

Public Meeting – Land Annexation

June 30, 2022

6:45 PM

Village of Hussar Council Chambers

And via. Microsoft Teams Meeting

Call in (audio only)

[+1 587-774-9765,,453218950#](tel:+15877749765,453218950) Canada, Calgary

Phone Conference ID: 453 218 950#

Public Meeting – Land Annexation

Purpose

The Village of Hussar's Annexation Application is being submitted to the Land and Property Rights Tribunal (LPRT) pursuant to the annexation provisions of the *Municipal Government Act* (MGA). The application is being proposed as part of a plan for future growth in the Village. With the completion of this proposed annexation, the Village will be able to create a plan to include recreational use in the Annexation Area.

Reason for the public meeting: If there are any concerns and the application is contested as a result of this public meeting than the application will need to follow a different process moving forward which includes public hearings with the Tribunal. There were no written submissions as of June 28, 2022 as outlined in the notice of Public Meeting – Land Annexation. If the application remains uncontested there needs to be a statement - that there are no known objections from the general public, along with information regarding the public consultation submitted with the application. The Village has had several public engagements including, Intermunicipal Development Plan (IDP), Municipal Development Plan (MDP), and a public survey.

Process

As per the *Municipal Government Act* (MGA), the initiating municipality (Village of Hussar) begins with a formal initiation letter notifying the Minister, Land & Property Rights Tribunal (LPRT), and municipality to be annexed from (Wheatland County). The Land and Property Rights Tribunal responded with a notice of acknowledgement of the Intent to Annex and provided a contact who will review our application. Both municipalities then entered into negotiations and have created an annexation agreement. The Village of Hussar will review and approve the agreement at the June 30, 2022 Regular Council Meeting. Wheatland County will review and approve the agreement at the July 5, 2022 Regular Council Meeting. The application is in the final draft stages that will need the outcome of this public meeting and the signed annexation agreement included before it can be submitted to the Land and Property Rights Tribunal (LPRT). As the Village is the sole owner of the annexed area we do not foresee any issues with the process.

As part of the Annexation Agreement the Village and County were able to reach an agreement in relation to the annexation. The Village is asking that the order in Council include the following conditions (which are outlined in the Annexation Agreement and the application):

Annexation Area: The lands described and shown on the maps be separated from the County and annexed to the Village.

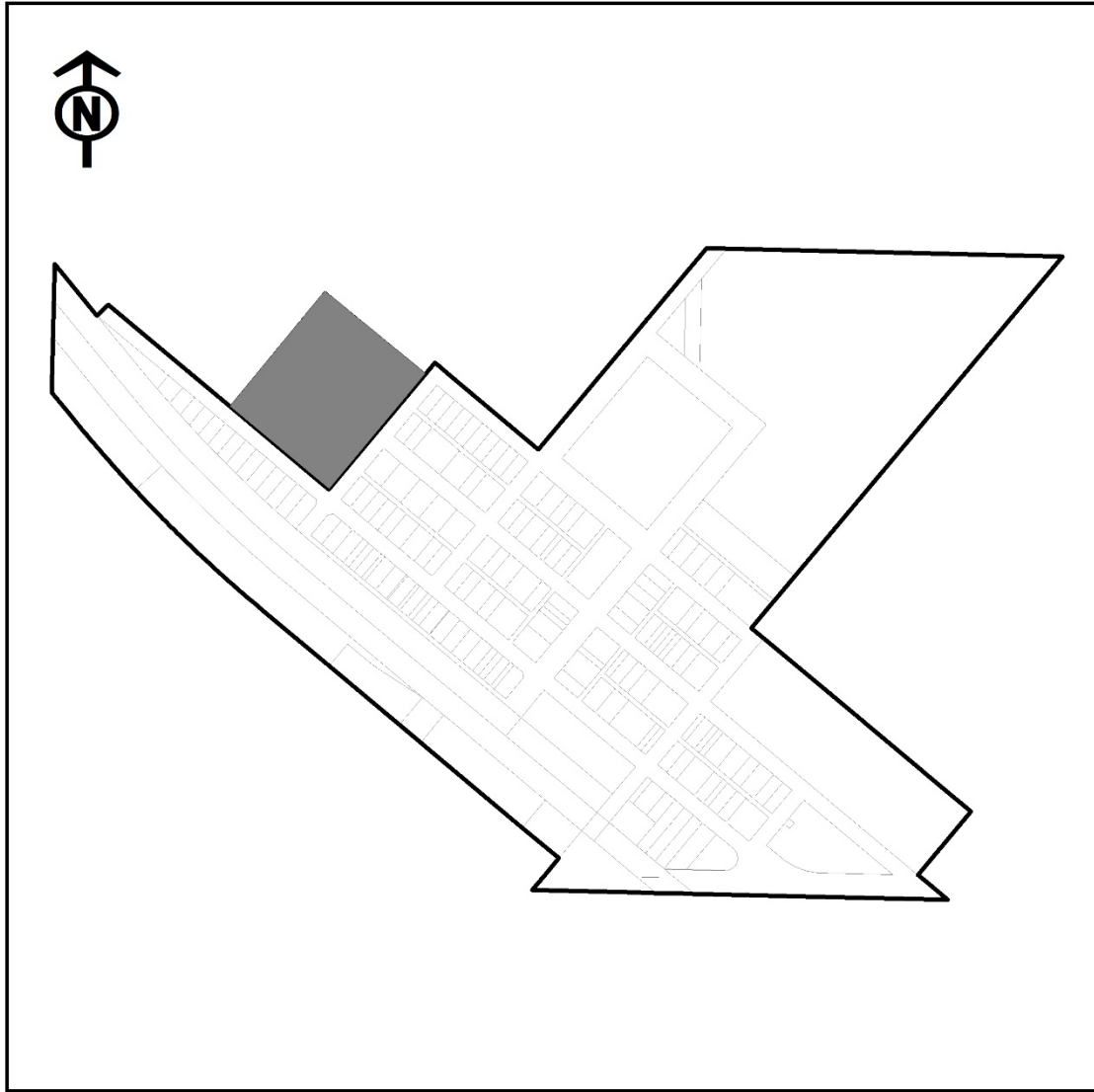
Effective Date: The Village and County request the effective date of the annexation to be January 1, 2023.

