
Annexation FAQ

Q: What is annexation?

A: Annexation is the provincially-regulated process of transferring land from one municipality to another municipality's jurisdiction. In this case, from Red Deer County to the Summer Village of Norglenwold. Annexation does not change ownership rights, and owners are not required to develop or sell their property.

Q: Why is the Summer Village annexing land?

A: Norglenwold wishes to expand its land base to provide future opportunities for public land uses and residential development within the Summer Village.

Q: What about our vision to remain a quiet residential community?

A: The annexation would not detract from the Municipal Development Plan vision for Norglenwold to remain as a quiet residential community. If any future development takes place on the annexed parcels, it would be envisioned similar to existing residential development in the Summer Village. Also, the Summer Village has jurisdiction over the lot size and density of any future development. The annexed lands would become subject to the Summer Village's planning policies and development regulations, including the Sylvan Lake Intermunicipal Development Plan, Municipal Development Plan, and Land Use Bylaw. In accordance with the Sylvan Lake Intermunicipal Development Plan (2021) and Norglenwold policy, an Area Structure Plan (ASP) is required for any multi-lot development. It would be the responsibility of the developer to create an Area Structure Plan that aligns with Norglenwold's existing bylaws, plans and regulations. The expectation is that future development fits with the existing character of the Summer Village.

Q: What information is required?

A: The Summer Village must submit an application to the Municipal Government Board (MGB) that: Lists authorities the Summer Village believes to be affected (e.g., Red Deer County, school authorities, public utility operators, irrigation districts, etc.)

- Indicate if there is or is not general agreement between the Summer Village, the County, and the public.
- Provide relevant excerpts from the Municipal Development Plans and other statutory planning documents.
- A description of the intended uses for the annexed lands.
- A description of how the annexed lands can be serviced.
- Signed consent from each landowner with land to be annexed, including acknowledgement of assessment and taxation conditions.
- Letter from the County certifying the agreement.
- An explanation of the consultation process undertaken.
- The proposed effective date of the annexation.
- Provides a financial analysis.

Q: What is the process and what stage are we at?

A: Norglenwold is seeking public input into the annexation at this time. Following public consultation, the Summer Village will create a package of the required materials and submit an annexation application to the Municipal Government Board (MGB). The general steps in the annexation process are:



Q: How long will the annexation process take?

A: On average, annexations in Alberta take between 2 – 5 years to initiate and complete. Following this introductory open house, the Summer Village anticipates engagement, negotiations, and preparation of the annexation application will take 8-12 months (Steps 1 through 3 shown above). Following submission of an application it could take an estimated 6-12 months for the province to make a decision (Steps 4 through 6 shown above).

Q: Who makes the final decision?

A: The Municipal Government Board (MGB) processes annexation applications. However, if there is disagreement amongst the municipal parties or if an objection is raised by a landowner or other affected party, then the Alberta Land Property Rights Tribunal (LPRT) will hold a public hearing. The LPRT will make a recommendation on the application to the Lieutenant Governor of Alberta, who makes the final decision. The MGB issues the final decision to all parties.

Q: Will taxes or services be affected?

A: Developers are responsible for providing services to any future development of the annexed parcels. All services provided will have to adhere to engineering standards set by the Summer Village. Transition of property assessments and taxation for the annexed parcels will be negotiated between the Summer Village, the County and the owners of the annexation properties.

Q: Are water and sewer systems available?

A: Any proposed development must provide a viable solution for water and sewer servicing. Presently the Town’s wastewater capacity is stretched and other options will have to be explored prior to any development. Similarly, water well capacity is not known at this time and must be explored.

Q: How will impacts to services be determined?

A: As part of the annexation process, viable options must be presented by the Summer Village for servicing the annexed parcels. However, after annexation the developer will be responsible for preparing technical studies to support a final servicing solution as part of the Area Structure Plan (ASP) process. Area Structure Plans will guide subdivision and development, addressing elements including servicing, land use, and streetscapes. Area Structure Plans must be consistent with the Municipal Development Plan, Intermunicipal Development Plans, and potentially elements of the annexation agreement negotiated in Step 3 of the annexation process.

Q: What Lands are Being Considered?

A: The Summer Village of Norglenwold is proposing to annex three (3) properties totalling approximately 55 acres. See the Proposed Annexation Map at the end of this document.

Parcel #	Legal Description	Ownership	Land Area
1	Plan 1623387 Lot 1 Block 1	Private	8.5 acres
2	NE-6-39-1-5	Private	32.15 acres
3	Plan 5679AM, Block A	Summer Village	14.66 acres

Q: Is there a plan to annex more land going forward?

A: The current annexation appears to meet the current needs of the Summer Village and no plans for future annexation are being considered.

Q: How can I stay informed and participate?

