

# Annexation Application

## Village of Hussar & Wheatland County



July 20, 2022

## Contents

|           |  |          |
|-----------|--|----------|
| <b>1</b>  | <b>Introduction.....</b>   | <b>3</b> |
| <b>2</b>  | <b>Purpose of this Application.....</b>                            | <b>3</b> |
| 2.1       | Compliance with relevant provisions of the MGA .....               | 3        |
| 2.2       | Municipal Government Board Bulletins .....                         | 3        |
| <b>3</b>  | <b>Annexation Area &amp; Boundary Roads .....</b>                  | <b>3</b> |
| 3.1       | Annexation Area.....   | 3        |
| 3.2       | Boundary Roads .....   | 4        |
| <b>4</b>  | <b>Relevant Statutory and Non-Statutory Plans and Bylaws.....</b>  | <b>4</b> |
| 4.1       | Village of Hussar Municipal Development Plan .....                 | 4        |
| 4.2       | Hussar & Wheatland County Intermunicipal Development Plan .....    | 5        |
| <b>5</b>  | <b>Proposed Land Use and Infrastructure .....</b>                  | <b>5</b> |
| 5.1       | Proposed Land Use .....  | 5        |
| 5.2       | Proposed Infrastructure & Servicing .....                          | 6        |
| <b>6</b>  | <b>Negotiations and Annexation Agreement .....</b>                 | <b>6</b> |
| 6.1       | Negotiations .....   | 6        |
| 6.2       | Annexation Agreement.....  | 6        |
| <b>7</b>  | <b>Fiscal Impact Assessment .....</b>                              | <b>6</b> |
| <b>8</b>  | <b>Public Consultation.....</b>                                    | <b>6</b> |
| 8.1       | MDP & IDP Public Hearing .....                                     | 6        |
| 8.2       | Public Engagement Survey.....                                      | 6        |
| 8.3       | Website & Social Media.....  | 7        |
| 8.4       | Letters .....  | 7        |
| 8.5       | Newspaper .....  | 7        |
| <b>9</b>  | <b>Effective Date &amp; Conditions .....</b>                       | <b>7</b> |
| <b>10</b> | <b>Conclusion .....</b>  | <b>7</b> |
| <b>11</b> | <b>Appendices .....</b>  | <b>9</b> |
|           | Appendix 1: Annexation Area Map .....                              | 9        |
|           | Appendix 2: Municipal & Intermunicipal Development Plan Maps ..... | 10       |
|           | Appendix 3: Notice of Intent to Annex.....                         | 12       |
|           | Appendix 4: Public Consultation Information .....                  | 17       |
|           | Appendix 5: Land titles .....                                      | 20       |
|           | Appendix 6: Annexation Agreement.....                              | 22       |
|           | Appendix 7: Hussar Community Engagement Survey.....                | 23       |

# 1 Introduction

The Village of Hussar is located in south-central Alberta, within Wheatland County, situated east of Strathmore and South of Drumheller. The Village is located at the edge of Deadhorse Lake and near the junction of provincial Highways 561 and 56. The Village has a mixture of residential, commercial and industrial development with many businesses related to the agricultural sector. The Village has an adequate supply of vacant land for future residential and non-residential development.

Wheatland County is the bordering municipality to the Village. The Village of Hussar and Wheatland County have a history of collaboration and cooperation and work jointly on many projects that are vital to both municipalities' viability and sustainability.

## 2 Purpose of this Application

The Village's Annexation Application is submitted to the Land and Property Rights Tribunal (LPRT) pursuant to the annexation provisions of the *Municipal Government Act (MGA)*. A general description and mapping of the proposed Annexation Area can be found in Appendix 1. This application is being proposed as part of a plan for future growth in the Village of Hussar. With the completion of this proposed annexation, the Village will be able to create a plan to include recreational use in the Annexation Area.

### 2.1 Compliance with relevant provisions of the MGA

The Village of Hussar and Wheatland County have fully complied with Section 116-119 of the *Municipal Government Act (MGA)* in preparing and advancing the Annexation Application, as set out in this report.

### 2.2 Municipal Government Board Bulletins

#### **Annexation Bulletin No. 1-2005 Assessment and Taxation**

The Village has prepared this Application with regard to Annexation Bulletin No. 1-2005 Assessment and Taxation. As referenced within this Application, strong consideration has been given to tax conditions and timelines for the sole landowner. Given that Village of Hussar is the sole landowner, negotiations on tax and assessment were straight forward. Wheatland County does not have any concerns with land within the Annexation Area falling under the Village's normal process for tax and assessment on the effective date of the annexation order, as outlined in the Annexation Agreement (Appendix 6).

