduc Link e-newsletter	Jan. 8	1,524 subscribers, 162 clicks
Newspaper advertisements	Jan. 9 and Jan. 16	Full page ad; data on reach is not available
Email to agencies	Jan. 14 to Jan. 16	29 agencies; 38 individual recipients
Pop-up banner in Civic Centre	Jan. 14 to Feb. 5	Foot traffic count is not available
Media coverage	Jan. 8	The One
	Jan. 13	The Leduc Rep
	Jan. 22	Taproot Edmonton
	Feb. 6	The One
	Feb. 11	The Leduc Rep

APPENDIX A: PROPOSED ANNEXATION AREA



**PROPOSED ANNEXATION
AREA MAP**



- Proposed Annexation Area*
- City Boundary
- Parcel

November 18, 2025

APPENDIX B: DISPLAY BOARDS



Welcome!
City of Leduc Annexation

Open House

Please sign in
at the registration desk



City of Leduc – Annexation – Round 1 Engagement – January 2026

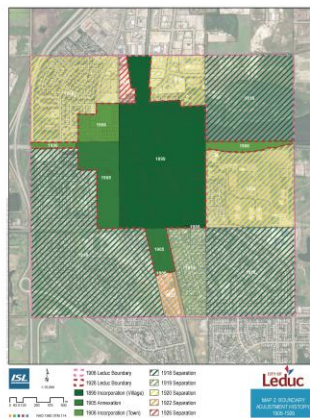


City of Leduc's annexation history to date

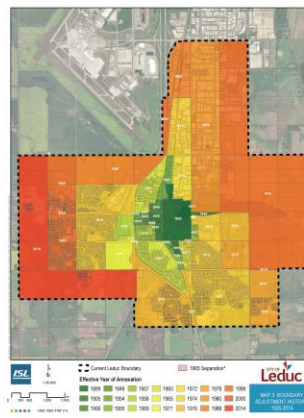
1899 to 1906



1906 to 1926



1926 to 2014



City of Leduc – Annexation – Round 1 Engagement – January 2026



Project background

Leduc is one of the fastest growing communities in Alberta and is proactively planning for its long-term growth. The City needs a 50-year land supply to make good decisions about infrastructure investments and service delivery to support future growth.

The City is in the early stages of the annexation process. On Feb. 3, 2025, Leduc City Council approved submission of a Notice of Intent to Annex to start the process of changing the City's boundary. This written notice was sent to Leduc County, Municipal Affairs, the Land and Property Rights Tribunal (LPRT) and all local authorities that provide services in the City of Leduc or Leduc County.

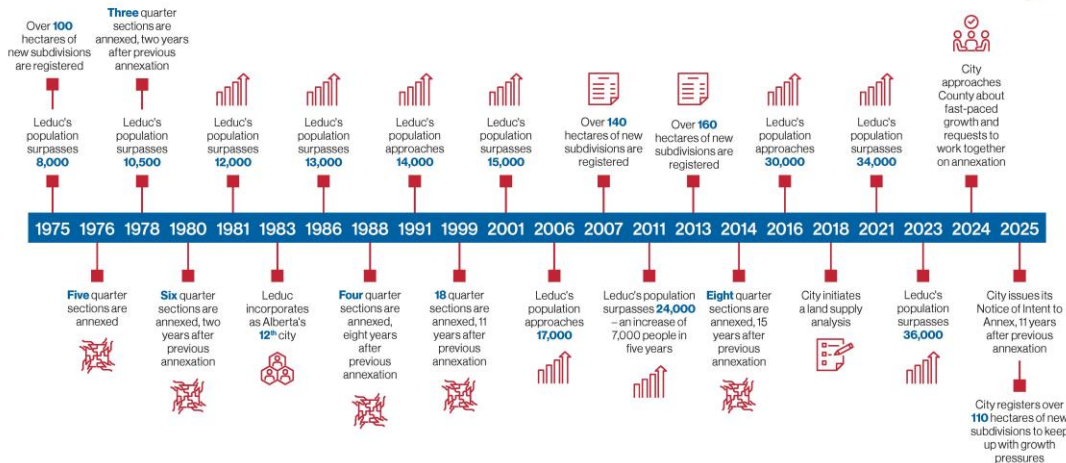
What lands are being considered for annexation?

