



LOCAL AUTHORITIES BOARD

BOARD ORDER NO. 20555

FILE: NORG/SV-5

**IN THE MATTER OF THE "Municipal Government Act":**

**AND IN THE MATTER OF "The County Act":**

**AND IN THE MATTER** of an application by the Summer Village of Norglenwold, in the Province of Alberta, to annex certain territory lying immediately adjacent thereto and thereby its separation from the County of Red Deer No. 23.

**BEFORE:**

A. R. Grover, Chairman  
Alberta Local Authorities Board

B. Clark, Vice Chairman  
Alberta Local Authorities Board

This is a petition to the Alberta Local Authorities Board by the Summer Village of Norglenwold, in the Province of Alberta, for the annexation of all that territory described in Appendix "C".

Upon notice being given to all interested parties, a hearing was held in the City of Red Deer, in the Province of Alberta, on February 9, 1993.

**SUMMARY**

The Summer Village of Norglenwold applied to annex 14.30 acres of land from the County of Red Deer No. 23 for the purpose of residential/cottage development. The Summer Village has experienced a 73% increase in population and stated the demand for lots is very strong. Services available to residents are nominal as is the case with most summer villages. There is a question as to whether or not a community sewer system is desired by the residents and to answer the issue a plebiscite is scheduled for May 22, 1993. If a community system is not supported, then the residents, as with any future development, will continue the use of individual septic tanks and fields.

The County of Red Deer No. 23 is strongly opposed to the annexation as the Summer Village does not have a General Municipal Plan nor any long range plans for future growth. The Summer Village adjoins the Town of Sylvan Lake and due to the level of development in the region, joint planning of fringe areas should be undertaken prior to any expansion. Further, the lack of a communal water and sewer system combined with additional development could have a detrimental impact on the lake.

The Annexation Committee of the Red Deer Regional Planning Commission reiterated the concerns expressed by the County and adopted a motion not to support the annexation. The Committee further suggested that the Summer Village prepare a General Municipal Plan to set a direction for land use and development and if municipal expansion is desired, it should be the subject of a joint plan or planning agreement with adjoining municipalities.

The Town of Sylvan Lake is opposed to the annexation for much the same reasons as outlined by the County and Regional Planning Commission.

Mr. Cameron, a property owner in the Summer Village stated that there is a demand for the proposed residential lots and that on site services could meet the needs of the residents without impacting upon the lake quality.

**FINDINGS OF FACT**

Upon hearing and considering the representations and the evidence of the parties shown on Appendix A and upon having read and considered the documents shown on Appendix B attached hereto, the Board finds the facts in the matter to be as follows:

1. the residents of the Summer Village of Norglenwold are not served with a community water or sewer system.
2. the Summer Village of Norglenwold will be holding a plebiscite on May 22, 1993, to determine whether or not the residents desire a community sanitary sewer system.



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3. The Summer Village of Norglenwold does not have in place a General Municipal Plan.
4. the Summer Village of Norglenwold has not entered into either a joint general municipal plan or a joint planning agreement with adjoining municipalities.

In consideration of the above, the Board makes the following decision for the reasons set out below:

**DECISION**

The petition by the Summer Village of Norglenwold, in the Province of Alberta, to annex the territory described in Appendix "C" and thereby its separation from the County of Red Deer No. 23 BE AND HEREBY IS REFUSED.

**REASONS**

The issue of sewage disposal could have an impact on the lake region and until this issue is resolved any planning for future growth is premature. The lack of a system will limit both the amount and type of development that could be permitted. With a system, the role of the Summer Village may have to be redefined in the context of the region. When a General Municipal Plan has been prepared the Summer Village will then be in a position to enter into long range planning with the adjoining municipalities to determine both the direction and amount of growth that will benefit both the Summer Village and the region as a whole.

Dated and signed at the City of Edmonton, in the Province of Alberta, this 23rd day of February, 1993.

**CERTIFIED A TRUE COPY:**

**THE LOCAL AUTHORITIES BOARD  
of the Province of Alberta**

**BOARD SECRETARY**

**(Sgd.) Archie R. Grover  
Chairman**

**(Sgd.) Bryan T. Clark  
Vice Chairman**



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**APPENDIX "A"**

PERSONS WHO WERE IN ATTENDANCE OR MADE SUBMISSIONS OR GAVE EVIDENCE AT THE HEARING:

<u>NAME</u>	<u>CAPACITY</u>
R. George	Mayor, Summer Village of Norglenwold
L. Hyland	Administrator, Summer Village of Norglenwold
M. Lewis	Reeve, County of Red Deer No. 23
B. Stonehouse	County Commissioner, County of Red Deer No. 23
T. Iverson	Mayor, Town of Sylvan Lake
W. Shaw	Director, Red Deer Regional Planning Commission
M. Popilchak	Registered Owner of subject territory
J. Jardine	Registered Owner's Representative
I. Palmer	Area Landowner
J. Cameron	Area Landowner

**APPENDIX "B"**

DOCUMENTS RECEIVED AT THE HEARING:

<u>NO.</u>	<u>ITEM</u>
1.	Written submission of the Summer Village of Norglenwold
2.	Written submission of the County of Red Deer No. 23
3.	Written submission of the Annexation Committee of the Red Deer Regional Planning Commission

**APPENDIX "C"**

DETAILED DESCRIPTION OF THE TERRITORY SOUGHT FOR ANNEXATION TO THE SUMMER VILLAGE OF NORGLLENWOLD:

**ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION SIX (6), TOWNSHIP THIRTY-NINE (39), RANGE ONE (1), WEST OF THE FIFTH MERIDIAN SHOWN AS BLOCK A ON PLAN OF SUBDIVISION 5679 A.M.**

**THE ABOVE DESCRIBED LAND CONTAINS FIVE AND SEVENTY-NINE HUNDREDTHS (5.79) HECTARES (14.30 ACRES), MORE OF LESS.**