#### **Annexation Bulletin No. 2-2008 Annexation Crossing Primary (Provincial) Highways**

There are no Primary Highways located within the Annexation area.

## 3 Annexation Area & Boundary Roads

### 3.1 Annexation Area

The Village of Hussar has applied to the LPRT to annex approximately 3.154 hectares (7.8 acres) of land from Wheatland County. This land is currently zoned CS – Community Service under the

Wheatland County Land Use Bylaw. Mapping of the proposed Annexation Area can be found in Appendix 1. Further the proposed Annexation Area can be generally described as the following:

*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 DISTRICT 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*

### 3.2 Boundary Roads

The proposed Annexation Area does not include any boundary roads. 2<sup>nd</sup> Street West and 1 Avenue West form part of the existing boundary of the Village, which can be seen in Appendix 1.

## 4 Relevant Statutory and Non-Statutory Plans and Bylaws

### 4.1 Village of Hussar Municipal Development Plan

#### 1.2 PURPOSE OF THE PLAN

The Municipal Development Plan (MDP) is a statutory document identifying the long-term goals and policy objectives for the purpose of guiding the physical, social and cultural growth in the Village of Hussar. It is a statement of intent for the future of the community and will serve as a document to guide Council, the public, developers, and others in making future land use decisions. Further, the Plan identifies desired goals against which all current subdivision and development proposals may be evaluated. It is the community's intent to evolve in a manner which is logical, environmentally responsible and economically feasible for the long-term benefit of its residents and investors and most importantly, for future generations who will inherit the results of the decisions made today.

#### 5.7 PARKS/RECREATION/OPEN SPACE

##### OBJECTIVES:

A. To provide open space, recreation facilities and community services to adequately serve the residents and visitors.

- B. To provide sustainable convenient and safe access to recreational and institutional areas.
- C. To provide for appropriate neighborhood parks and green spaces throughout the community.
- D. To maintain current facilities and parks in an orderly and timely manner when needed.

POLICIES:

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

## 4.2 Hussar & Wheatland County Intermunicipal Development Plan

### 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**).

### 3.2 URBAN EXPANSION

#### INTENT

From time-to-time urban municipalities require additional land within their jurisdiction to accommodate future population growth and/or to enable the municipality to plan rationally for the future. The Village of Hussar has expressed a desire to include the former school lands identified on **Map 7: Vacant Land Analysis** within their municipal jurisdiction to assist in rationale planning of their municipality.

#### POLICIES

3.2.1 The Village of Hussar may initiate a future boundary expansion to include the former school site identified on **Map 7: Vacant Land Analysis**.

3.2.2 The Village of Hussar shall consult with Wheatland County and its residents prior to initiating any annexation application to the province.

## 5 Proposed Land Use and Infrastructure

### 5.1 Proposed Land Use

Community Service and Recreation is the proposed land use for the annexation area at this time. The annexation area will continue to be governed under the County Land Use Bylaw in place until the effective date, after which it will fall under the Village’s Land Use Bylaw – Community Service and Recreation District.

Further, the Hussar Community Engagement Survey (Appendix 7), received 39 responses 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.

## 5.2 Proposed Infrastructure & Servicing

Water, wastewater and road access will all be considered at the time of any new development. An existing water and wastewater line were capped off at the location of the old school when it was torn down. Road access would be from 1<sup>st</sup> Avenue West or 2<sup>nd</sup> Street West.

# 6 Negotiations and Annexation Agreement

## 6.1 Negotiations

Prior to submitting the Intent to Annex letter, the Village and County met virtually on numerous occasions to discuss the annexation application and to request the Village include the annexation in our Municipal Development Plan. The County was in support of the annexation and supported the Village including it in the Municipal Development Plan (resolutions found in Appendix 3). A general understanding on how to proceed with the annexation application had been reached prior to the Notice of Intent to Annex letter being sent and the annexation being initiated. Since this letter has been sent, the Village and County have been in constant communication through email, phone and in person (during the COVID-19 pandemic) to ensure the annexation application and all associated documents are in order and agreed upon by all involved.

## 6.2 Annexation Agreement

As a result of negotiations, the Village and the County were able to reach agreement on all aspects of the annexation, including the size of the proposed Annexation Area, tax and assessment, planning and development transition, and compensation. The Annexation Agreement can be found in Appendix 6. Further, the essential terms should be included in the Order in Council and are set out in Section 9 below.

# 7 Fiscal Impact Assessment

The financial status of the Village or County will not be affected by this annexation. Further, there are no private landowners within the Annexation Area that will be affected by any tax and assessment changes to the land. The purpose of the proposed Annexation is to aid in economic sustainability and viability for both municipalities. The proposed annexation will allow the Village to acquire reasonable land supply to accommodate future growth and the economic sustainability of both the Village and County.

