



LOCAL AUTHORITIES BOARD

FILE: 38(A)7

BEFORE :

The Local Authorities Board
for the Province
of Alberta

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

: AND IN THE MATTER OF an appli-
: cation by the Council of the
: Town of Beaverlodge for the
: annexation of certain territory
: lying immediately adjacent thereto
: in the County of Grande Prairie
: No. 1.

Pursuant to Section 20 of The Municipal Government Act, an application was made by the Council of the Town of Beaverlodge, in the Province of Alberta, petitioning the Local Authorities Board of the Province of Alberta, for the annexation of that territory described in Schedule "B" attached to this Order (hereinafter called "the said territory"), which lies adjacent to the Town, and thereby its separation from the County of Grande Prairie No. 1, and in respect to which the Board held a public hearing into the matter on October 3, 1979.

Presenting the Town of Beaverlodge's application was Council Member Verne R. Johnson; F.C. Trudeau, Municipal Manager; Blake Gemmill, engineer; and Hugh Impey, surveyor.

The County of Grande Prairie No. 1 was represented by Reeve Stan Moe and John McGowan, Secretary Treasurer.

Presenting the position of the Peace River Regional Planning Commission were staff members Gerald Thomas, Stephen Fagyas, and Owen Prince.

Owners present or represented were Beaverlodge Nursery Ltd., V.R. Johnson, N.D. McFarlane and Jack and Lloyd Jewitt.

The Town of Beaverlodge is located some 26 miles west of Grande Prairie and in May 1979, had a population of 1,645 persons. The Town is predominantly an agriculture service centre, being in a subregion of Class 2 and Class 3 soils. Locally, about 220 workers are employed at the Beaverlodge Research Station and at the Canadian Forces Base Radar Station.

The Town of Beaverlodge's trading area extends west to the Alberta-British Columbia border, south to Wapiti River, and east approximately 10 miles. A major impact has been made upon the Town by recent developments in the Elmworth Gas Field. This gas field extends some 45 miles eastward from the British Columbia border, with the Town being the nearest large urban centre able to provide services.

agricultural and institutional centre, with natural resource development contributing to broaden its economic base. Recently there had been an increase in subdivision applications for development around the Town. Within the Town, available lands for development were rapidly being consumed.

During the five year period between 1971 and 1976 the population of the Town of Beaverlodge had grown in total by 16 percent. However, from 1976 to 1978, it grew at a rate of 9 percent per annum. At an annual growth rate of 7 percent per annum, by the year 2001 the Town's population is estimated to reach 6,815 persons.

The Town of Beaverlodge at present does not have any lands designated for highway-commercial uses. This absence was creating pressures to develop lands for these purposes outside the Town's boundaries.

It was submitted that the application by the Town of Beaverlodge to annex the said territory was made to provide the Town with sufficient lands within its jurisdiction to meet its immediate and long-range requirements for

The said territory can be described as being in three segments. Area "A" is north of the Town and east of Highway 2 and the Northern Alberta Railway. This area was designated for highway commercial and residential uses.

Area "B" is east of Highway 2 and south of the Town and would be used for residential and highway commercial uses.

Area "C" lies west of the Town, across Highway No. 2 and the Northern Alberta Railway. This area abutted an existing industrial land use area, and was designated for industrial purposes.

It was submitted that the Town of Beaverlodge has within its boundaries some 286 acres of land designated for residential uses, and if fully developed would provide for an increase in the Town's population to approximately 4300 persons which, it was estimated, would be reached by 1990. That portion of the said territory designated for residential purposes would permit the Town to plan for the projected population of 6800 persons by the year 2001.

Both the central business district and those areas designated for highway commercial purposes within the Town of Beaverlodge were highly developed, with only limited opportunity for expansion within the Town. Pressure was being applied to develop lands outside the Town's limits for Highway-Commercial Purposes, and it was the Town's desire to control such development.

Presently there exists some 82 acres designated as industrial lands within the Town of Beaverlodge. Development of those lands was hampered as some owners resided on the properties and industrial development would have to be staged in such a manner as to provide minimal disturbance to existing residents. While normally this amount of land would be sufficient for a period of 20 years, in this case, being a "Resource Oriented Centre", and with continuing oil and gas activity in the Beaverlodge region, the Town may require additional lands for industrial purposes. Only five industrial lots remained for sale within the Town.