The Village of Hussar and Wheatland County have fully complied with sections 116-119 of the *Municipal Government Act* (MGA).

The annexation has been based on a collaborative and cooperative process between the Village and County

MAP and land description

Annexation area is approximately 3.154 hectares (7.8 acres) of land



Meridian 4 Range 20 Township 24 Section 14

THAT PORTION OF THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY LIMIT OF THE ROADWAY ACCORDING TO A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISCTRICAT AS 1876BM WITH THE NORTH WESTERLY LIMIT OF SECOND STREET WEST ACCORDING TO A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS HUSSAR 6780AM THENCE NORTH EASTERLY ALONG THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 ACCORDING TO THE SAID PLAN 6780AM THENCE NORTH WESTERLY ALONG THE SAID NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 543 FEET THENCE SOUTH WESTERLY PARALLEL WITH THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO INTERSECTION WITH THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM THENCE SOUTH EASTERLY ALONG THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM A DISTANCE OF 543 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING 3.154 HECTARES (7.8 ACRES) MORE OR LESS EXCEPTING THEROUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

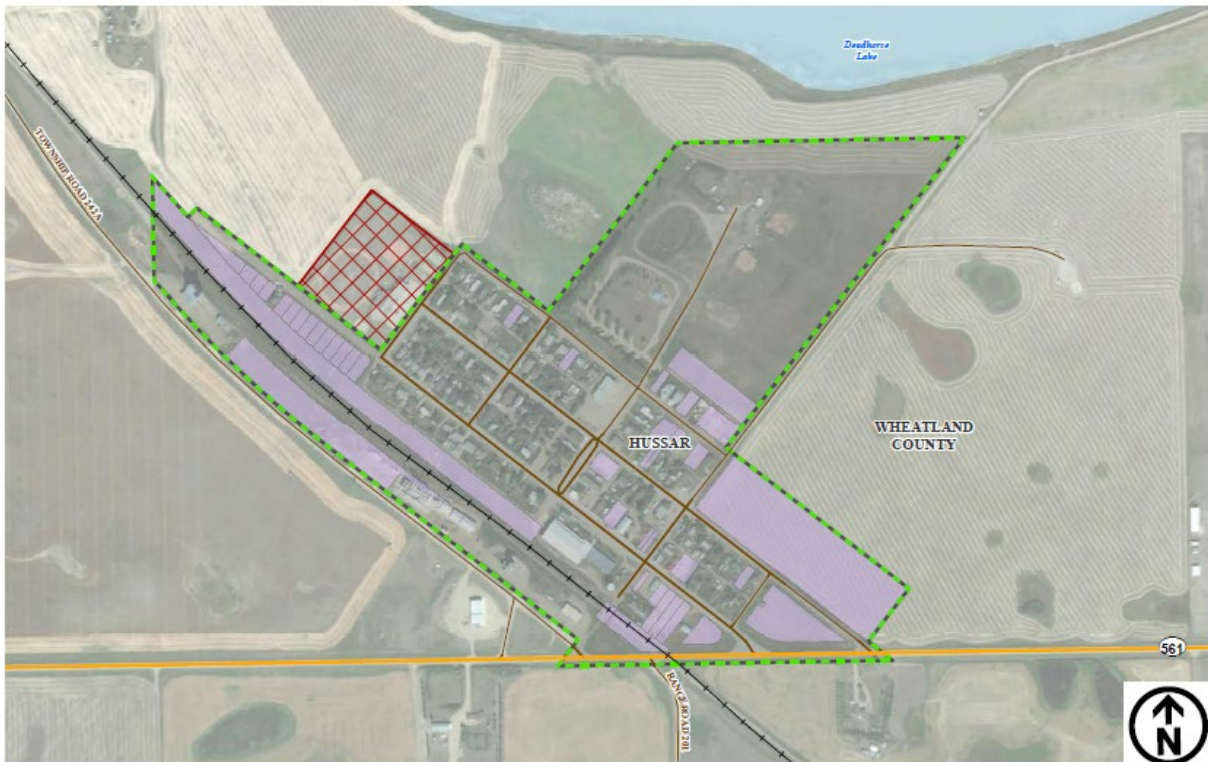
Previous Public Engagement Hussar Annexation Excerpts from MDP and IDP

Intermunicipal Development Plan:

An excerpt from the Wheatland County & Village of Hussar Intermunicipal Development Plan (IDP) has been inserted below, as well, we requested that Wheatland County allow us permission to discuss the potential annexation in our Municipal Development Plan. The full IDP can be found on our website at: <https://www.villageofhussar.ca/public/download/files/161644>

2.4 URBAN EXPANSION

While the Village does not require additional land for residential, commercial or industrial growth, the Village has expressed an interest to incorporate the former school land into the Village's municipal boundaries. The former school property is located just across the municipal boundary and it seems logical to include it within the Village's boundaries at some time in the future (see **Map 7: Vacant Land Analysis**).



Data Sources: Altalis, Government of Canada
May 8, 2019 - 11:58 AM W:\C:\75 Wheatland IDP\2019\Apr19\5.0 Technical\5.1 Technical Production\5.1.2 GIS_Map\Wheatland_Hussar_IDP\75_Maps_7_Wheatland_Hussar_Vacant_Land_And_Future_Growth_Areas_General.mxd

0 50 100 150 200 metres 1:7,500

		Legend	 Former Railway
	Intermunicipal Development Plan Shared Boundary		 Paved Highway
	Potential Future Village Expansion		 Paved Road
	Vacant Land		 Unpaved Road
			 Waterbody

Map 7: Vacant Land Analysis
Wheatland County - Village of Hussar
Intermunicipal Development Plan
May 2019
Map and data for informational and planning purposes only

Municipal Development Plan:

See excerpt from the Village of Hussar Municipal Development Plan (MDP) inserted below. The full MDP can be found on our website at: <https://www.villageofhussar.ca/public/download/files/174941>

5.7 PARKS/RECREATION/OPEN SPACE

POLICIES: 5) Potential Annexation: Should annexation of the school site occur; the Village should explore incorporating recreational amenities in this area.