# 8 Public Consultation

The public consultation process pursued by the Village provided opportunities for affected landowners, stakeholders and members of the public to be informed about the rationale and implications of the proposed annexation as well as to express their point of view and identify areas of concern. Below is a summary of key activities that were undertaken as part of the consultation process. Copies of all the information that is outlined below can be found in Appendix 4.

## 8.1 MDP & IDP Public Hearing

## 8.2 Public Engagement Survey

## 8.3 Public Meeting – Land Annexation

#### 8.4 Website & Social Media

The Village of Hussar posted information on their municipal website and social media pages to provide the general public with access to information. The website included a mechanism for contacting staff from the Village to discuss any questions or concerns on the annexation application. To date, no questions or concerns have been received.

#### 8.5 Letters

The lands that are proposed to be acquired by the Village of Hussar are owned by one landowner, the Village of Hussar. The Notice of Intent to Annex letter was sent to Municipal Affairs and Wheatland County

The Notice of Intent to Annex letter was also sent to all local authorities (as outlined in the Notice of Intent to Annex letter in Appendix 3). No questions or concerns have been received.

#### 8.6 Newspaper

The Village of Hussar published a “Notice of Public Meeting – Land Annexation” in the local newspapers, Drumheller Mail and Strathmore Times, during the weeks of June -July XX. The notice was delivered to all Hussar Po Box addresses which include residents of the Village and the surrounding area. The notice provided information on what annexation is, location of the proposed annexation, and provided a means in which to raise questions, comments, or concerns before or during the public meeting.

### 9 Effective Date & Conditions

As part of the Annexation Agreement (Appendix 6), the Village and County were able to reach agreement in relation to the annexation. The Village asks that the order in Council include the following conditions (which are also outlined in the Annexation Agreement):

**Annexation Area:** The lands described and shown on the maps in Appendix 1 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.

### 10 Conclusion

The proposed annexation is for approximately 3.154 hectares (7.8 Acres) and is necessary and appropriate in order to ensure the sustainability, future growth and development of the Village of Hussar.

The annexation has been based on a collaborative and cooperative process between the Village and County. The annexation consultation process was comprehensive and provided anyone interested in the annexation to be engaged and provide input, comments, and suggestions. The Annexation Agreement and the proposed conditions of annexation are supported by the landowner, Village, and County. **No concerns have been raised by adjacent landowners to the Annexation Area.**

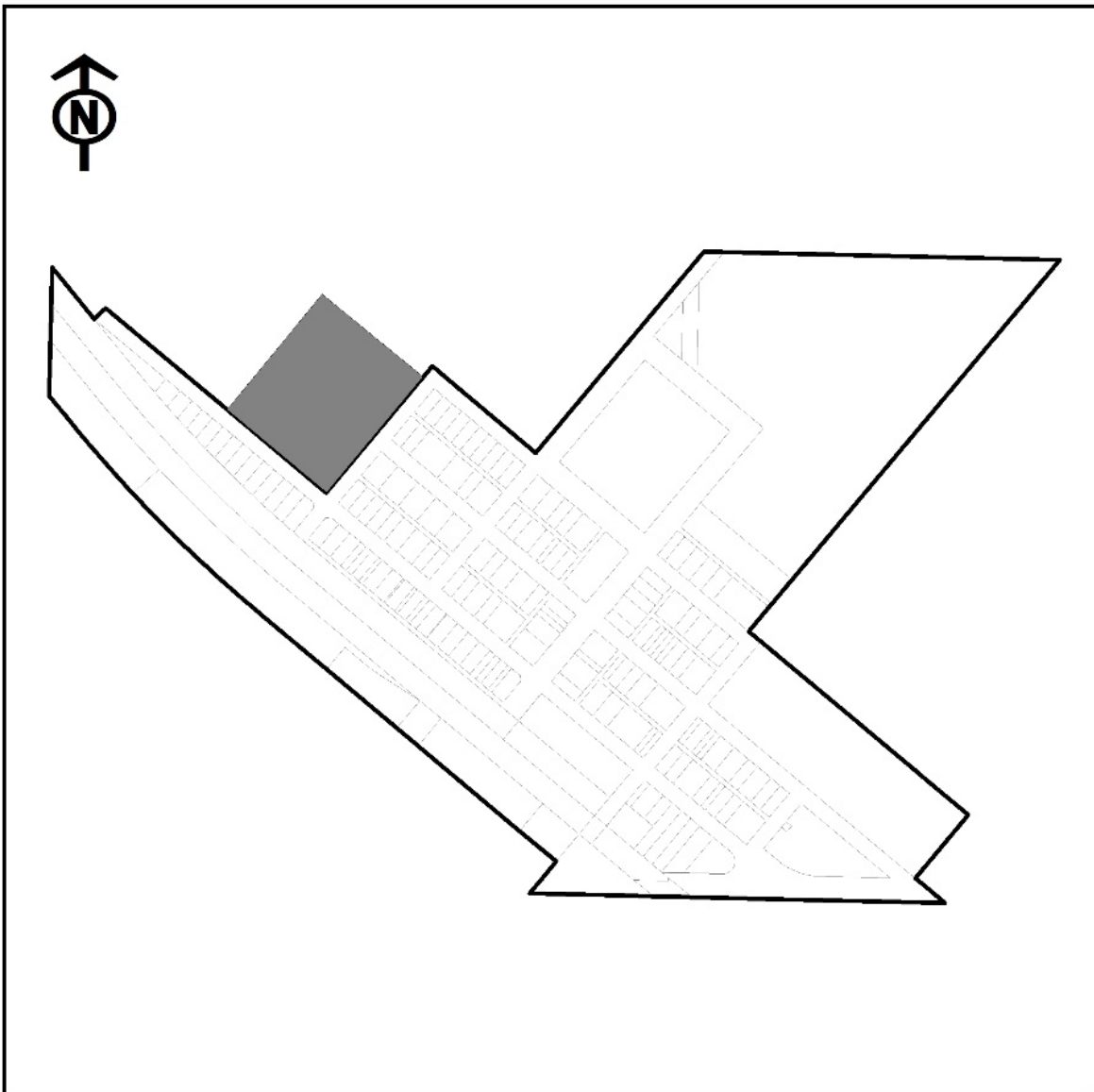
The proposed annexation meets the requirements of the Act and relevant statutory planning documents referred to by the Alberta Land and Property Rights Tribunal.

