

Before:  
The Local Authorities Board  
for the Province of Alberta

In the matter of The Municipal Govern-  
ment Act.  
And in the matter of an application by  
the Town of Beaverlodge for annexation  
of certain territory adjacent thereto in the  
County of Grande Prairie No. 1.

Pursuant to an application by the Council of the Town of Beaverlodge, in the Province of Alberta, petitioning the Local Authorities Board to annex to it certain territory being:

All that portion of the south-east quarter of section 11, township 72, range 10, west of the sixth meridian not within the Town of Beaverlodge (hereinafter called "the said territory") and thereby its separation from the County of Grande Prairie No. 1, the Board conducted a public hearing into the matter in the Town of Beaverlodge on Wednesday, June 28, 1978.

In attendance at the hearing and representing the Town of Beaverlodge were I Goodwin and V. R. Johnson, Councillors, and Acting Administrator R. Bowen.

The County of Grande Prairie was represented by J. McGowan, Secretary-treasurer and D. Siemens, Assistant Secretary-treasurer.

The registered owner, Alberta Housing Corporation was not represented but it had purchased the said territory on behalf of the Town of Beaverlodge for a future residential subdivision.

No one appeared on behalf of the Peace River Regional Planning Commission.

The said territory is located to the extreme north east of the Town and slopes rapidly to the west. In the same quarter section is located a Town reservoir and an eroded water course which now carries storm waters. The land has been used for pasture in the past, but is now vacant.

While Beaverlodge has had a regular low rate of growth an agricultural service

community, it has recently experienced, a heavier demand for development. This, it was explained, was because of the recent discovery of the Elmsworth gas field and its extensions north and west of the Town. With this gas field, two gas processing plants were anticipated which could be served by Beaverlodge as the place of residence for the workers.

At present there are vacant lands in Beaverlodge which are either being developed, or could be developed. The Town of Beaverlodge, saw that if the said territory was within the Town and as it had control over development, it could control or help modify the price of lots within the Town.

Because of the slope of the land, and the capacity within the Town's present plant, the lands could readily and economically be serviced with sanitary and storm sewer. Water was readily available from the storage reservoir. A Town road abuts the property and could provide ready access.

The County of Grande Prairie No. 1 did not oppose the annexation.

The Board having considered the evidence, both oral and written, presented at the hearing, has reached the following conclusions:

1. That Beaverlodge is and will continue, because of its agricultural setting and the increased activity in resource development in its immediate vicinity, as a growth centre.

2. That while additional land is not immediately required for residential demands, such lands will be required within a reasonable future time frame. Their inclusion now will help to modify lot prices and provide for long term planning.

3. That the said territory may be readily and economically serviced with utilities within the Town's plant capacity.

4. That the said territory is a logical area for the expansion of the Town of Beaverlodge.

Therefore, subject to the Lieutenant Governor in Council approving this Order, or prescribing conditions that the Order is subject to and approving the Order subject to those conditions, or varying the Order and approving the Order as varied, IT IS ORDERED AS FOLLOWS:

I. That there be annexed to the Town of Beaverlodge, in the Province of Alberta, and thereupon be separated from the County of Grande Prairie No. 1 the territory described as follows:

**All that portion of the south-east quarter of section 11, township 72, range 10, west of the sixth meridian not within the Town of Beaverlodge**

**(A sketch showing the general location of the lands to be annexed is attached as Schedule "A")**

**II That any taxes owing to the County of Grande Prairie No. 1 as at December 31, 1978 in respect of the aforementioned properties shall transfer to and become payable to the Town of Beaverlodge together with any lawful penalties and costs levied thereon in respect of such taxes, however, upon the Town of Beaverlodge collecting any or all of such taxes, penalties or costs, such collections shall forthwith be paid by the Town to the County of Grande Prairie No. 1**

**III That the assessor for the Town of Beaverlodge shall for taxation purposes in the year 1979, re-assess the annexed lands and assessable improvements thereon, which are by this Order annexed to the Town so that the assessment thereof shall be fair and equitable with other lands and assessable improvements in the Town of Beaverlodge.**

**IV That the Chief Provincial Assessor, appointed pursuant to the provisions of The Municipalities Assessment and Equalization Act, shall for taxation or grant purposes commencing in the year 1979, re-assess or re-value, as the case may be, all properties that are assessable or subject to valuation under the terms of The Electric Power and Pipe Line Assessment Act and The Municipal and Provincial Properties Valuation Act, and which lie within the areas that are by this Order annexed to the Town of Beaverlodge, so that the assessment or valuation shall be fair and equitable with properties of a similar nature**

V. That the effective date and this Order is the 1st day of January, 1979.