The portion of the said territory to the west of Highway No. 2 and the Northern Alberta Railway was suggested as ideal for industrial purposes. Rail access was available west of the highway, while if industrial development was to locate to the east would mean a spur line would have to cross Highway No. 2. The existing commercial development acts as a natural buffer to residential development to the east. The Town of Beaverlodge had its sanitary sewage lagoon to the west of this area which would be more compatible than if the area was used for residential purposes. This area now has excellent access from existing County of Grande Prairie roads and Secondary Highway No. 671. As most of the Elmworth resource development is to the west, vehicle traffic did not need to pass through the Town. The Town's sanitary sewage trunk line now traverses this area and could economically service any industrial development.

Highway Commercial growth was proposed for those portions of the said territory located adjacent to or in close proximity to Highway No. 2. That portion (S.E. 1/4 of 10-72-10-W5th) located to the north of the Town of Beaverlodge forms a triangle, and would provide 1500 feet of frontage along Highway No. 2, and contains approximately 40 acres. That portion (N.E. 1/4 of 35-71-10-W6th) located to the south of the Town would provide approximately 1,000 feet of highway frontage, and also contains some 40 acres. Rear portions were suggested for light industrial - secondary commercial uses. Evidence was given of inquiries for land suitable for motel developments.

That portion of the said territory to the south of the Town of Beaverlodge (portion of S.E. 1/4 2-72-10-w6th) was proposed for residential developments as it was a natural extension of existing residential development in the Town. Existing development on these lands is now residential, with the exception of the Beaverlodge Nursery.

It was proposed that the remaining portion of the said territory (Pt. S.W. 1/4 1-72-10-W6th) should also be utilized for residential purposes, being a natural extension of the existing residential development.

Evidence was given on how the said territory could be serviced with utilities within the Town of Beaverlodge's planned or existing utility plant. The 3.8 percent slope of the lands within the Town and said territory is from the east to the west. This permits storm and sanitary sewersystems to operate by gravity systems. The sanitary sewage lagoon facilities have the capacity to serve a population of 1800 persons. This was to be upgraded to a capacity capable of serving a population of 6000 persons. Storm server lines were proposed to service future subdivisions, and an acreage charge would be made to cover construction costs. Water is presently obtained from wells, and it was planned that the water system be upgraded to where it was capable of servicing a population of 3,000 persons.

The Council of the County of Grande Prairie passed the following resolution

"That the Local Authorities Board be advised of the position of the County of Grande Prairie towards annexation proposal by the Town of Beaverlodge in that the County of Grande Prairie No. 1 has no objection to the Town of Beaverlodge annexing the following parcels:

- (a) Pt. S.W. 2-72-10-W6 (88.22 acres) (Lloyd Jewitt);
- (b) S.E. 2-72-10-W6 (91.88 acres)
 - i) Pt. S.E. 2, Title 194-J-102, .49 acres (E. Stacey)
 - ii) Pt. S.E. 2, Title 104-A-184, 1.00 acres (M. Stacey)
 - iii) Pt. S.E. 2, Title 101-W-113, .46 acres (E. Stacey)
 - iv) Pt. S.E. 2, Title 244-V-271, 8.46 acres (Beaverlodge Nursery Ltd.)
 - v) Pt. S.E. 2, Title 196-Y-248, .23 acres
 - vi) Pt. S.E. 2, Title 762026018A, 81.24 acres (C. Nichol)
- (c) Pt. S.W. 11-72-10-W6th, east of Highway No. 2, to north quarter line, Title 112-U-127 - 43.85 acres (V. Johnson)
- (d) Pt. S.E. 10-72-10-W6th, east of Highway No. 2, to north quarter line, Title 24-0-281, 30 to 40 acres (R. & E Johnson)

Further that the Council of the County of Grande Prairie objects to the Town of Beaverlodge annexing the following parcels:

- (a) East Half 3-72-10-W6th, 316 acres (N.E. R. & E. Johnson, S.E. J. Harcourt)
- (b) N.E. 35-71-10-W6th, east of Highway No. 2, 38.61 acres