The City has proposed annexing lands to the south and southeast of the existing municipal boundary as shown on the Proposed Annexation Area map (next board). The map shows the maximum amount of land being considered for annexation. The proposed annexation boundary is not finalized and will be refined as we gather more information.

City of Leduc – Annexation – Round 1 Engagement – January 2026



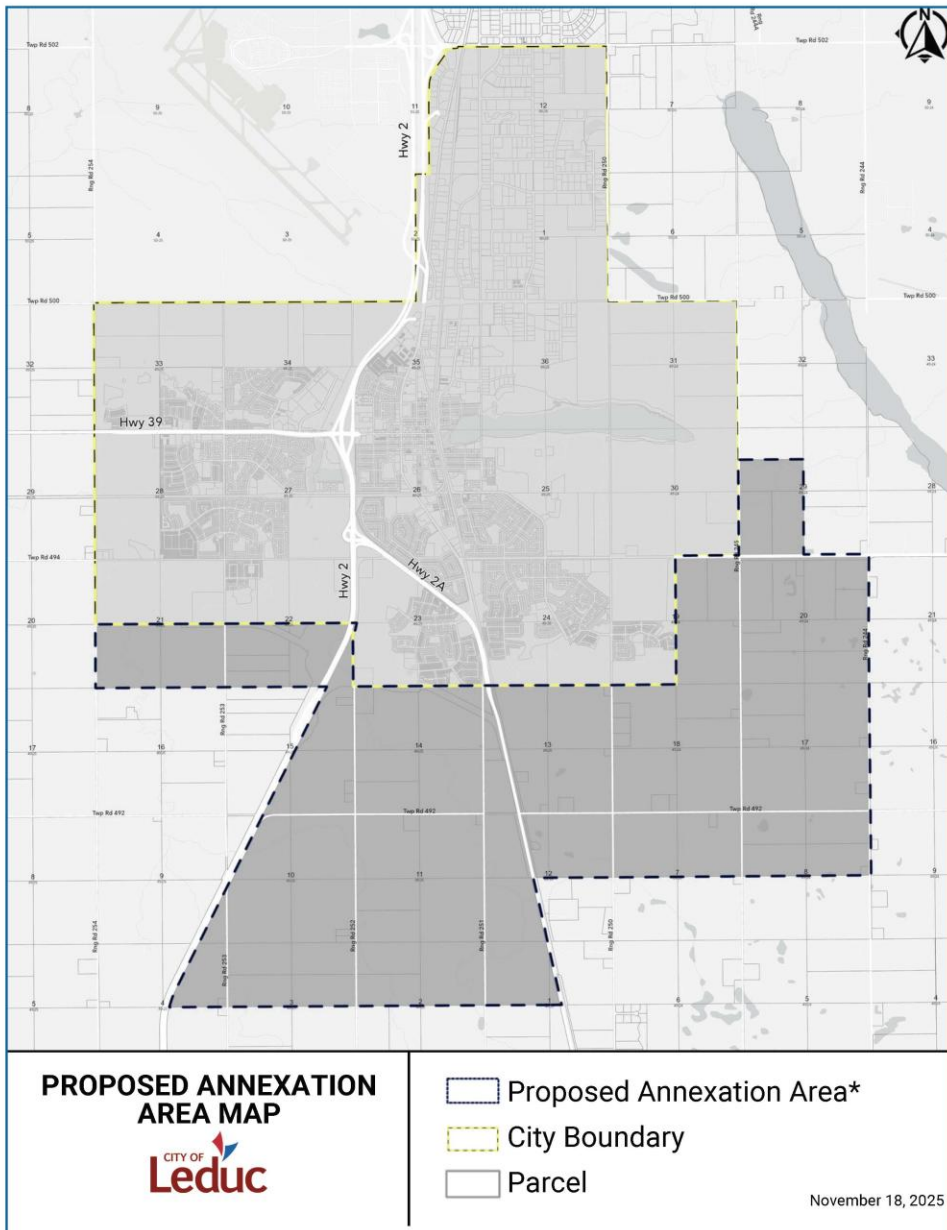
50 years of growth (1975 to present)