The Village asks the Land and Property Rights Tribunal to recommend approval for the annexation on the terms and conditions set out in Section 9 and the Annexation Agreement (Appendix 6). The Village reserves the right to submit further information in support of its annexation application.



# 11 Appendices

## Appendix 1: Annexation Area Map

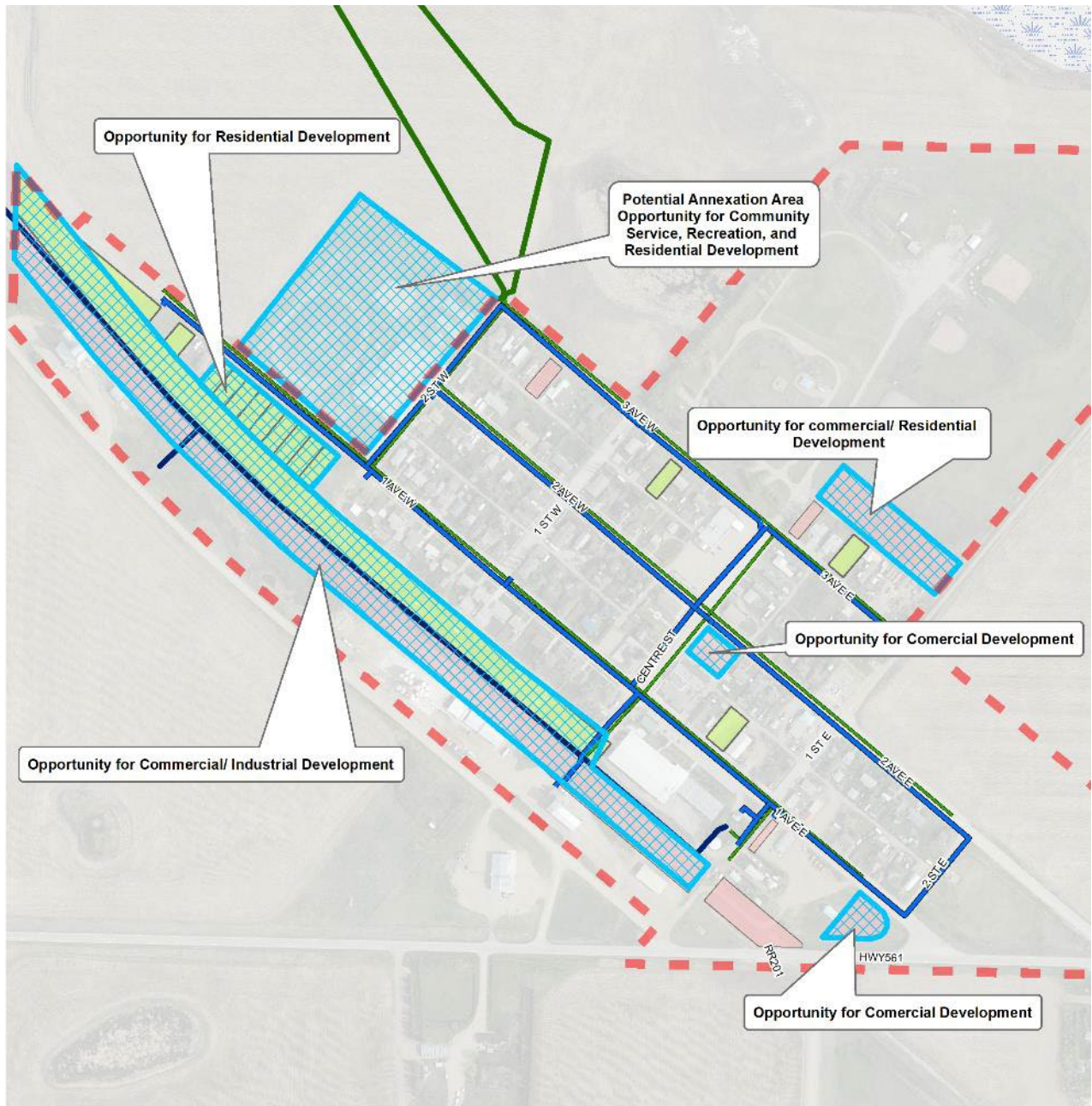


*Meridian 4 Range 20 Township 24 Section 14*









*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*

Appendix 2: Municipal & Intermunicipal Development Plan Maps



**Legend**

-  Village Boundary
-  Development Opportunity Overlay
-  Water Main
-  Raw Water Line
-  Sewer Force Main
-  Sewage Line
-  Vacant Parcel
-  Village Owned Vacant Parcel

1:5,200



Village of Hussar Municipal Development Plan Map





## Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
Hussar AB T0J 1S0  
www.villageofhussar.ca



December 8, 2021

Land and Property Rights Tribunal  
1229 91 Street SW  
Edmonton, Alberta  
T6X 1E9

Dear Sir/Madam,

**RE: Formal Initiation of the Village of Hussar Annexation Application**

In accordance with Section 116 of the *Municipal Government Act* and pursuant to a motion of the Village of Hussar Council dated October 8, 2020, the Village of Hussar is giving written notice to Wheatland County and the Land and Property Rights Tribunal for the initiation of the proposed annexation of lands into the Village of Hussar. The annexation of lands as proposed will provide recreational area for the community and is in alignment with statutory plans. The Village has owned the property since 2020.

The lands intended for annexation are those as listed below:

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 DISTRICT 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 THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

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**).

# Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
 Hussar AB T0J 1S0  
 www.villageofhussar.ca



Data Sources: Alberta, Government of Canada  
 May 8, 2019 - 11:57 AM WGS1983 Projection: UTM Zone 18N Datum: NAD83 UTM Zone 18N  
 1:17,500

**Map 7: Vacant Land Analysis**  
**Wheatland County - Village of Hussar**  
**Intermunicipal Development Plan**  
 May 2019

See also the following for more information: [www.villageofhussar.ca](#)

**Legend**

- Intermunicipal Development Plan
- shaded boundary
- Potential Future Village Expansion
- Vacant Land
- Former Railway
- Paved Highway
- Paved Road
- Unpaved Road
- Waterbody



# Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
Hussar AB T0J 1S0  
www.villageofhussar.ca



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.