MOTION CARRIED 62/3/79"

At the hearing, the County of Grande Prairie No. 1 argued that the Town of Beaverlodge would not require the total amount of industrial lands it had requested annexed to it. The County referred to the 141 acres within the Town which was designated for industrial purposes. The Peace River Regional Planning Commission had adopted a formula of 2.75 acres of industrial lands per 100 persons of population. Therefore, based on this formula, the Town had sufficient industrial land to permit an increase in population by 3,535 persons and bring its total population to 5,180 persons. By bringing in the additional requested lands and using a ratio of 4 acres per 100 people of population, it was argued the Town would have sufficient industrial/commercial lands to serve a population of 14,831 persons.

The County of Grande Prairie No. 1 accepted a population of 5000 persons by the year 2001 for the Town of Beaverlodge, and suggested that the Town only required enough land to meet its residential, industrial, commercial and other land designations to serve that population.

A small industrial subdivision was under consideration by the County on the east side of the North East Quarter of Section 3 consisting of some 7 lots. It was argued by the County of Grande Prairie No. 1, that the inclusion within the Town of Beaverlodge of these lots was not necessary as they were proposed for storage and other industrial uses and would not require servicing with sewer and water utilities.

It was further argued by the County of Grande Prairie No. 1 that the location of all industrial parks and development within urban centres was not necessarily best. Besides providing competition, the rural areas could provide the necessary large tracts of land required for industrial uses, such as storage, at lower prices than like tracts in urban areas.

Many industrial sites in resource development areas were used only for temporary storage, and did not require utility servicing but only easy accessibility for large transport equipment. These should be in rural areas where they may revert back to the original agricultural use after the industrial use of the land was no longer required.

The County of Grande Prairie also requested that no annexation be made of a portion of land within a single title, as two municipalities cannot assess the same parcel of land, and administrative problems would be created. Further, the County requested that any annexation order provide tax considerations to farm buildings.

The following is a copy of the resolution of the Peace River Regional Planning Commission which pertains to the said application:

"WHEREAS the following submission including the attached brief concerning the Town of Beaverlodge Annexation Proposal shall be presented to the Local Authorities Board at a public hearing on October 3, 1979;

NOW THEREFORE the following recommendation is read and adopted by the Peace River Regional Planning Commission this 19th day of September, 1979.

THAT the area shown on Schedule "A" attached and located in the County of Grande Prairie No. 1 described as:

Pt. SE 2-72-10-W6th
 Pt. SW 11-72-10-W6th
 Pt. NE 35-71-10-W6th
 Pt. SE 10-72-10-W6th
 Pt. NE 3-72-10-W6th (Eastern 32.8 hectares or 80 acres)
 Pt. SE 3-72-10-W6th (Eastern 32.8 hectares or 80 acres)

be annexed to the Town of Beaverlodge."

It is noted the Commission approved of all but the west half of the east half of Section 3 of the said territory being annexed to the Town of Beaverlodge.

In the submission of the Commission staff the following points were made:

"As shown in other Resource Oriented Centres an unusually high rate of industrial land consumption exists. If oil and gas activity in the Beaverlodge area continues to increase the economic character of Beaverlodge will change. It will gradually be modified from an Agricultural Service Centre, broadening its economic base, developing more of the characteristics of a Resource Oriented Centre, such as having a higher proportion of industrial land.

Industrial development pressure has recently been pronounced in the Beaverlodge area. Examples are the subdivision in proposed annexation Area 6 and the Jewitt subdivision which was recently annexed into Beaverlodge. Another example is a 20 lot 36.0 hectare (88.9 acres) proposal about 6.5 kilometers (4.0 miles) south of Beaverlodge along Highway No. 2 in the County of Grande Prairie...

Considering the present capacity within the Town boundaries about 36.0 gross hectares or 88.0 gross acres it would appear that an additional 29 to 33 hectares (70 to 80 acres) would be required outside the present boundaries."