City of Leduc – Annexation – Round 1 Engagement – January 2026



Proposed annexation area

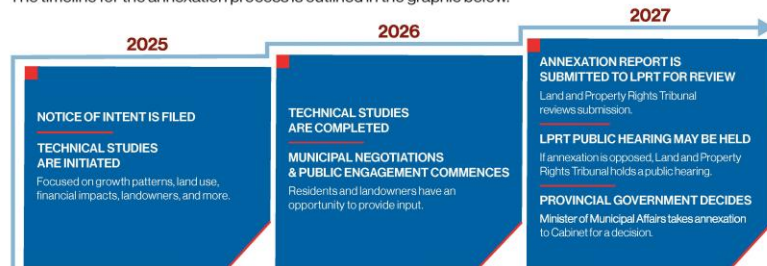


* Proposed annexation area may be subject to reduction.



Anticipated annexation timeline

The timeline for the annexation process is outlined in the graphic below.



The timeline includes three rounds of engagement for providing updates about the annexation process and technical work being conducted, responding to questions, and gathering feedback at key milestones.



City of Leduc – Annexation – Round 1 Engagement – January 2026



Annexation FAQs

What is annexation?

Annexation is the legislated process for a municipality to expand its boundaries, typically to accommodate future growth. Properties within an annexation area change from being in one municipality to being in another. Annexation does not change ownership, and owners are not required to develop or sell their property.

Is annexation the same as expropriation?

No. Expropriation is a different process and results in a municipality taking ownership of land when it is needed for public use. Annexation does not change land ownership. Properties within an annexation area change from being in one municipality to being in another.

Why is annexation necessary?

The City needs to expand its boundaries to support the rapid population growth and development activity it is experiencing. Fifty years of land supply enables proper planning of land uses and infrastructure investments that support cost effective urban growth.

City of Leduc – Annexation – Round 1 Engagement – January 2026



Annexation FAQs

I am a resident of Leduc County, and I live in or own land in the annexation area. What does this mean for me?

If you live in or own property within the proposed annexation area, it is possible that your land may change jurisdiction from Leduc County to the City of Leduc. This means your land will be governed by the City, future servicing will be provided by the City, and your municipal taxes will be paid to the City.

It is anticipated that residents will initially continue to receive the same level of service currently provided to them by Leduc County, should their lands become part of the City of Leduc. Details regarding taxes will be decided through the Annexation Negotiating Committee, which consists of elected officials and the chief administrative officers from each municipality.

More information will be available through each round of engagement, including landowner and public open houses, surveys, and online information.

I live in the City of Leduc. Will annexation impact me?

Making sure the City has room to grow means that the City can continue to provide a high quality of life for existing and new residents. It means the City can continue to provide enough housing, jobs, parks, and places to enjoy, and other amenities or services that residents depend on.

City of Leduc – Annexation – Round 1 Engagement – January 2026



Studies that support the annexation process

Growth Management Study (GMS)

A Growth Management Study (GMS) looks at how a city is expected to grow and identifies where growth can best happen. It estimates how much land a city will need for new homes, businesses, and community facilities within current city limits and beyond. It also recommends the best directions for future growth based on opportunities and constraints.

The City's GMS will look at three possible growth scenarios over the next 50 years. It will consider different types of development (residential, commercial, industrial, and institutional) while aiming for a sustainable balance of tax revenues.

To inform its recommendations, the GMS will include input from these technical studies:

- Transportation Study
- Infrastructure Servicing Study
- Environmental and Natural Areas Assessment
- Agricultural Baseline Assessment
- Agricultural Impact Assessment
- Historical Resources Study

City of Leduc – Annexation – Round 1 Engagement – January 2026



Studies that support the annexation process Financial Impact Assessment (FIA)

A Financial Impact Assessment (FIA) for an annexation application determines the financial impacts of growth within a municipality's current boundary and proposed annexation area. With information from the GMS, the FIA includes forecasted costs, recoveries, assessment, and tax impacts associated with the area of the current municipality and the recommended annexation area.

The FIA will consider the impacts of annexation on:

- the City of Leduc
- Leduc County
- landowners within the recommended annexation area

Planning for future growth is our most responsible path forward. The costs of annexing now will prevent annexation for multiple decades and reduce future costs that can result from the City running out of land to grow.

