

LOCAL AUTHORITIES BOARD

ORDER NO. 9022

File: 222(A)1

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
Village of Blackfalds, Alberta,
for annexation of certain terri-
tory lying immediately adjacent
thereto.

Pursuant to an application by the Council of the Village of Blackfalds, in the Province of Alberta, petitioning for the annexation of the territory described on Schedule "B" attached to this Order, the Board conducted a public hearing of the matter in the said village on Thursday, September 2, 1976.

The Village of Blackfalds was represented by Mayor B. Thesen and Municipal Administrator J. Rogers.

The County of Lacombe No. 14 was represented by Commissioner R. Robbins.

The Red Deer Regional Planning Commission was represented by Planner, B. McKinnon.

Property owners R. Womacks, H. Hilsabeck and O. Tutty were also present at the hearing.

The Village of Blackfalds stated that attempts had been made to acquire land for both residential and commercial development within the existing village limits, but that they were unsuccessful and Council had, therefore, decided that land for future development would have to be acquired outside the existing limits and, therefore, had sought annexation. In this regard Council held meetings to decide on the direction of development and the possible future staging. It was decided that development should proceed in a northerly direction and the land

proposed for annexation at this hearing was, therefore, chosen. The Council had obtained consents from all of the owners involved, with one exception where certain conditions were stipulated in the consent and Council had subsequently assured this owner that these conditions would be mutually concluded.

The village noted that at present they had a list of approximately 55 names of persons requesting residential lots within the village. It was also noted that the present village population was approximately 1,000 persons, and that the existing water and sewer facilities were capable of handling double this population. The village conceded that it was applying for annexation of lands in excess of these requirements but in the interests of good planning, including planning for many years into the future and to square-off the village boundaries, lands in excess of their requirements had been included.

The County of Lacombe No. 14 stated that they had approved the proposed annexation as submitted by the village at a County Council meeting held on April 8, 1976.

The Red Deer Regional Planning Commission expressed concerns relating to servicing of the area west of the railway tracks, access to this area due to having to cross the tracks and some concern relating to possible excess land being applied for, particularly the northern-most 80 acres of the N.E. 27-39-27-4. With the exception of the northern-most 80 acres, the Regional Planning Commission was satisfied that the problems relating to servicing and access could be overcome.

Owners present at the hearing expressed some concerns relating to servicing and taxes.

The Board having considered the evidence presented to it at the hearing has reached the following conclusions:

1. Town has satisfied the Board that additional land is required for future residential and commercial development and that an appropriate solution is to annex additional lands to the existing village.
2. The village has demonstrated a capacity to service the area proposed within limits.
3. The area proposed for annexation has no topographical limitations and it would appear that the problems relating to access across the railway tracks can be solved.
4. The Board recognizes the advantage of having regular boundaries and the proposed annexation will square-off these boundaries.
5. There have been no objections received from any of the parties affected.

It is therefore, as follows:

I. That there be annexed to the Village of Blackfalds, in the Province of Alberta, and thereupon be separated from the County of Lacombe No. 14, the territory described at Schedule "B" attached hereto.

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

II That any taxes owing to the County of Lacombe No. 14 as at December 31, 1976, in respect of the aforementioned annexed properties shall transfer to and become payable to the Village of Blackfalds,

together with the amount of any lawful penalties and costs levied thereon in respect of such taxes; however, upon the Village of Blackfalds collecting any or all of the said taxes, penalties or costs, such collections shall forthwith be paid by the village to the County of Lacombe No. 14.

III. That the assessor for the Village of Blackfalds shall for taxation purposes in the year 1977, re-assess or re-value the annexed lands and assessable improvements thereon so that the assessment or valuation thereof shall be fair and equitable with other lands and assessable improvements in the village.

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 1977, 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 Village of Blackfalds, 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 shall be the 1st day of January, 1977.

Dated and signed at the signed at the City of Edmonton, in the Province of Alberta, this 26th day of October, 1976.

Certified a true copy,

B. CLARK, Secretary.

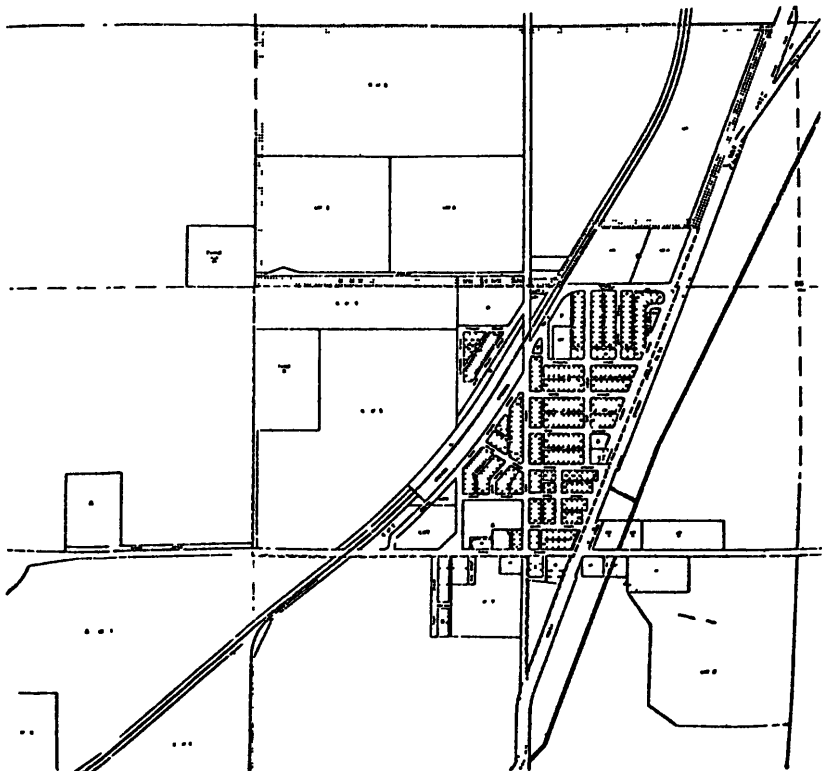
LOCAL AUTHORITIES BOARD,
D. A. BANCROFT, Chairman
E. POWELL, Member.

SCHEDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION OF THE
AREAS AFFECTED BY BOARD ORDER No. 9022

EFFECTIVE DATE JANUARY 1 1977

 AFFECTED AREA(S)



SCHEDULE "B" TO BOARD ORDER NO. 9022

A detailed description of territory sought for annexation; and annexed to the Village of Blackfalds, Alberta, pursuant to Local Authorities Board Order No. 9022.

Firstly: All that portion of the north-west quarter of section 26, township 39, range 27, west of the fourth meridian which lies west of the westerly limit of Road Plan 4011 E.U. and not presently within the Village of Blackfalds.

Secondly: The north-south government road allowance adjoining the west boundary of the north-west quarter of section 26, township 39, range 27, west of the fourth meridian.

Thirdly: The north-east quarter of section 27, township 39, range 27, west of the fourth meridian.