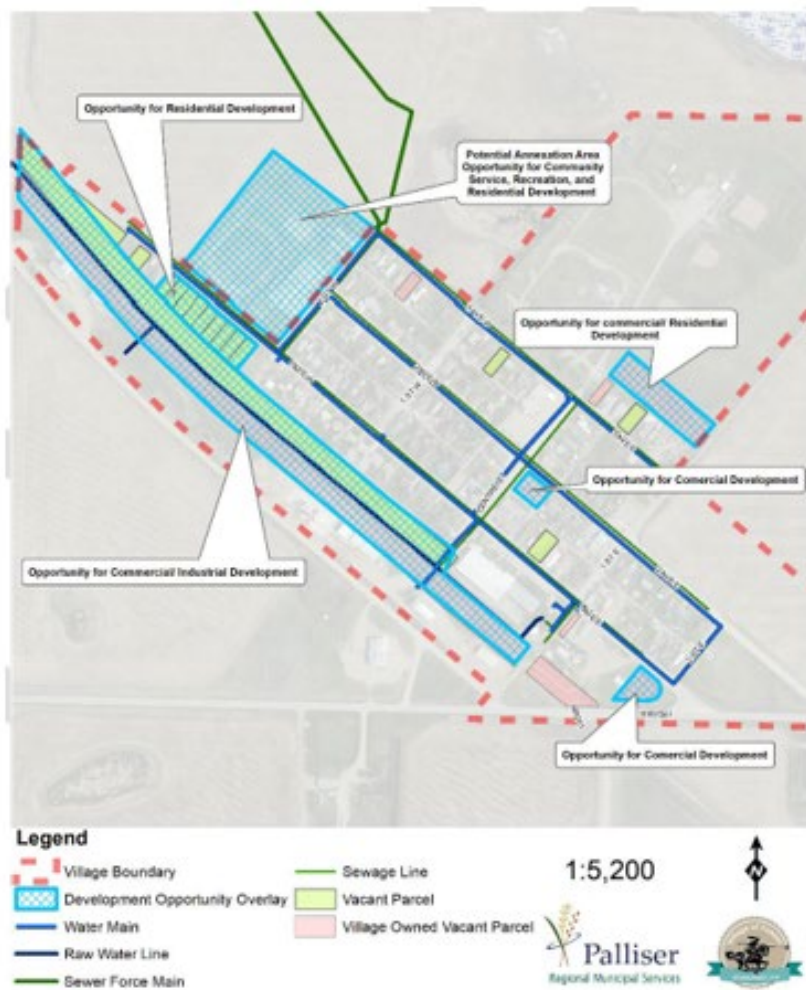


Figure 12. Development Opportunities Map

# Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
Hussar AB T0J 1S0  
[www.villageofhussar.ca](http://www.villageofhussar.ca)



---

A public survey was sent to residents to find out what they would like to do with the [lands](#) and we received 39 responses to the question. Senior's housing, recreation and multi purpose buildings were among the top comments provided by the residents. The full survey can be found on our website at: <https://www.villageofhussar.ca/public/download/files/159656>

In Conclusion, we look forward to working collaboratively with all parties to proceed with the annexation.

Sincerely,

Kate Brandt  
Chief Administrative Officer  
Village of Hussar

Attachments:

- Council Resolutions
- Survey to Residents

CC:  
Minister of Municipal Affairs  
Wheatland County  
Golden Hills School Division  
Palliser Regional Municipal Services

# Village of Hussar

109 1<sup>st</sup> Avenue East, PO Box 100  
Hussar AB T0J 1S0  
www.villageofhussar.ca



---

Village of Hussar Meeting Minutes October 8, 2020

Motion #2020-10-08-267

MOVED by Councillor Frank to begin the process of annexation with Wheatland County for the school lands that were purchased from Golden Hills School Division and to ask the County if they will support us discussing the potential annexation area in Hussar's new Municipal Development Plan.

CARRIED

Wheatland County Meeting Minutes November 10, 2020

Resolution #CM-2020-11-38

Moved by ARMSTRONG that Council support the annexation of the former school land within the Village of Hussar located at SE-14-24-20-W4 for the purposes of incorporating it into the Village of Hussar's municipal boundaries; and further

That Council permit the Village of Hussar to discuss and refer to the annexation of land in its Municipal Development Plan, as it is being drafted concurrently throughout the annexation process.

CARRIED



## Appendix 4: Public Consultation Information

### Village of Hussar Website

<https://www.villageofhussar.ca/planning-development/annexation>

## ANNEXATION

### ANNEXATION

**Thursday June 30, 2022 Public Meeting at 6:45 pm**

COUNCIL CHAMBERS

109 1st Avenue E - Upstairs

#### Conference Information

Microsoft Teams meeting

Join on your computer or mobile app

Click here to join the meeting

Or call in (audio only)

+1 587-774-9765,,453218950# Canada, Calgary

Phone Conference ID: 453 218 950#

Public Meeting - Land Annexation

Notice of public meeting June 30 2022

Intent to Annex letter

If you have any questions on Annexation please contact the Village Office at 403.787.3766 or office@villageofhussar.ca

### Village of Hussar Facebook Page

**Village of Hussar**  
Published by Kate Brandt · October 21, 2020 ·

We want to hear from you! Please participate in our Development Survey, open till November 8, 2020. Paper copies can be requested through the Village Office  
<https://www.surveymonkey.com/r/D7F537Q>

**SurveyMonkey**

Check a FREE account  
What will you uncover?

**SURVEYMONKEY.COM**  
**Hussar Community Engagement Survey**  
Take this survey powered by surveymonkey.com. Create your own surveys for free.