The City has budgeted \$2.2 million to do technical studies, engage with residents and impacted landowners, and work with the County for the annexation. Recognizing the time and cost required for an annexation project, this decision was made carefully.

City of Leduc – Annexation – Round 1 Engagement – January 2026



Annexation FAQs

What is the Land and Property Rights Tribunal and what is its role in annexation?

The Land and Property Rights Tribunal (LRPT) is an independent board established under the Municipal Government Act. Its members are provincially appointed. Its role in annexation is to:

- Conduct public hearing(s) if any objections are received on the proposed annexation, which allows any affected party to appear at the hearing to make submissions; and
- Prepare a report with its recommendations on the proposed annexation and send it to the Minister of Municipal Affairs for Cabinet to consider in making its decision.

What steps are involved in annexing land?

There are a few potential paths forward; however, the City of Leduc expects annexation of the proposed lands will involve these steps:

- Submit a written Notice of Intent to Annex (done)
- Complete technical studies (nearing completion)
- Negotiate with the County in good faith (scheduled)
- Engage with affected owners and the public (now underway)
- Hearings may be held if the application is contested
- Recommendation made by the LPRT and delivered to the Government of Alberta for consideration
- Decision made by the Government of Alberta

City of Leduc – Annexation – Round 1 Engagement – January 2026



Annexation FAQs

Why is the City proposing annexation to the south and southeast?

Right now, based on what the City knows about the proposed annexation area, this is the best place for Leduc to grow in the future without spending an unnecessary amount of money on infrastructure, impacting high quality agricultural land, and has the best chance to accommodate efficient growth patterns.

Technical studies are happening to verify that growing to the south and southeast makes the most sense and ensures both the City and the County can accommodate future growth.

The proposed annexation area will be updated depending on what the technical studies show.

Moving forward, how will the City collaborate with the County about the proposed annexation?

The Municipal Government Act requires municipalities to negotiate in good faith when working through the legislated process of annexation. The City looks forward to working with the County on the proposed annexation over the coming years, most notably during the negotiation stage starting in April of 2026.

City of Leduc – Annexation – Round 1 Engagement – January 2026



How can I participate in the process?

The City of Leduc is committed to providing many engagement opportunities for owners, residents, businesses, and organizations in and near the proposed annexation area.

There are many ways you can participate:



Three rounds of open houses in 2026 to engage with owners and the public



Online and paper surveys



One-on-one meetings (if/as required)



Visit the project webpage for information and to sign up for email updates: www.leduc.ca/growth

City of Leduc – Annexation – Round 1 Engagement – January 2026



How can I stay informed?

Updates will be posted on the City's website. Notices for upcoming open houses will be advertised but the best way to stay informed is to subscribe to our newsletter to receive timely updates from the City: www.leduc.ca/growth

All impacted owners will be notified by mail of project updates and upcoming engagement opportunities.

Where can I find more information on annexation?

To learn more about the annexation process, you can also visit Alberta Municipal Affairs' website: www.alberta.ca/annexation-board-orders

Who do I contact for additional information?

Annexation Project Team
growthplanning@leduc.ca
780-980-7124

City of Leduc – Annexation – Round 1 Engagement – January 2026



Next steps

Engagement

Questions and feedback heard in round 1 of engagement will be shared with the project team to inform project decisions, engagement opportunities, and additional FAQs. An engagement summary describing feedback heard through round 1 engagement will be posted on the project website in early 2026.

Stay tuned for another project update and information about the second round of engagement, which is scheduled for spring 2026.

Technical Studies

The project team will finalize the following technical studies that are required to support the annexation process:

- Growth Management Study
- Transportation Study
- Infrastructure Servicing Study
- Agricultural Baseline Assessment
- Environmental and Natural Areas Assessment
- Agricultural Impact Assessment
- Historical Resources Study
- Financial Impact Assessment

Thank you for your interest and participation!

City of Leduc – Annexation – Round 1 Engagement – January 2026



Questions or comments about the annexation?

Please share any questions or feedback you have about the proposed annexation or the annexation process using the paper or online survey.

Completed paper surveys can be submitted at the open house or send it to **Epiphany Dober** by:

Email: info@islengineering.com

Fax: 780.438.3700

Mail: 7909 – 51 Avenue NW, Edmonton, AB, T6E 5L9

Scan this QR code to complete the **online survey**:



or visit www.leduc.ca/growth

You can also share your questions and comments with the team in the space below using a post-it note.

