

Welcome!

to the community open house for the

Town of Beausejour - RM of Brokenhead Annexation Proposal

What are we discussing tonight?

The Town of Beausejour and the RM of Brokenhead are working collaboratively on a proposed annexation which would entail the Town annexing land from the RM.

This would accommodate the Town's growing population, by providing land for future residential and commercial development.

How do I participate today?

This evening, you can learn more about the proposal, the annexation process, and possible implications for owners and residents by:

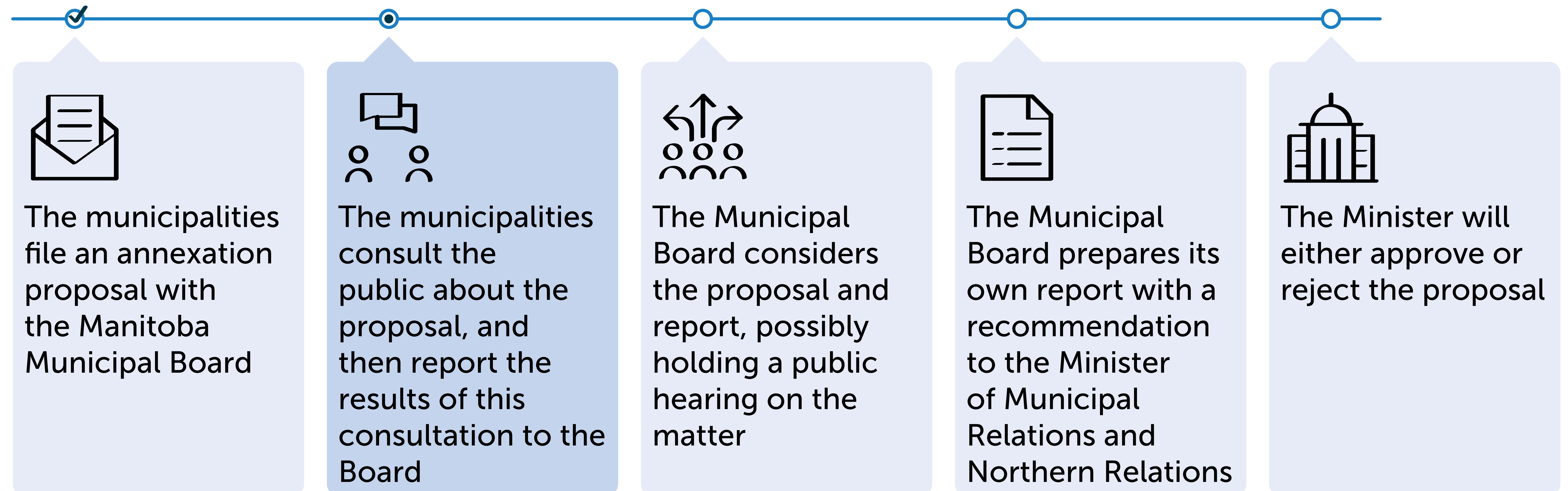
- Reading the information on the presentation boards
- Asking questions and speaking with Town representatives
- Completing a comment form before you leave

What is Annexation?

Annexation is a statutory process for changing the boundaries of existing municipalities. Boundaries are altered to transfer jurisdiction over land from one municipality to another.

The Annexation Process

The Municipal Act sets out the process which all municipalities must follow when proposing an annexation:



