

WELCOME

TO THE

Summer Village Of Norglenwold

ANNEXATION

OPEN HOUSE

* We're glad you're here! *

Please sign in at the welcome desk and
pick up a comment form

INTRODUCTION

What is Annexation?

- 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.

Who makes the final decision?

- 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.

How long does the process take?

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

What information is required?

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.

Why is the Summer Village annexing land?

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

What about our vision to remain a quiet residential community?

- 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.
- 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, the 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.

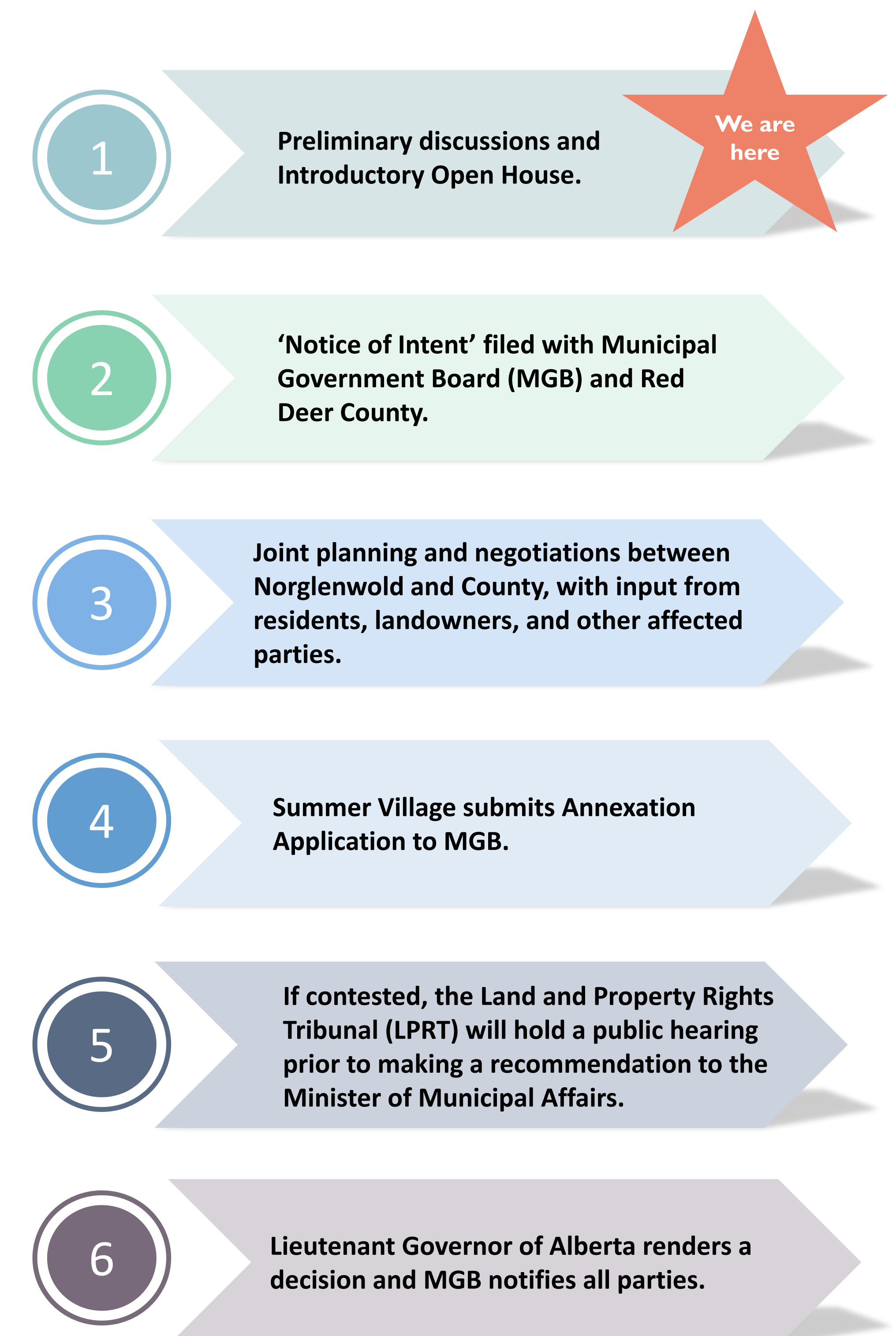
Will taxes or services be affected?