City of Leduc – Annexation – Round 1 Engagement – January 2026

APPENDIX C: SURVEYS

**CITY OF LEDUC ANNEXATION SURVEY
ROUND 1 ENGAGEMENT
SURVEY OPEN FROM JANUARY 19 TO FEBRUARY 6, 2026**

Leduc is one of the fastest growing communities in Alberta and is proactively planning for its long-term growth. In February 2025, the City initiated the annexation process, proposing to expand its municipal boundary to the south and southeast.

Annexations are lengthy, multi-year undertakings with required processes outlined in the Municipal Government Act (MGA) and by the Land and Property Rights Tribunal (LPRT). Key steps involved include public engagement (like this survey), which will be open until February 6, 2026.

Questions and feedback heard in this first round of engagement will be shared with the project team to inform project decisions, future engagement opportunities, and additional FAQs. An engagement summary that highlights feedback heard from this first round of engagement will be posted on the project website in March 2026.

Before you start the survey, we encourage you to review information about annexation and the annexation process on the City's website: www.leduc.ca/Growth.

An online version of this survey is also available via the QR code or on the City's website noted above.



Thank you for taking the time to participate. Your questions and feedback will be used to inform the City's next steps. This survey should take 5-10 minutes to complete.

Privacy Statement

Personal information is being collected by ISL Engineering and Land Services, on behalf of the City of Leduc, for the purpose of supporting the annexation project initiated in 2024 by the City of Leduc between it and Leduc County.

This information will be used to understand community feedback, concerns, and key issues related to the proposed annexation; help enable direct communication with the public; ensure the City's mailing lists related to annexation are accurate for future mailouts; and complete the City's annexation application to the Land and Property Rights Tribunal.

Personal information is collected in accordance with the Access to Information Act (ATIA) and Protection of Privacy Act (POPA). If you have any questions about the collection and use of the information, contact the Access to Information and Protection of Privacy Officer at (780)-980-7173 or at #1 Alexandra Park, Leduc, Alberta T9E 4C4.

By providing your information, you acknowledge that you have read, understood, and consent to these terms and conditions regarding the collection and use of your personal information.

Questions

Q1: Please review the proposed annexation map and let us know which of the following best describes your situation. (check all that apply)

I am:

- A landowner in the proposed annexation area.
- A mines and/or mineral rights owner in the proposed annexation area.
- A member of the public in Leduc County outside the proposed annexation area.
- A resident of the City of Leduc.
- Other (please specify) _____

Q2: If you are a landowner or mines/mineral rights owner in the proposed annexation area, what is the location of your land(s)? Please provide the legal description of address applicable to your land(s).

Rural legal description (e.g., NW-15-49-25-W4M)

Short legal description (e.g., Lot 1, Block 2, Plan 292 0123)

Rural address (e.g., 25296 Township Road 492)

Q3: What specific questions or concerns do you have about the proposed annexation?

Input from this question will inform summarized questions and answers in the website FAQ. If you would like an answer to your question from a team member directly, please reach out to the email listed at the end of this survey.

Q4: Is there anything else you would like to tell us?

Q5: How did you hear about this survey? (check all that apply)

- A letter with information was mailed to me
- The City’s website (Leduc.ca)
- The City’s social media
- A road sign
- Email invitation from Leduc Link (the City’s e-newsletter)
- Radio advertising
- The Leduc Rep Newspaper
- A handout at the Leduc Recreation Centre
- A digital ad on my mobile phone
- The County’s website (Leduc-County.com)
- Word of mouth
- Other (please specify) _____

Q6: Tell us how you felt about the engagement process. (optional, check one choice per row)

I am satisfied with the opportunity to participate and give input.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree
I was able to give input on issues that are important to me.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree
I received enough information to give meaningful input.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree
I understand how my input will be used.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree

This activity was an effective way to collect my input.	<input type="checkbox"/> Strongly agree	<input type="checkbox"/> Agree	<input type="checkbox"/> Disagree	<input type="checkbox"/> Strongly disagree
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Q7: What has worked well in the engagement process so far? What could be better?

