



Summer Village of Poplar Bay

P.O. Box 100 (605 - 2nd Avenue)
Ma-Me-O Beach, Alberta T0C 1X0
Phone: (780) 586-2494 Fax: (780) 586-3567
Email: Information@svofficepl.com
Website: www.poplarbay.ca

NOTICE: SUMMER VILLAGE OF POPLAR BAY PROPOSED ANNEXATION OF Pt. of NW-28-46-01-W5 IN THE COUNTY OF WETASKIWIN

The Summer Village of Poplar Bay has provided a Notice of Intent to Annex with the Municipal Government Board and the County of Wetaskiwin. The lands, Pt. of NW-28-46-01-W5, are on the immediate southern boundary of the Summer Village and are currently within the County of Wetaskiwin.

This process was initiated by the Summer Village in 2019. In June 2019, a public meeting was held to discuss the proposal. In the time since, the Summer Village has worked to prepare the materials required to submit an annexation application to the Municipal Government Board. Planned in-person pre-application engagement on this matter for 2020 was cancelled due to COVID-19 gathering restrictions.

The Summer Village is providing this notice to community residents to give you an update on the proposed annexation's status, and to invite you to contact the Summer Village (or the Summer Village's planning consultants - Municipal Planning Services) with any questions or comments you may have pertaining to the proposed annexation.

Included is some additional Information about the proposed annexation and the annexation process.

If you have any further questions or wish to provide comments in addition to, please do not hesitate to contact the persons identified below.

Yours truly,

Sylvia Roy

Chief Administrative Officer
Summer Village of Poplar Bay
Sylvia.Roy@svofficepl.com

Brad MacDonald

Planner
Municipal Planning Services (MPS)
b.macdonald@munplan.ab.ca



Summer Village of Poplar Bay

P.O. Box 100 (605 - 2nd Avenue)
Ma-Me-O Beach, Alberta T0C 1X0
Phone: (780) 586-2494 Fax: (780) 586-3567
Email: Information@svofficepl.com
Website: www.poplarbay.ca

Information about the Proposed Annexation

The following are answers to commonly asked questions about annexation, as well as matters raised by community members at the June 2019 annexation public meeting.

What is Annexation?

Annexation is the legal process of transferring land from one municipality to another municipality.

Municipalities in Alberta can initiate annexation proceedings, subject to certain conditions contained in the Municipal Government Act. According to the *Municipal Government Act*, a municipality may only annex land that is contiguous with the boundaries of the municipality. The *Municipal Government Act* requires affected municipalities to meet, communicate, and discuss annexation proposals. Following these negotiations, the initiating municipality (in this case, the Summer Village of Poplar Bay) produces a report of the negotiations that is sent to all affected authorities and the Municipal Government Board (MGB).

Once sent to the Municipal Government Board, annexation typically proceeds in one of two ways:

General Agreement: If the MGB is satisfied that the affected municipal authorities and the public are generally in agreement on the annexation, then the public will be notified of the annexation intentions. If there are no objections received, then there is no requirement for a public hearing. However, if objections are received, a public hearing must be held.

No General Agreement: If the MGB is not satisfied that the affected municipalities or the public are in general agreement with the annexation, then the MGB may launch an investigation into the annexation and must hold a public hearing in regards to the annexation.

If a public hearing is required, then the MGB will publish notice of the hearing and conduct the hearing in the affected area. "Any affected person" may appear and be heard at the hearing. After the hearing, the MGB prepares a report containing its findings and recommendations, which is delivered to the Minister of Municipal Affairs. The Minister may then recommend the annexation to the Lieutenant Governor in Council, "who may by order annex land from a municipal authority to another municipal authority".

What land is proposed to be annexed by the Summer Village?

The proposed annexation area consists of Part of NW-28-46-01-W5, currently within the County of Wetaskiwin (see the attached map). The land in question is approximately 5.38 acres in size.

Reason for the Proposed Annexation

The Summer Village of Poplar Bay received a request from the owner of NW-28-46-01-W5 to annex their land into the Summer Village of Poplar Bay. The proposed annexation area currently have vehicle access from 2nd Street within the Summer Village of Poplar Bay only. No access is available from the County of Wetaskiwin.

If annexed into the Summer Village, the Summer Village's approving authorities will be responsible for deciding upon applications for future subdivision and development of the annexation area.



Summer Village of Poplar Bay

P.O. Box 100 (605 - 2nd Avenue)
Ma-Me-O Beach, Alberta T0C 1X0
Phone: (780) 586-2494 Fax: (780) 586-3567
Email: Information@svofficepl.com
Website: www.poplarbay.ca

The Council of the Summer Village of Poplar Bay believes the proposed future use of the annexation area (residential) to be a reasonable, effective, and efficient extension of the Summer Village's municipal boundaries. This annexation application is supported by the County of Wetaskiwin and the current landowner of the proposed annexation area.

What is the status of 2nd Street?

The proposed annexation area is currently accessed via 2nd Street, which is located within the Summer Village of Poplar Bay. No vehicle access is available to the proposed annexation area from the County of Wetaskiwin.

The location of 2nd Street was initially registered as part of Subdivision Plan 5128 TR in 1974, along with the majority of the lots on the south side of Poplar Bay Drive in the southeast portion of the Summer Village.

The original planned location of 2nd Street was disposed of concurrently with the subdivision of Lot 9, Block 3, Plan 962 1226, and was rededicated in its current location, approximately 50 metres to the southeast of its original location. The purpose was to facilitate the development of two side-by-side lots that would have otherwise been separated on either side of 2nd Street. The plan was approved by the Summer Village's Subdivision Authority and registered by Alberta Land Titles in 1996.

2nd Street is currently developed to provide basic vehicle access to the proposed annexation area. Any improvements to 2nd Street needed to access the property will be to the Summer Village's road standards.

How will services be provided in the Proposed Annexation Area?

When developed in the future, the proposed annexation area will be required to install a holding tank, and the Summer Village will install a connection line to the Summer Village's wastewater system to the holding tank at the landowner's cost, as per the Summer Village's Wastewater Local Improvement Levy Bylaw (No. 250) and the Municipal Wastewater Utility Bylaw (No. 253).

Franchise utilities (e.g. power, telecommunications, etc.) will be provided at the landowner's expense.

Will there be any impacts on Taxation and/or Assessment for Summer Village landowners?

The proposed annexation will not impact the current taxation and/or assessment of properties in the Summer Village. If the proposed annexation is approved, the Summer Village will collect taxation from the newly annexed lands.

Will the Proposed Annexation Area be subdivided in the future?

If the land is annexed into the Summer Village, the landowner will be eligible to apply for a subdivision of their property like any other landowner in the Summer Village. The subdivision must be consistent with the policies of the Summer Village's Municipal Development Plan (Bylaw No. 270) and the Pigeon Lake South Intermunicipal Development Plan (once approved by the Summer Village and the County in 2021), and must conform to the regulations of the Summer Village's Land Use Bylaw.

The landowner has expressed preliminary interest to the Summer Village in subdividing the proposed annexation area into two residential lots.







Summer Village of Poplar Bay

P.O. Box 100 (605 - 2nd Avenue)
 Ma-Me-O Beach, Alberta T0C 1X0
 Phone: (780) 586-2494 Fax: (780) 586-3567
 Email: Information@svofficepl.com
 Website: www.poplarbay.ca

Map of Proposed Annexation Area

Annexation Area Location Map



 Summer Village of Poplar Bay	 County of Wetaskiwin
 Proposed Annexation Area	 Summer Village

PREPARED:
03/02/2021



Digital Information:
Altalis, Open Data Alberta, MPS