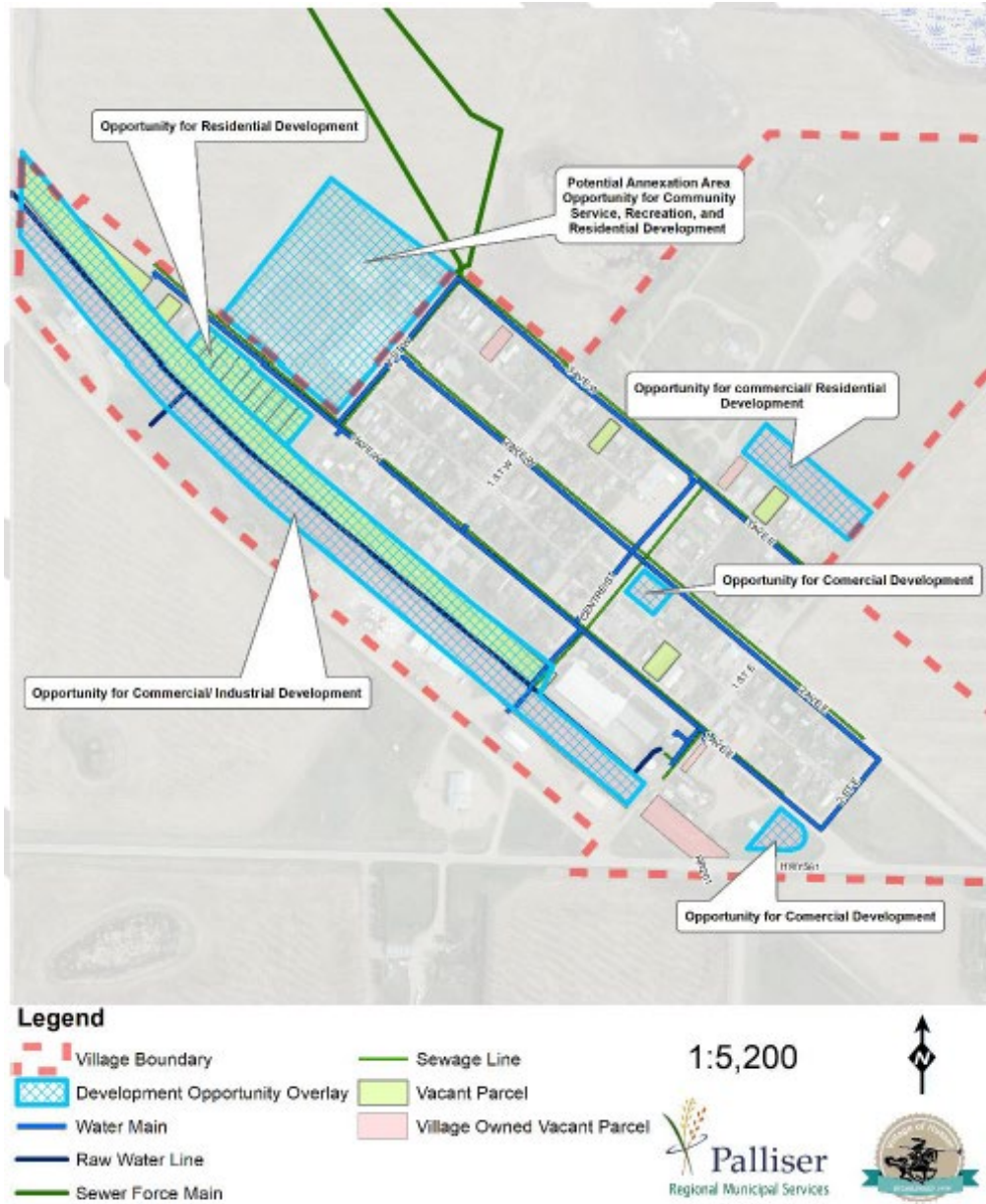


Figure 12. Development Opportunities Map

The Village of Hussar and Wheatland County have been discussing annexation of the old school grounds for many years. We were in agreement to include it in our Intermunicipal Development Plan – approved in February 2020. And The Village asked the County if they would support us discussing the annexation in our Municipal Development Plan – approved in February 2021. With their support we were able to include the proposed annexation in both documents. The Village became the property owner of the site in August 2020.

Survey Results

(Nov 2020) Before approving the Municipal Development Plan the Village sent out a survey to residents of the Village and the surrounding area to see what thoughts they had for the use of the old school site. We received 39 responses to the question “*What would you like to see the old school site used for?*”, with the most common responses being: Recreation use (park/green space/ dog park/ multi-court), seniors housing, municipal office/shop, sports facility, and multi-purpose building.

Timeline & Next Steps

Upon discussion with our Land and Property Rights Tribunal representative, the Village of Hussar is requesting the effective date of the proposed annexation be January 1, 2023.

1. Once the application is fully completed and is uncontested it will be submitted to the Land and Property Rights Tribunal for review.
2. They provide recommendation for an Order in Council and pertinent documents to the Minister of Municipal Affairs.
3. Lieutenant Governor of Alberta considers the annexation and signs Order in Council (if approved).
4. The Land and Property Rights Tribunal notify all parties of the decision.