Next Steps

Stay tuned for other project updates and information about the second round of engagement, which is currently scheduled for spring 2026.

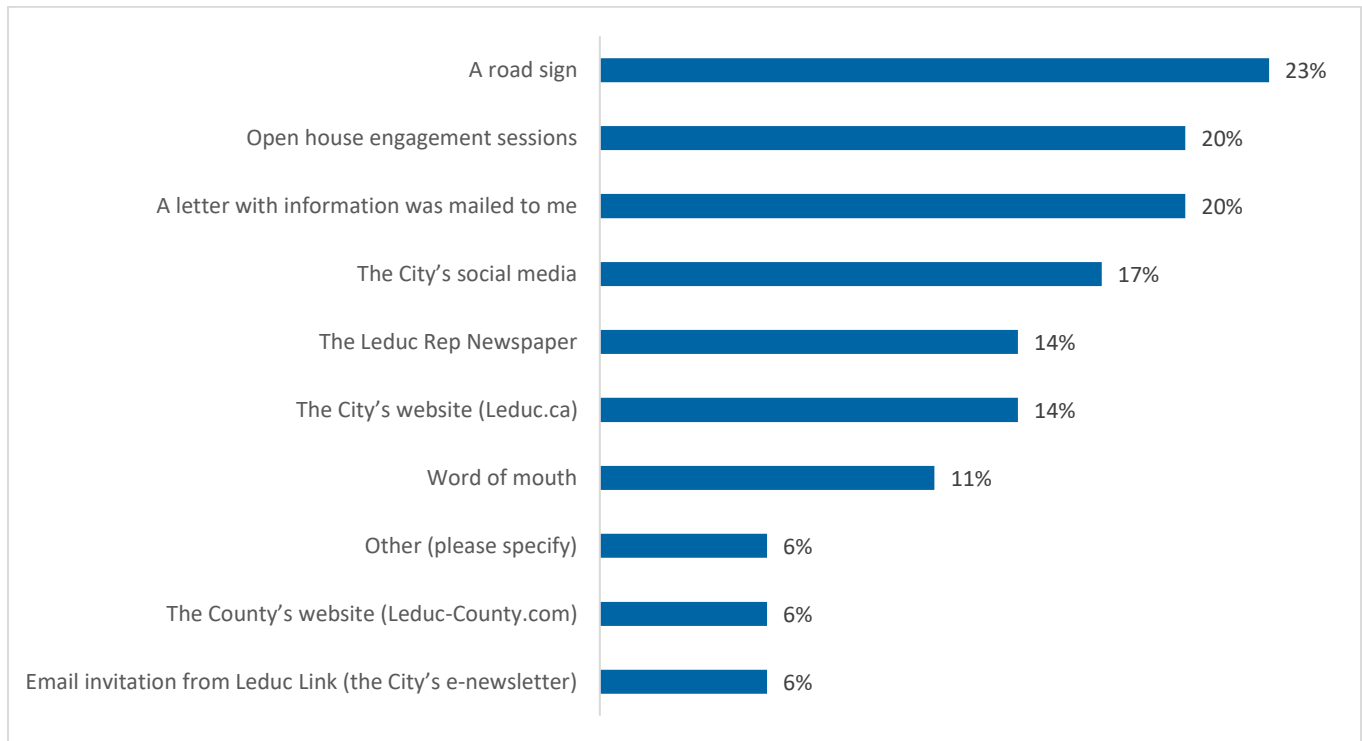
Please submit your completed survey at the open house or send it to Epiphany Dober by 4:30pm on February 6, 2026:

- Email: info@islengineering.com
- Mail: 7909 – 51 Avenue NW, Edmonton AB T6E 5L9
- Fax: 780-438-3700