- 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.

Are water and sewer systems available?

- 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.

Annexation Process



PROPOSED ANNEXATION AREA

Which parcels are proposed for annexation?

There are 3 lots being considered for annexation, as shown in the adjacent map and described below:

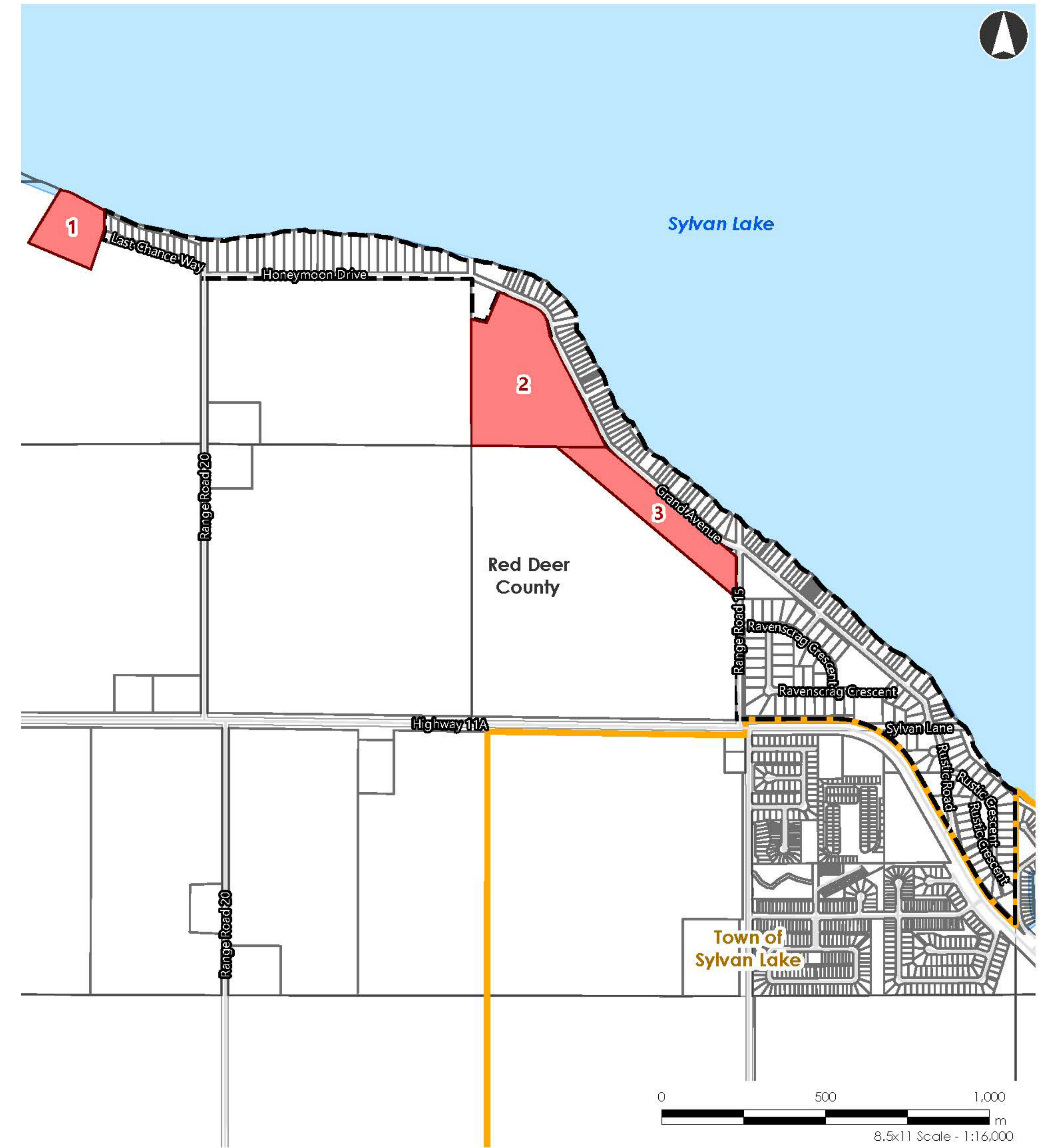
Parcel #	Legal Description	Ownership	Land Area
1	Plan 1623387 Lot 1 Block 1	Private	8.5 acres
2	NE-6-39-1-5	Private	32.15 acres
3	Plan 5679AM, Block A	Summer Village	14.66 acres