To assist the Board, there was filed a copy of a report entitled "The Impact of Exploration and Development of Natural Gas in the Elmworth Area" prepared by the staff of the Peace River Regional Planning Commission and dated June 1978. At page 9 was made the following comment:

"Most of the new indirect jobs created as a result of the Elmworth development will probably result from new supply/service industries moving into the area. Up to a dozen new service industries can be expected in Grande Prairie area. Where they will locate is questionable at this time given the inflated industrial lot prices in Grande Prairie in comparison to other localities in the area. Beaverlodge and Hythe would do well to promote their communities to potential supply/service industries if they have available industrial land at reasonable prices. Large scale development of industrial lots in these communities is unrealistic but the provision of several 1-3 acre serviced/unserviced industrial lots in each community is adviseable."

In respect to various parcels the Commission's staff made the following comments:

1. Pt. S.E. 2-72-10-W6th (Residential)
This area is best suited for residential growth since it is a natural extension of existing residential development located in Beaverlodge, that is east of the Northern Alberta Railway Line. Also existing development in this area proposed for annexation is almost exclusively residential with the exception being the Beaverlodge nursery.
2. Pt. S.W. 1-72-10-W6th (Residential)
This area should be developed for residential purposes since it is also a natural extension of existing residential development.
3. Pt. S.W. 1-72-10-W6th (Residential)
This area is small in size and is entirely residential. It is also a natural extension of existing residential development. If annexed it should remain residential.
4. Pt. N.E. 35-71-10-W6th (Highway Commercial and Secondary Commercial/Light Industrial)
This area because of its proximity to Highway No. 2 is ideally suited for highway commercial development along the highway. Because of the fair size of the land not all the area has the advantage of being located beside the highway. Consequently, part of the area should be developed for secondary commercial and/or light industrial growth.
5. Pt. S.E. 10-72-10-W6th (Highway Commercial)
This area is very similar to 4. It too has one boundary fronting along the highway and therefore should be designated for highway commercial development.
6. N.E. 3-72-10-W6th (Industrial)
This area has an approved plan of subdivision for industrial development. Also, there have been three development permits issued by the County of Grande Prairie for industrial development. In addition, the County of Grande Prairie has granted a Land Use Permit for industrial development for the entire quarter section. This area is a natural extension of existing industrial areas within the present boundaries of the Town of Beaverlodge.
7. S.E. 3-72-10-W6th (Industrial)
This area is presently vacant and recently cultivated. To date there has not been significant development pressure on this land. It is most suited for industrial development since it is an extension of adjacent land used or proposed for industrial development."

It was submitted at the hearing by the Staff of the Peace River Regional Planning Commission that the Town of Beaverlodge required a further 70 to 80 acres in addition to the industrial lands currently within the Town. Preferred would be a 160 acres strip of land along the east border of Section 3. However this was not subdivided out and it would place lands in one title in two jurisdictions. As there was no need to annex a total of 320 acres for industrial purposes, it was recommended that only a further 160 acres of industrial lands be annexed to the Town of Beaverlodge for industrial purposes.

Owners, V.R. Johnson, N.D. McFarlane, gave oral consent to the annexation of their respective properties to the Town of Beaverlodge. Written consent was given by R.L. and E. Johnson; R. and B. Klippenstein; M.J. and K. Rollins; R.J. and R.J. D'Aoust; E. and M.E. Stacey; all owners of property within the said territory. An objection was made by Beaverlodge Nursery Ltd. to the annexation of its lands to the Town of Beaverlodge, its concern being the effects of taxation on their property. Mrs. Esther Besney, who claimed a legal interest in the South East Quarter of Section 2 (registered in the name of John R. Harcourt), was in favour of these lands being annexed to the Town.

Alberta Transportation by letter to the Board dated March 2, 1979, advised as follows:

"It is noted that a large portion of the proposed annexation area lies west of Highway No. 2 and the N.A.R. which is on the opposite side of the presently developed area of the Town. From a highways operation point of view, there is concern about development on the westerly side of Highway No. 2 because of the increased demand for cross traffic interaction with the development on the easterly side of the Highway. However, if in the Town's overall development plan, it is considered desirable to extend industrial development west of Highway 2, then every effort will have to be made to accommodate traffic on the Highway as efficiently and safely as possible.

In the development of land use or subdivision plans for the areas affecting Highway 2, which is a major provincial route, such aspects as future widening, access locations and spacing, railway crossing locations and buffer needs for noise attenuation will require careful consideration. Similarly, in planning for the land use and development of the annexation areas adjacent to S.R. 671, future widening and some degree of access control should be considered so as to maintain the efficient operation and function of this through-type roadway."

