

THE LOCAL AUTHORITIES BOARD

ORDER No 11299

FILE No 253(A)2

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 Village of Crossfield for annexation of
certain territory adjacent thereto in the
Municipal District of Rocky View No 44

Pursuant to an application by the Council of the Village of Crossfield, in the Province of Alberta, petitioning the Local Authorities Board to annex to it certain territory, hereinafter described in Clause 1 (hereinafter called "the said territory") from the Municipal District of Rocky View No 44, the Board conducted a public hearing into the matter, in the Village of Crossfield on Thursday, September 14, 1978

Appearing on behalf of the Village were Mayor D Gatto, and Secretary-manager, C K Crockett

No one appeared on behalf of the Municipal District of Rocky View, but by letter addressed to the Mayor of Crossfield and dated June 22, 1978, the Village was advised that the following resolution was passed by the Municipal District Council on June 15, 1978

"Moved that the Council of the Municipal District of Rocky View No 44 go on record as supporting the proposed annexation of the S E 26-28-1-5 and portion of N E 23-28-1-5 to the Village of Crossfield" Carried

Staff members of the Calgary Regional Planning Commission being present were Cliff Longpre, Ian Bender, T Southwell, Fred Young, and Mary Axworthy

Property owners, Robert Capley, Global Trading Company Ltd, and Falcon Industrial Properties Ltd all supported the application for annexation, and were represented by Eugene Collins, Engineer

The said territory lies to the south of the Village abutting Highway 2A. The northern quarter section (S E 26-28-1-5) is crossed by the Canadian Pacific Railway right-of-way, with a junction to the Cremona Subdivision. Portions of the south-east quarter of section 26 are low lying "slough" lands and are not in agricultural production. The balance of the said territory is classified in the Canada Land Inventory as Class 2¹ soils

The Village's position was put forth by Ian Bender who argued that the territory was ideally suited for industrial purposes having railway and highway access. The territory could be serviced within the existing utility plant capacity, the Village having sufficient sewage lagoon and water storage capacity

It was stated that the Village then had no sites available for industry and that land was required to accommodate new industries, to permit the relocation of industries presently located in the Village's commercial zone and to alleviate pressures for further industrial development within the Village's commercial zone

The past history of the Village was reviewed by Mr Crockett. Crossfield's growth in the past had been hampered by the lack of water. This had been overcome with the building of the water line south from the Red Deer River to service communities along its route. A further limitation was imposed by a sour gas line to the west of the Village. This is to be relocated to permit residential development along the western boundary. Because the Village was within commuting distance of the City of Calgary, and as interest had already been indicated, population growth was anticipated. The inclusion of industrial lands within the Town would permit a more balanced tax structure to develop, provide room for relocation and expansion of existing businesses within the Village, such as machinery dealerships, and free formerly occupied lands for more intensive compatible commercial developments

The Board was advised that the Calgary Regional Planning Commission, by resolution dated September 8, 1978, " support the full annexation as proposed by the Village of Crossfield "

Mr Collins, on behalf of the owners, advised the Board that a large portion of the south-east quarter of section 26 had already been requested for industrial sites. Utility and road servicing would be constructed in accordance with a development agreement with the Village and at no expense to the Village.

Alberta Transportation, by letter dated August 3, 1978, expressed certain concerns on provision for sufficient right of way, access control and buffering. Mr Collins advised the Board that these concerns would be met.

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

1 That the Village of Crossfield is and will continue, because of its proximity to the City of Calgary, to resource development in the gas industry, and a stable agricultural community, to grow

2 That additional land is required for the industrial needs of the Village

3 That the said territory is a logical extension to the Village and may be readily and economically serviced

4 That the application for the annexation of the said territory to the Village of Crossfield should be granted in full

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 Village of Crossfield, in the Province of Alberta and thereupon be separated from the Municipal District of Rocky View No. 44 the following described territory:

The south east quarter of section 26, township 28, range 1, west of the fifth meridian. Excepting thereout Road Plan 741 0378.

All that portion of the east-west government road allowance adjoining the south boundary of the south-east quarter of section 26, township 28, range 1, west of the fifth meridian which lies west of the production north and south across the said road allowance of the westerly limit of Road Plan 741 0378.

All that portion of the north-east quarter of section 23, township 28, range 1, west of the fifth meridian which lies east of the easterly boundaries of the railway's right-of-way as shown on railway plans R Y 9 and 5287 J K, excepting thereout Road Plan 741 0378.

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

II That any taxes owing to the Municipal District of Rocky View No. 44 as at December 31, 1978, in respect of the aforementioned properties shall transfer to and become payable to the Village of Crossfield together with any lawful penalties and costs levied thereon in respect of any such taxes, however, upon the Village of Crossfield collecting any or all of such taxes, penalties or costs, such collection shall forthwith be paid by the Village to the Municipal District of Rocky View No. 44.

III That the assessor for the Village of Crossfield 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 Village so that the assessment thereof shall be fair and equitable with other lands and assessable improvements in the Village of Crossfield.

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 Village of Crossfield, 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 1st day of January, 1979

Dated and signed at the City of Edmonton, in the Province of Alberta, this 17th day of November, 1978

Certified a true copy,
R MYRONIUK, Acting Secretary

LOCAL AUTHORITIES BOARD,
Dr D A BANCROFT, Chairman,
TOM LAUDER, Member,
JOHN A HAMMOND, Member