Why is the Summer Village annexing these parcels of land?

Norglenwold wishes to expand its land base to provide future opportunities for public land uses and residential development within the Summer Village that will complement the Village's existing character.

Moreover:

- All three parcels have direct access via Summer Village roads.
- Parcel #1 is already serviced by the Summer Village's wastewater system.
- The owner of Parcel #2 has expressed some intentions for development of estate residential in accordance with the Village's Land Use Bylaw, which is approximately 0.5 acre lots.
- Parcel #3 is owned by the Summer Village and planned as public park space and utilities. Currently, the Summer Village would have to obtain development approvals from Red Deer County and adhere to the County's Land Use Bylaw and development standards to proceed with any development.



- Legend
- Proposed Annexation
 - Summer Village of Norglenwold
 - Town Boundary

Annexation Properties
 Summer Village of Norglenwold
 Proposed Annexation

HISTORY OF ANNEXATION EVENTS

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)

Meanwhile, 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

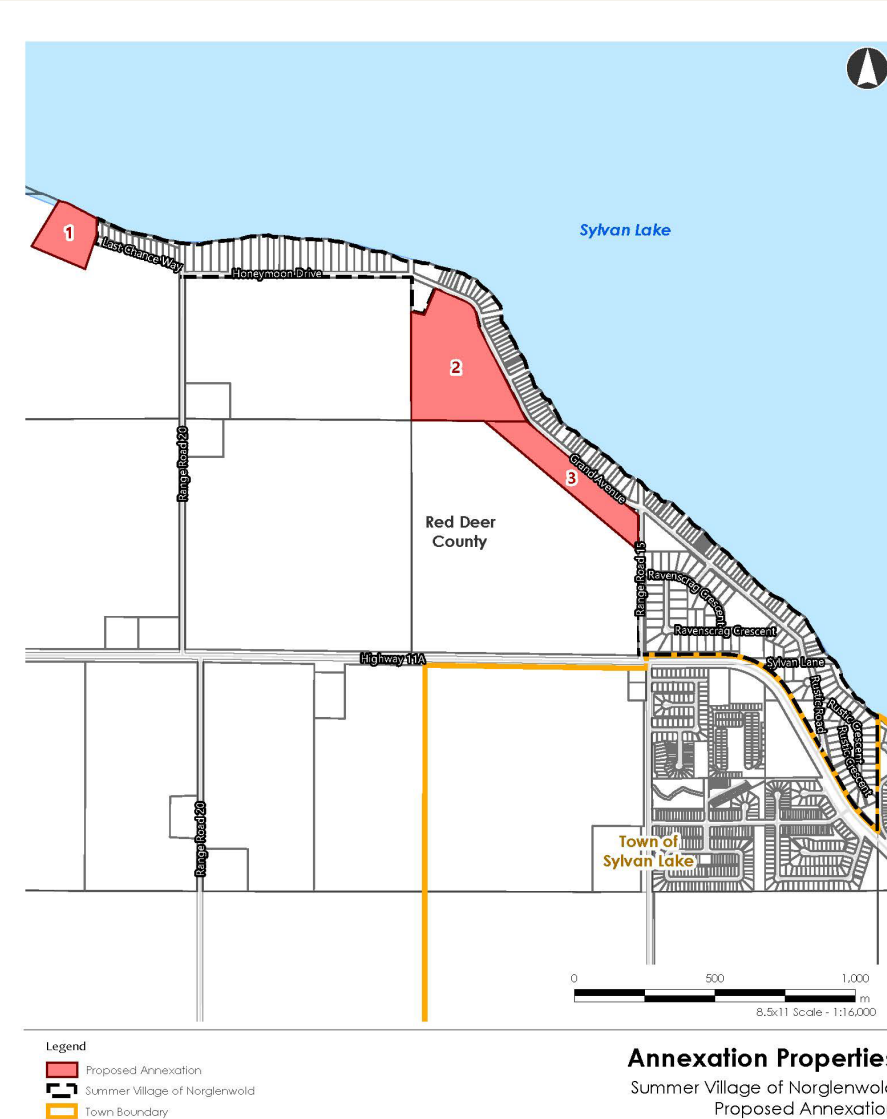
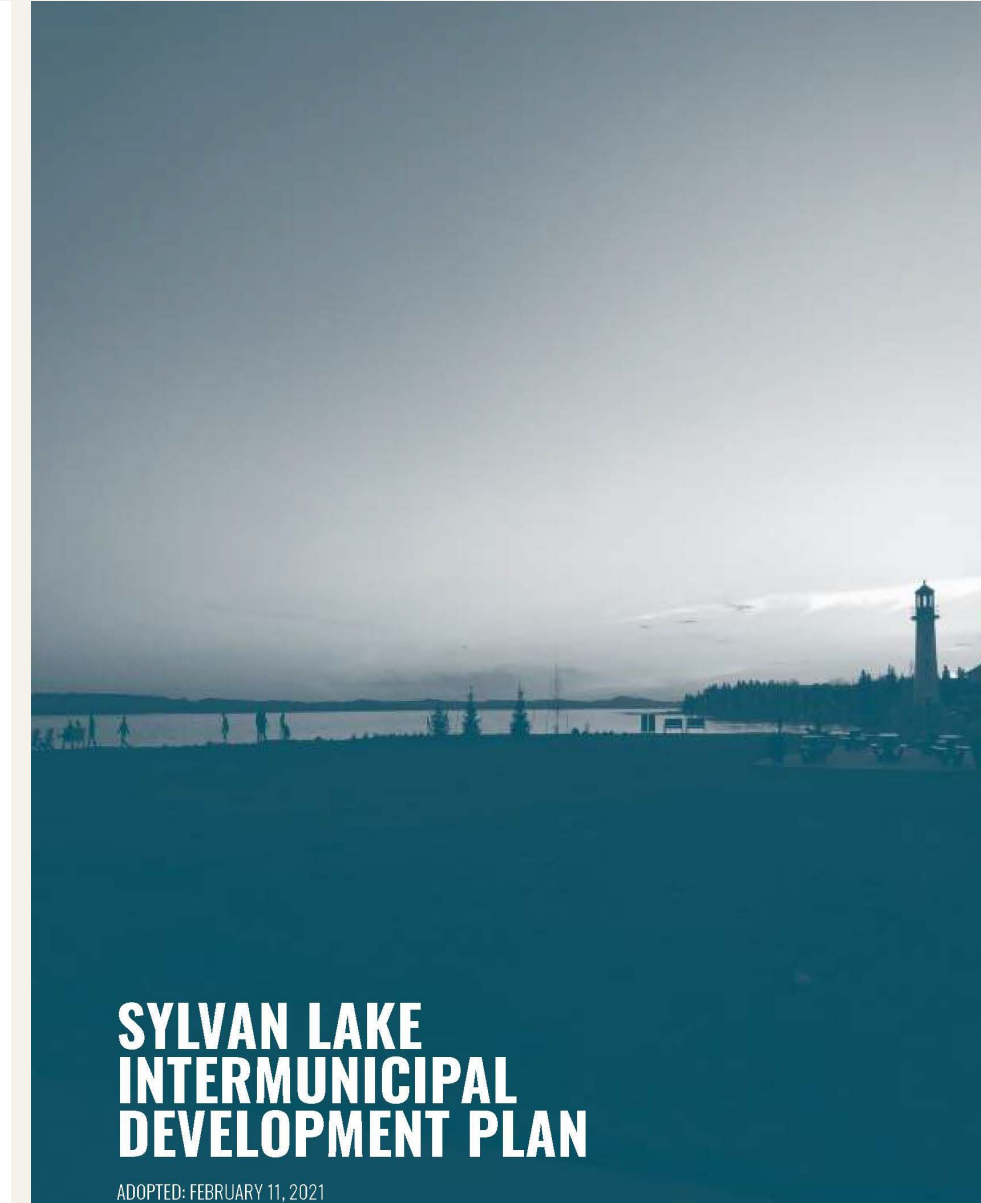
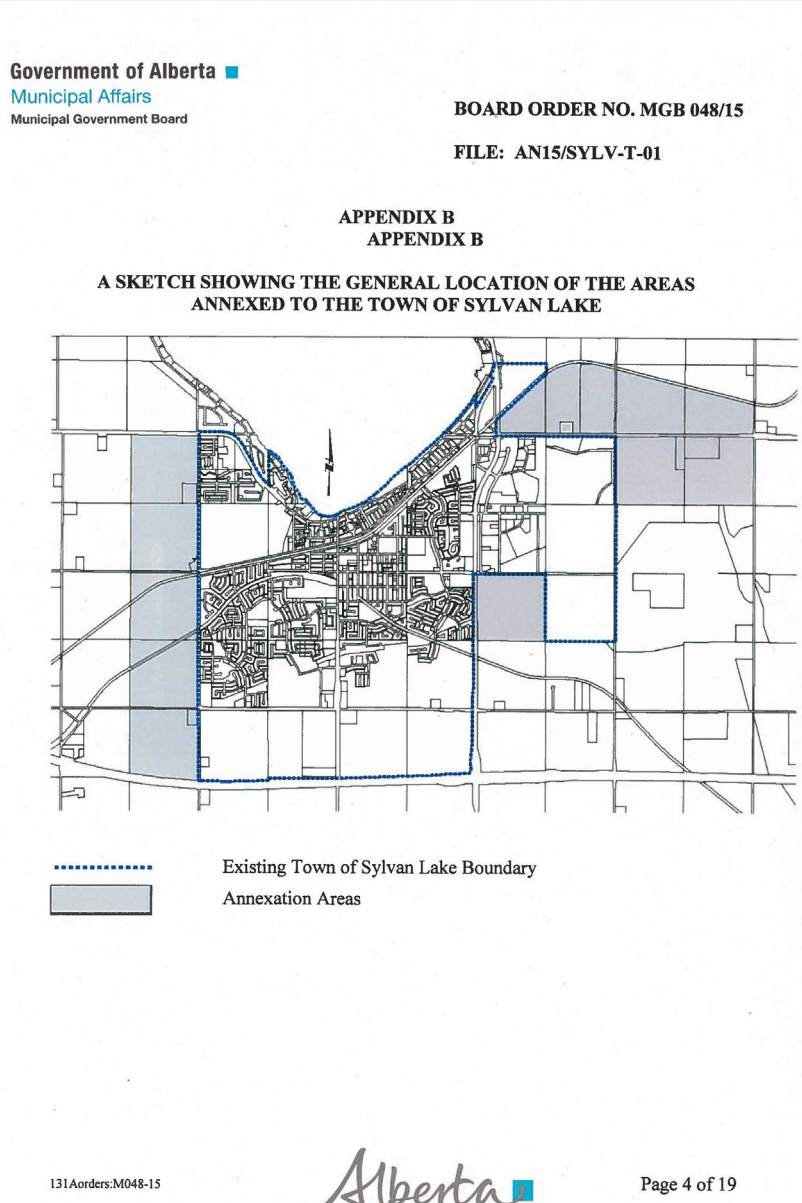
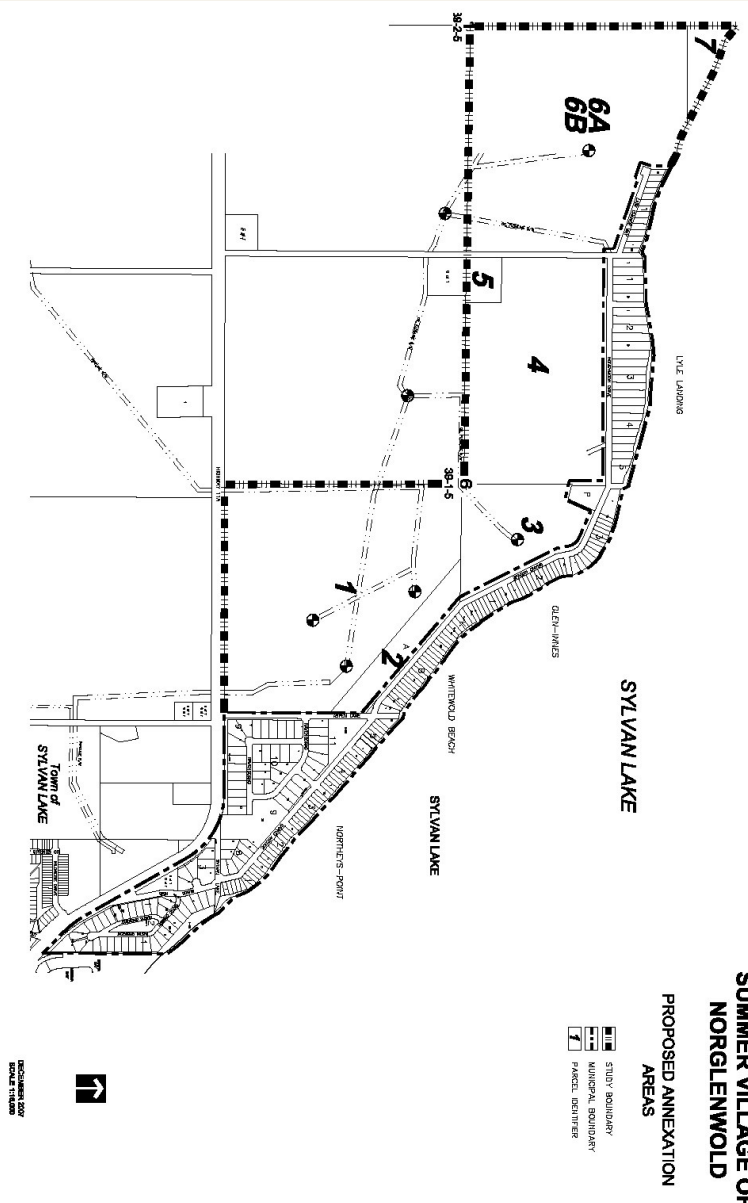
Regional Intermunicipal Development Plan Adopted

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

Norglenwold Administration holds an introductory open house to gather public input on reinitiating the annexation process.



NEXT STEPS

How can I stay informed and participate?

1. Stay tuned for Village website and communications www.sylvansummervillages.ca/
2. Participate in future information sessions (dates to be determined. Invitations and Notices will be issued).
3. 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



403-887-2822