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

1. That the Town of Beaverlodge will continue, because of its agricultural setting and proximity to resource development, established amenities, and the past growth pattern, to grow in population and development.
2. That, in the short term, because of the Town's close proximity to developments anticipated within the Elsworth Gas Field, the lower price of industrial land in the Town as compared to that in the City of Grande Prairie, and the ease and economy of servicing, an accelerated growth in industrial development within the Town of Beaverlodge may be anticipated.
3. That additional land is required by the Town of Beaverlodge to meet its projected residential, highway-commercial and industrial needs.
4. That those lands indicated as being required for industrial purposes are in excess of the Town's projected requirements. While preferable to annex lands in a single title, those lands in the east half of the east half of Section 3 of the said territory abut lands designated for industrial uses, may be readily serviced with utilities and transportation, and are a logical expansion to the Town of Beaverlodge. Any difficulty with the placing in two jurisdictions lands now within one title, may be readily resolved and should not present any administrative problems.

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5. That a portion of the said territory, namely that portion in the South East Quarter of Section 2 has been the subject of a prior application, was annexed to the Town of Beaverlodge by Board Order No. 11625, and therefore is excluded from this Order.

6. That, while that portion of the said territory described in Schedule "C" in area, is in excess of the projected requirements of the Town of Beaverlodge, the community is surrounded by a natural gas field with predictions of early large developments. These developments and their ramifications upon the Town's growth are difficult to anticipate and in such situations an excess of developable lands within a community is warranted.

Further, that the inclusion of that portion of the said territory described in Schedule "C" into the Town of Beaverlodge now will permit control by the Town over periphery developments, and will facilitate long range planning, both of land use and utility design capacity, thus permitting economy of development.

7. That, while that portion of the said territory described in Schedule "C" may conceivably be required within the 20 year planning time, to provide tax considerations for such a period for lands not utilized for urban purposes is unreasonable. As the said territory abuts the periphery of the Town of Beaverlodge and as most of it will not be cut off from the County of Grande Prairie in full, it is anticipated that after the Town's requirements are established and subdivision finalized, such surplus portions of the said territory may be again removed from the Town. The exception to the above are the Beaverlodge Nursery Ltd. lands which are surrounded by other lands whose owners desire or have consented to their annexation to the Town. Such a dilemma can only be resolved in favour of the majority.

8. That that portion of the said territory described in Schedule "C" is within the Town of Beaverlodge's present or planned utility plant capacity, has no topographical or man made restraints to development, may be readily and economically serviced, and is a logical expansion to the Town.

9. That the application to annex the said territory to the Town of Beaverlodge should be granted in part.

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 all that territory described in Schedule "C" attached to this Order.

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

II. That any taxes owing to the County of Grande Prairie No. 1 as at December 31, 1979, 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 any such taxes, however, upon the Town of Beaverlodge collecting any or all of such taxes, penalties or costs, such collection 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 1980, 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, and the provisions of The Municipal Taxation Act regarding the Assessment Roll shall mutatis mutandis apply to such assessment.

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 1980, 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 of this Order is the First (1st) day of January, A.D., 1980.

Dated and signed at the City of Edmonton, in the Province of Alberta, this Thirty-First (31st) day of October, A.D., 1979.