1 Like 1 Share

Like Comment Share



Village of Hussar

Yesterday at 10:49 AM · 🌐



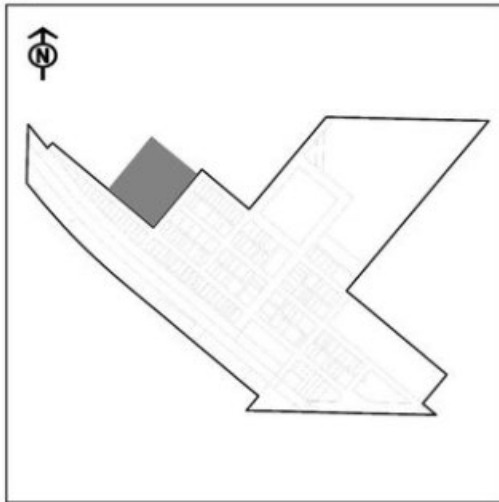
Join us for a Public Meeting on Land Annexation - Thursday June 30, 2022. We will have the meeting in person and via conference call in Council Chambers beginning at 6:45 pm. The agenda package and conference information will be available on our website at <https://www.villageofhussar.ca/council/agenda-packages> ✓  
For more information you can visit <https://www.villageofhussar.ca/planning.../annexation> ✓

## VILLAGE OF HUSSAR

### Notice of Public Meeting - Land Annexation

#### What is annexation?

Annexation is a municipal boundary change to allow for future growth. In Alberta, annexations are regulated by the Land and Property Rights Tribunal (LPR T). The annexation process involves negotiations between local governments, public engagement, a formal review by the Land and Property Rights Tribunal, and a decision by the Lieutenant Governor in Council. Annexation does not change ownership rights, nor does it necessarily initiate immediate development. On November 18, 2021 the Village of Hussar submitted a formal letter of the Intent to Annex as required by the Municipal Government Act (MGA).



#### Get involved

The Village of Hussar is committed to an open and communicative annexation process. Join us on **Thursday June 30, 2022 at 6:45 PM in Council Chambers** (Village Office 109 1<sup>st</sup> Avenue East) for a public meeting to discuss the annexation of the old school grounds. For more information visit: <https://www.villageofhussar.ca/planning-development/annexation>

Members of the public who are unable to attend the meeting in person may attend virtually:

Microsoft Teams meeting  
[+1 587-774-9765-4532189508](https://teams.microsoft.com/join/587-774-9765-4532189508) Canada, Calgary  
Phone Conference ID: 453 218 9508

If you are unable to attend the meeting in person or virtually and would like to provide written comments, please send them before June 28, 2022 to [office@villageofhussar.ca](mailto:office@villageofhussar.ca) or by regular mail to 109 1<sup>st</sup> Avenue East, Po box 100 Hussar, AB T0J 1S0

**Strathmore Times & Drumheller Mail Advertisements**

**Public Meeting Package**

Appendix 5: Land titles



LAND TITLE CERTIFICATE

S  
 LINC                                      SHORT LEGAL                                      TITLE NUMBER  
 0022 215 660                              4;20;24;14;SE                                      201 208 485

LEGAL DESCRIPTION

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 DISTRICT 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 THEREOUT ALL MINES AND MINERALS  
 AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
 MUNICIPALITY: WHEATLAND COUNTY  
 REFERENCE NUMBER: 116M245

| REGISTERED OWNER(S) |            |                  |           |               |
|---------------------|------------|------------------|-----------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT TYPE    | VALUE     | CONSIDERATION |
| 201 208 485         | 10/11/2020 | TRANSFER OF LAND | \$113,120 | NOMINAL       |

OWNERS  
 THE VILLAGE OF HUSSAR.

( CONTINUED )

OF BOX 100, HUSSAR,  
ALBERTA T0J 1S0

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

| NUMBER      | DATE (D/M/Y) | PARTICULARS   |
|-------------|--------------|---|
| 201 208 486 | 10/11/2020   | RESTRICTIVE COVENANT<br>OVER AND FOR BENEFIT OF: SEE INSTRUMENT   |
| 201 208 487 | 10/11/2020   | CAVEAT<br>RE : AGREEMENT CHARGING LAND<br>CAVEATOR - THE GOLDEN HILLS SCHOOL DIVISION NO. 75.<br>#110, 304 - 3 AVENUE<br>STRATHMORE<br>ALBERTA T1P1Z1<br>AGENT - RANDAL JARVIS. |

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 22 DAY OF  
NOVEMBER, 2021 AT 09:53 A.M.