APPENDIX D: ENGAGEMENT PROCESS EVALUATION

How people learned about the survey

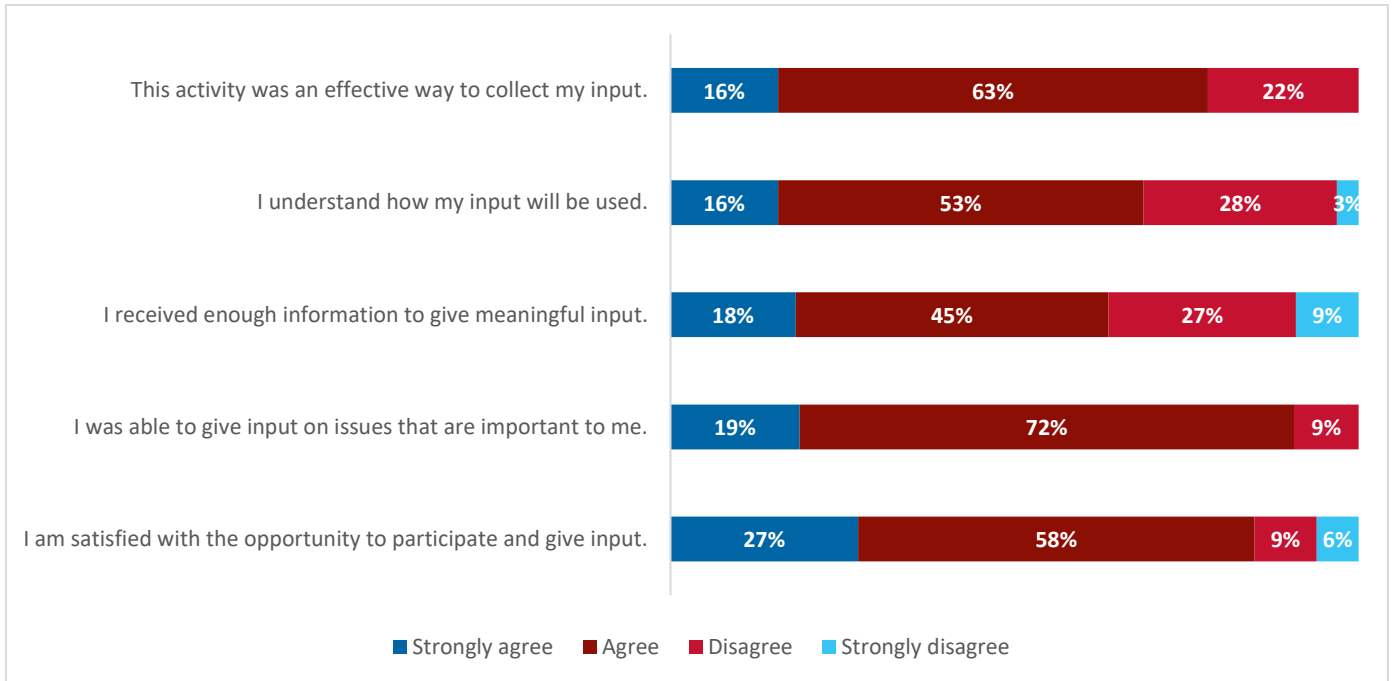
Most people learned about the survey through road signs (23%), followed by the open house sessions (20%) and the letter package sent by mail (20%).



How people felt about the engagement process

The majority of survey participants agree or strongly agree with the following statements:

- 78% of people agreed (63%) or strongly agreed (16%) that the engagement activities were an effective way to collect input.
- 69% of people agreed (53%) or strongly agreed (16%) that they understood how their input will be used.
- 64% of people agreed (45%) or strongly agreed (18%) that they received enough information to give meaningful input.
- 91% of people agreed (72%) or strongly agreed (19%) that they were able to give input on issues that were important to them.
- 85% of people agreed (58%) or strongly agreed (27%) that they were satisfied with the opportunity to participate and give input.



What worked well and what could be done better with the engagement process

What worked well

- Most participants noted that open house was helpful for getting their questions answered from City officials and consultants. One indicated that there were many knowledgeable staff to speak with owners and the public.
- A few participants noted that communications tactics worked well to promote the engagement opportunities. In particular, email invitations and signage around the City were noted to be very effective and the City website was noted to be very clear and informative.

What could be done better

- A few participants said that more and longer engagement is needed, particularly with Leduc County and the residents, and that more trust building with farmers is necessary to improve the engagement process.
- A few participants shared that they are less concerned about why annexation is occurring and want more information on how they will be impacted by the annexation process.
- A participant noted that they would like to see the letter invitation be sent to people outside the PAA.
- One participant would like future open houses to have new/more in-depth information, beyond what was already available in the invitation package.