CERTIFIED A TRUE COPY

LOCAL AUTHORITIES BOARD

(SGD.) D.A. BANCROFT

SECRETARY

CHAIRMAN

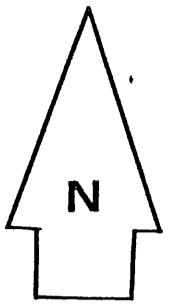
(SGD.) J. HAMMOND

MEMBER

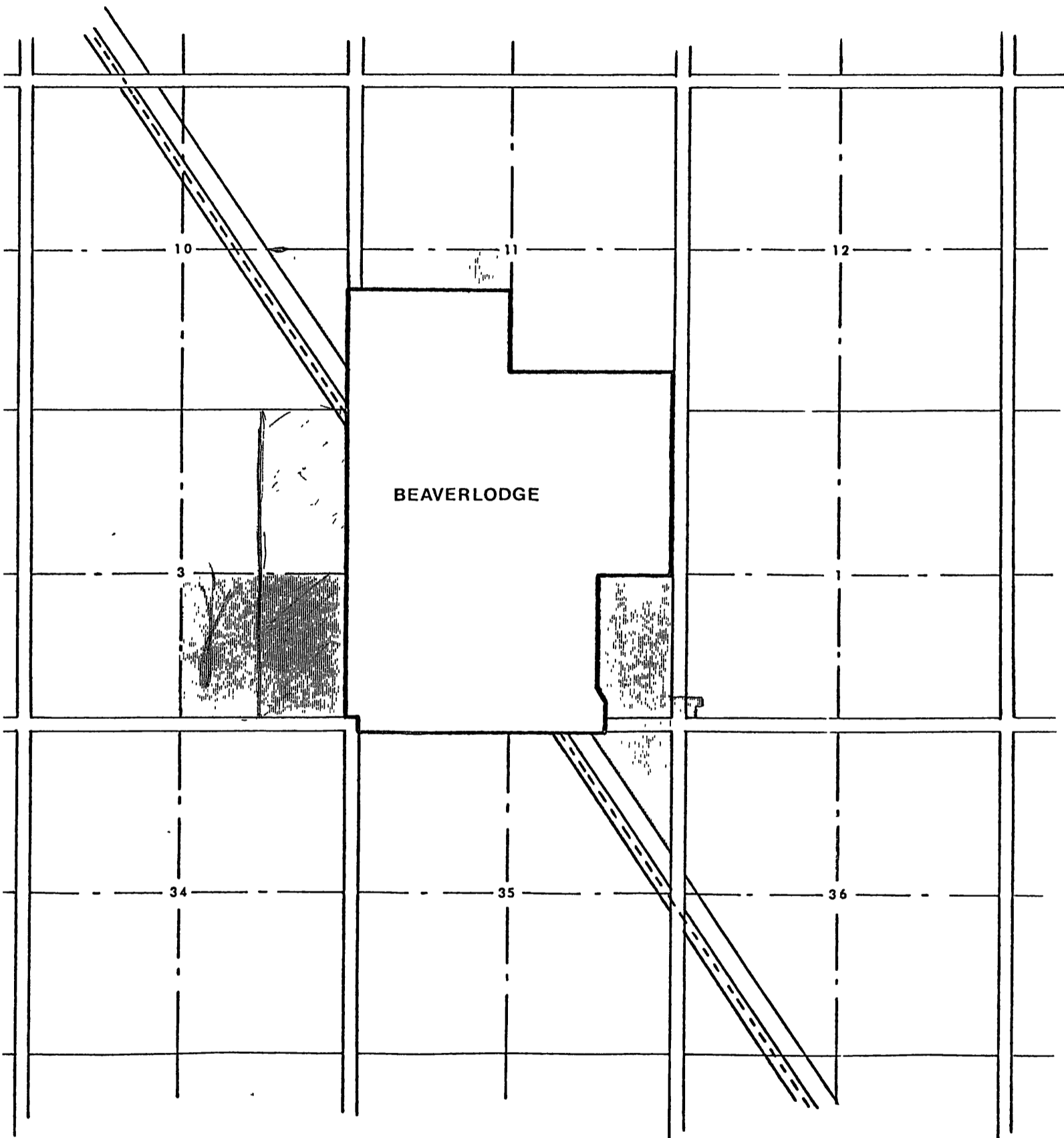
SCHEDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION OF THE
AREAS AFFECTED BY BOARD ORDER No. 12383

EFFECTIVE DATE: JANUARY 1, 1980



 AFFECTED AREA(S)



RECEIVED
FEB 22 1980
LOCAL
AUTHORITIES BOARD

SCHEDULE "B"A DETAILED DESCRIPTION OF TERRITORY
SOUGHT FOR ANNEXATION TO THE TOWN OF
BEAVERLODGE, ALBERTA.