ORDER NUMBER: 43137465

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Appendix 6: Annexation Agreement

[Insert Annexation Agreement Signed by both municipalities]

## Appendix 7: Hussar Community Engagement Survey

### Hussar Community Engagement Survey

#### Q5 What would you like to see the old school site used for?

Answered: 39 Skipped: 0

#### Hussar Community Engagement Survey

| #  | RESPONSES  | DATE                |
|----|--|---------------------|
| 1  | Senior apartments.   | 11/10/2020 10:52 AM |
| 2  | More playground, park, trees,/ New Village Office with gym, possible Housing along 1st Avenue  | 11/10/2020 10:23 AM |
| 3  | Not sure   | 11/10/2020 10:00 AM |
| 4  | Senior small housing, dog parl. new Village office/shop  | 11/10/2020 9:54 AM  |
| 5  | A library building.  | 11/8/2020 9:03 PM   |
| 6  | maybe tennis, pickle ball or beach volleyball courts   | 11/8/2020 6:14 PM   |
| 7  | Recreational activity  | 11/7/2020 3:52 AM   |
| 8  | a long term care residence for seniors   | 11/6/2020 10:55 AM  |
| 9  | Basketball courts, dog park, anything for outdoor activity's. restore the volleyball net area, expand the park. But have fundraiser for these things, don't just raise taxes so we have to pay for it. or there is also government funding | 11/5/2020 11:50 AM  |
| 10 | recreation facilities, such as basketball court, volleyball court, splash park, skate park ect. start with the least expensive options first   | 11/5/2020 11:44 AM  |
| 11 | Something worth while. A multi purpose building. Maybe places can be rented out of it. A gym could be utilized.  | 11/5/2020 11:23 AM  |
| 12 | Seniors housing  | 11/5/2020 8:10 AM   |
| 13 | A business of some sort or a seniors living home   | 11/4/2020 9:12 AM   |
| 14 | Advocation for a privately run retirement center. With an aging population and the high costs associated with land aquisition to position the village as a cost effective yet close enough to Calgary to retire                            | 11/4/2020 9:06 AM   |
| 15 | Green space Football pitch Something recreational  | 11/4/2020 2:49 AM   |
| 16 | Nursing home   | 11/3/2020 7:36 PM   |
| 17 | Skate park, basket ball courts/tennis courts   | 11/3/2020 7:13 PM   |
| 18 | Sports facility  | 11/3/2020 6:31 PM   |
| 19 | Senior housing   | 11/3/2020 5:32 PM   |
| 20 | As mentioned before a paved area for basketball, skateboarding, etc  | 11/3/2020 3:46 PM   |
| 21 | Hardware store, youth group activities   | 11/3/2020 3:13 PM   |
| 22 | PArk   | 11/3/2020 1:28 PM   |
| 23 | Parks and recreation   | 11/3/2020 1:10 PM   |
| 24 | Partial green space and perhaps lots for homes   | 11/3/2020 12:53 PM  |
| 25 | recreation facilities, ie skate park, splash park, basketball court, beach volley ball court, BMX track ect, assuming we can get grants or fundraise to pay for these things.  | 11/3/2020 11:36 AM  |
| 26 | Some residential and possibly some business offices like a new village office with extra meeting rooms or facilities for community groups.   | 11/3/2020 11:34 AM  |
| 27 | Housing development?   | 11/3/2020 11:31 AM  |
| 28 | Seniors care facility  | 11/3/2020 7:48 AM   |
| 29 | I'd rather see the fairgrounds be the focus - [sports, horses, baseball, camping, parties, gun ranges]. Maybe a new concession, shelter] between the baseball diamonds.  | 11/2/2020 6:39 PM   |
| 30 | Seniors retirement home  | 11/2/2020 5:02 AM   |
| 31 | It will be a great place to have low income senior's housing. It could be a four-plex with four little garages, one for each unit.   | 10/23/2020 9:37 AM  |

### Hussar Community Engagement Survey

|    |  |                     |
|----|--|---------------------|
| 32 | Playground for one thing but it needs major work , perhaps some residential as water and sewer already there. No money for any other community recreational facilities- can barely support the ones we have. | 10/22/2020 12:49 PM |
| 33 | Affordable senior housing, possible multi-use facility (playschool, library, small exercise facility, new village office, other small office space for small business)                                       | 10/22/2020 11:16 AM |
| 34 | Business and home lots. Possibly a senior living apartment   | 10/22/2020 8:05 AM  |
| 35 | A multi purpose value store  | 10/21/2020 11:07 PM |
| 36 | Nothing. Leave it as is.   | 10/21/2020 5:15 PM  |
| 37 | Recreational activities for kids   | 10/21/2020 5:14 PM  |
| 38 | Sport courts and/or green space for expanded park area with walking paths  | 10/21/2020 5:13 PM  |
| 39 | Motel and restaurant. Activity centre for kids.  | 10/21/2020 5:01 PM  |