Proposed Annexation Area

QUICK STATS

TODAY, BEAUSEJOUR IS

5.65 km²

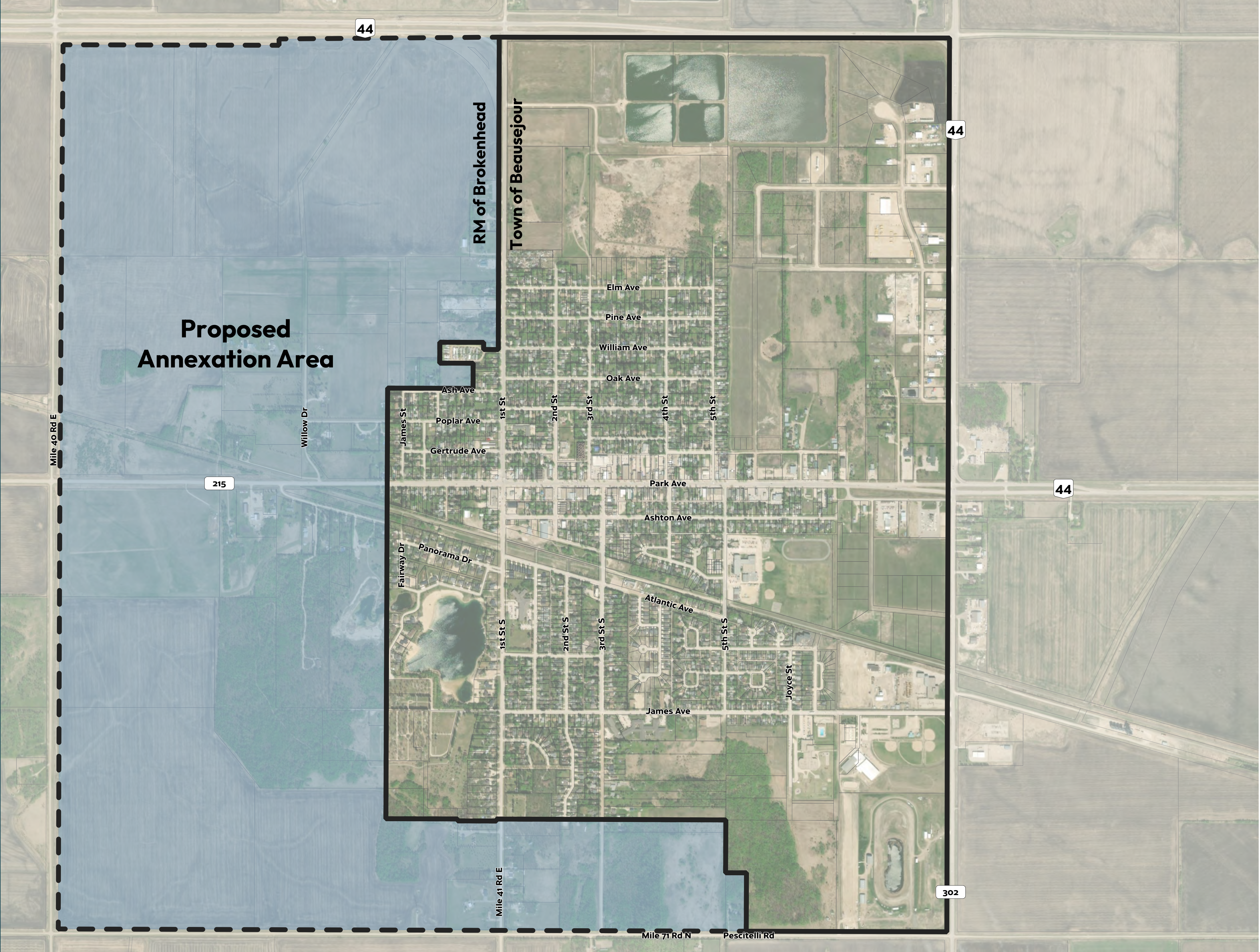
THE ANNEXATION WOULD
ADD ANOTHER

4.85 km²

THE ANNEXATION AREA
INCLUDES

84
PROPERTIES

50
LANDOWNERS



Annexation Principles

When reviewing an annexation proposal, the Municipal Board uses six principles to guide their evaluation



PRINCIPLE 1

Servicing

If a municipality can best provide services (for example, sewer and water) to an area, generally this is a strong indicator that the land should be annexed to that municipality.

► HOW THIS APPLIES LOCALLY

- Beausejour is fully serviced with municipal water and sewer infrastructure, as well as garbage collection and a full suite of community facilities
- In 2024, the Town made a significant investment in the development of a new water treatment plant, done in part to increase capacity to meet future demand
- Moving forward, the Town will determine potential future upgrades needed to service lands within the annexation area



PRINCIPLE 2

Social & Economic Ties

Residents of an area should be under the jurisdiction of the municipality they feel most connected to.

► HOW THIS APPLIES LOCALLY

- Beausejour is a regional destination for recreation, health, commercial, and education services
- The local community and surrounding areas benefit from the Town's schools, hospital, recreation facilities, parks, retail, commercial amenities, industrial services, and employment
- At the regional scale, future development should be closely integrated with these amenities

Annexation Principles

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PRINCIPLE 3

Land Uses in Area

Generally, agricultural and rural land uses should be located in rural municipalities, while urban land uses such as schools, higher-density housing, and commercial developments should be located in urban settlements (villages, towns, and cities).

► HOW THIS APPLIES LOCALLY

- The current land uses within the proposed annexation area are a mix of agricultural and residential, with pockets of recreational, institutional, and commercial development
- The agricultural potential within the proposed annexation area is limited by zoning regulations
- The median parcel size is just 5.0 acres, making large-scale agriculture difficult



PRINCIPLE 4

Viability & Future Growth

The proposed annexation supports the long-term viability of a municipality and is aligned with its plans for future growth (i.e., Development Plan).

► HOW THIS APPLIES LOCALLY

- Beausejour will not have enough land to meet its projected population growth and housing need through 2050
- The proposed annexation will enable the Town to accommodate its long-range growth and plan for efficient development in the future

Annexation Principles

6

When reviewing an annexation proposal, the Municipal Board uses six principles to guide their evaluation



PRINCIPLE 5

Will of the People

The proposed annexation is aligned with the will of the majority of the residents and landowners of an area proposed for annexation.

► HOW THIS APPLIES LOCALLY

- Beausejour is committed to engage affected owners within the proposed annexation area and the community at-large



PRINCIPLE 6

Geographic Boundaries

Geographic and/or natural barriers should logically correspond to municipal boundary lines.

► HOW THIS APPLIES LOCALLY

- The proposed annexation area would follow established roads, creating a logical squared-off boundary

Changes to Taxes & Services

How will this affect my property taxes?

This is one of the biggest questions that residents and landowners affected by an annexation ask.

- The Municipal Act allows the Town to apply different tax rates on newly annexed lands to mitigate impacts.
- Recognizing that mill rates are subject to annual adjustment, the Town's current at-large mill rate is higher than the RM's.

The Town's intent is to reduce the potential impact on landowners by:

- **Phasing tax increases:** Using RM's at-large mill rate as the base for the first 2 years post-annexation, with gradual increases in each year towards the Town's mill rate. In year, 3 the Town's full mill rate would be applied.
- **Reducing levies:** Annexed properties would not be subject to any of the tax levies related to services currently not available to the annexed lands, such as levies for water, sewer, and the water treatment plant.

Municipal Services

Residents and landowners within the annexed lands should see little, if any, change in their municipal services.

- The annexation will have no impact on emergency services, recreation, road maintenance, or drainage.
- Garbage and recycling collection will eventually be extended to households in the annexed lands.
- Water and sewer servicing will be subject to future planning studies and extended as new development occurs.