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP SEVENTY-ONE (71), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN DESCRIBED AS FOLLOWS:

- A) LYING NORTH EASTERLY OF THE NORTH EASTERLY LIMIT OF THE ROAD AS SHOWN ON ROAD PLAN 2973 J.Y.
- B) CONTAINED IN ROAD PLAN 3132 R.S.

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP SEVENTY-ONE (71), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN CONTAINED IN ROAD PLAN 3132 R.S. LYING EASTERLY OF THE PRODUCTION NORTHERLY ACROSS THE SAID ROAD PLAN OF THE EASTERLY LIMIT OF THE SAID ROAD PLAN 3132 R.S., BEING THAT EASTERLY LIMIT RUNNING IN A NORTH-SOUTH DIRECTION AND ADJOINING THE WEST BOUNDARY OF THE SAID QUARTER SECTION.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF THE SAID QUARTER SECTION, THENCE NORTHERLY ALONG THE WEST BOUNDARY OF THE SAID QUARTER SECTION A DISTANCE OF 438 FEET: THENCE EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION A DISTANCE OF 198 FEET: THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY A DISTANCE OF 268 FEET: THENCE WESTERLY AND PARALLEL TO THE SAID SOUTH BOUNDARY A DISTANCE OF 60 FEET: THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY A DISTANCE OF 170 FEET TO THE SAID SOUTH BOUNDARY: THENCE WESTERLY ALONG THE SAID SOUTH BOUNDARY TO THE POINT OF COMMENCEMENT.

THE MOST SOUTHERLY 438 FEET OF THE NORTH-SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN.

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION TWO (2), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN, NOT WITHIN THE TOWN OF BEAVERLODGE.

ALL THAT PORTION OF THE NORTH-SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SOUTH EAST QUARTER OF SECTION TWO (2), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN, NOT WITHIN THE TOWN OF BEAVERLODGE.

EAST HALF OF SECTION THREE (3), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN.

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION TEN (10), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN WHICH LIES NORTH EASTERLY OF THE NORTH EASTERLY LIMIT OF ROAD PLAN 2973 J.Y. AND NOT WITHIN THE TOWN OF BEAVERLODGE.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN, NOT WITHIN THE TOWN OF BEAVERLODGE.

ALL THAT PORTION OF THE NORTH-SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN, NOT WITHIN THE TOWN OF BEAVERLODGE.

SCHEDULE "C"

A DETAILED DESCRIPTION OF TERRITORY
ANNEXED TO THE TOWN OF BEAVERLODGE,
ALBERTA.

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY-FIVE (35), TOWNSHIP SEVENTY-ONE (71), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN LYING NORTH EASTERLY OF THE NORTH EASTERLY LIMIT OF THE ROAD AS SHOWN ON ROAD PLAN 2973 J.Y. AND ITS PRODUCTION NORTH WESTERLY THROUGHOUT.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF THE SAID QUARTER SECTION, THENCE NORTHERLY ALONG THE WEST BOUNDARY OF THE SAID QUARTER SECTION A DISTANCE OF 438 FEET: THENCE EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF THE SAID QUARTER SECTION A DISTANCE OF 198 FEET: THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY A DISTANCE OF 268 FEET: THENCE WESTERLY AND PARALLEL TO THE SAID SOUTH BOUNDARY A DISTANCE OF 60 FEET: THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY A DISTANCE OF 170 FEET TO THE SAID SOUTH BOUNDARY: THENCE WESTERLY ALONG THE SAID SOUTH BOUNDARY TO THE POINT OF COMMENCEMENT.

THE MOST SOUTHERLY 438 FEET OF THE NORTH-SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION ONE (1), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN.

THE EAST HALF OF THE EAST HALF OF SECTION THREE (3), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN.

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION TEN (10), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN WHICH LIES NORTH EASTERLY OF THE NORTH EASTERLY LIMIT OF ROAD PLAN 2973 J.Y. AND NOT WITHIN THE TOWN OF BEAVERLODGE.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN, NOT WITHIN THE TOWN OF BEAVERLODGE.

ALL THAT PORTION OF THE NORTH-SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION ELEVEN (11), TOWNSHIP SEVENTY-TWO (72), RANGE TEN (10), WEST OF THE SIXTH MERIDIAN, NOT WITHIN THE TOWN OF BEAVERLODGE.