A: There are a few ways to stay connected and participate in the process, including:

- Stay tuned for Village website and communications www.sylvansummervillages.ca/
- Participate in future information sessions (dates to be determined).
Invitations and Notices will be issued.
- Mail, email, or call the Summer Village to provide comments and ask questions to:

Summer Village of Norglenwold
#2 Erickson Drive
Sylvan Lake, AB T4S 1P5

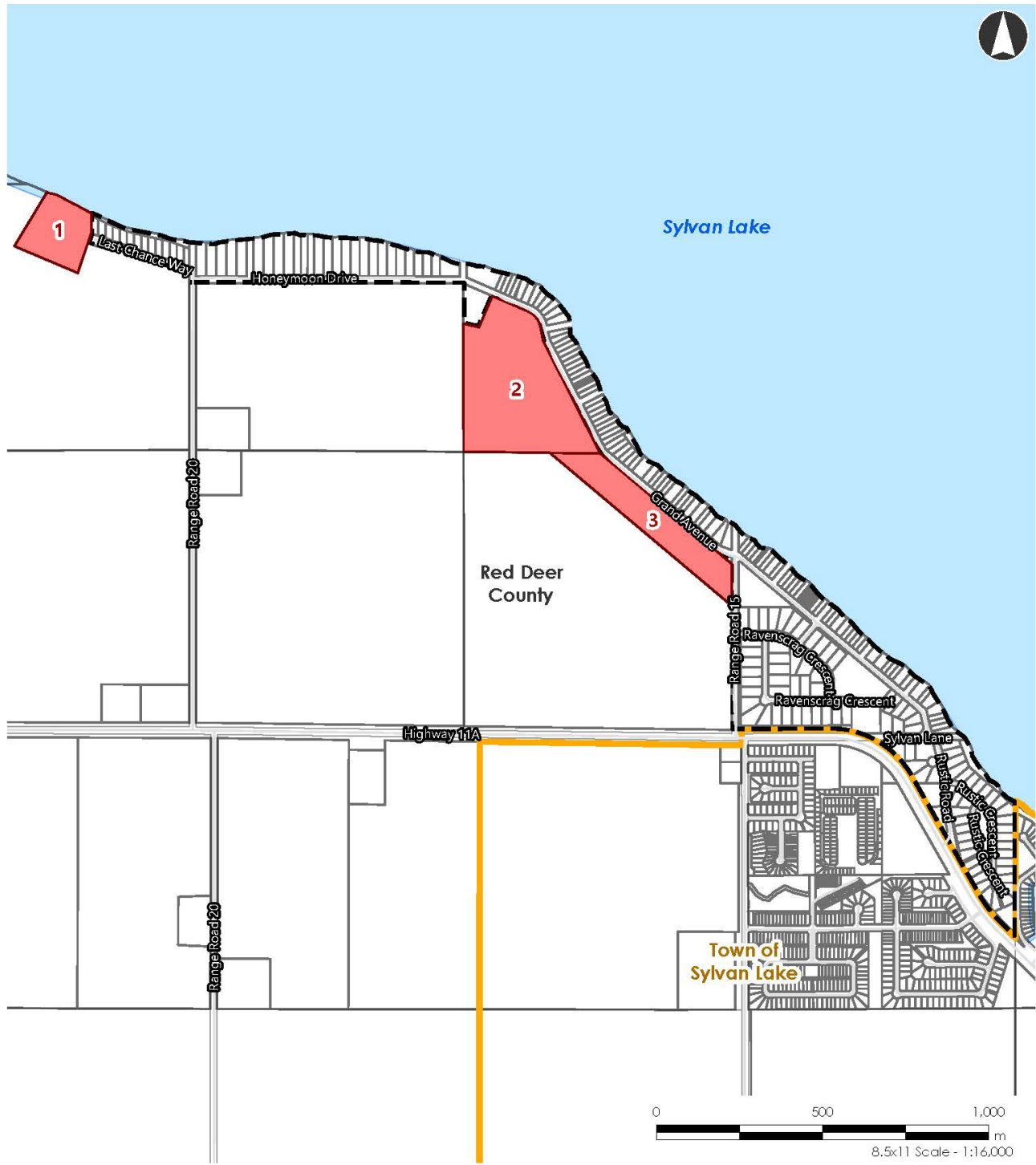
info@sylvansummervillages.ca
PH: (403) 887-2822

Q: I thought Norglenwold started this process before. What is the history of this process?

A: Yes, this process was initiated previously, but was never finalized. A brief history is provided below:

2008	Norglenwold Annexation Process Initiated	The Summer Village submits Notice of Intent to annex lands from Red Deer County. The Summer Village begins preparation of supporting documentation for the application.
2011	Sylvan Lake/ Red Deer County Intermunicipal Development Plan (IDP)	The Town of Sylvan Lake and Red Deer County prepare an IDP to support the Town's separate annexation proposal.
2015	Town of Sylvan Lake Annexation Approved	The Province approves the Town's annexation, requiring amendment to Norglenwold's annexation application and further joint planning work between all municipalities.
2017	Sylvan Lake/ Red Deer County IDP Amended	In April 2017, the Town and County adopt an amendment to their IDP that outlines issues of intermunicipal interest regarding Norglenwold's annexation plans.
2017	Norglenwold Annexation Open House	In March of 2017, Norglenwold submits an amended Notice of Intent to annex fewer parcels of land than proposed in 2008. However, the need for more regional cooperation is identified.
2021	Regional Intermunicipal Development Plan Adopted	The Town of Sylvan Lake, Red Deer County, Lacombe County, and all the Summer Villages jointly prepare a regional IDP that outlines, among other items, the proposed Norglenwold annexation.
2023	Norglenwold Annexation Process Reinitiated	[Now] Norglenwold holds an introductory open house to gather public input on reinitiating the annexation process.

Proposed Annexation Map



Legend

- Proposed Annexation
- Summer Village of Norglenwold
- Town Boundary

Annexation Properties

Summer Village of Norglenwold
Proposed Annexation