

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 Village of Millet,
Alberta petitioning for annexa-
tion of certain territory lying
southwesterly and immediately
adjacent to the said Town.

Pursuant to an application by the Village of Millet petitioning for annexation of certain territory described at schedule "B" attached to this Order and which territory lies immediately adjacent to the Village of Millet, Alberta and its separation from the County of Wetaskiwin No. 10, the Board held a public hearing of the matter in the Village of Millet on Wednesday, October 1st, 1975.

Representing the village was Mayor Ken Ogston, councillors Harry Wagner and A. Kilbourne. Submission was also made on behalf of the village by the developer for the proposed annexation area, B. & H. Homes Edmonton Ltd. who were represented by Solicitor Don Boyer, Consulting Engineer Tom Baba and President of B. & H. Homes Mr. Henry Van Oasen.

The County of Wetaskiwin No. 10 was not represented at the hearing but submitted by a letter dated April 16th, 1975 that council of the county had no objections to the proposed annexation.

Representing the Battle River Planning Commission was Director Bob Botham and Planner Ken Hample.

Alberta Transportation was not represented at the hearing but submitted by letter dated May 27, 1975 signed by R. H. Cronkhite, assistant deputy minister of engineering "that the proposed annexation will not conflict directly with highway plans. It should be noted, however, that access to Highway 2A will be restricted and planning of areas requiring additional access should be based on a spacing of one-half mile between the highway access points."

No submissions either at the hearing or by letter were received from Alberta Environment and Alberta Environment Conservation Authority.

Letters of no objection were on file with the Board from property owners J. A. Moonen, Edward T. Moonen and the Village of Millet. No response was received from other property owners in the proposed annexation area.

The Village of Millet submitted to the Board that the proposed annexation area was required to provide residential development to supply an increasing demand for dwelling sites which could not be served by land presently within the village, the undeveloped land within the village being too costly to develop from a sewage disposal standpoint because of the topography. The village felt that the proposed annexation area was a logical extension being serviceable as to sewage and water and also having excellent potential for recreational lands in the periphery.

Representatives of B. & H. Homes Edmonton Ltd. stated in support of the village's application that they felt there was a demand for lower priced homes and that they would be able to construct homes in the proposed annexation area for approximately \$12,000.00 less than they can be built in Edmonton. They did not anticipate any major difficulties relating to servicing and access.

The Battle River Planning Commission supported the application for annexation on the grounds that the area was the most easily serviced, the soil in the area proposed had very severe limitations as to agricultural capability, access problems were minimal, and there was a demand for residential development in the area. The commission added that they would encourage a planned, orderly paced development.

After considering all of the evidence that was presented to it, the Board has reached the following conclusions:

1. That undeveloped land presently situated within the present village limits is either too costly to service or is unsuitable for residential development.

2. The area proposed for annexation can be readily serviced as to both water and sewer, has limited problems relating to access, and will provide desirable land for future recreational development.

3. The provision of housing being developed at a cost considerably less than that in the major urban areas is desirable in light of announced provincial policy relating to the encouragement of growth away from these large urban areas.

4. The land being proposed for development will not remove good agricultural land from production.

5. The proposed annexation will give the village jurisdiction over its present sewage lagoon.

DEC. 31, 1975

It is ordered, therefore, as follows:

I. That there be annexed to the Village of Millet in the Province of Alberta and thereupon be separated from the County of Wetaskiwin No. 10 the territory described on schedule "B" attached and forming a part of this Order. (A sketch showing the general location of the annexed lands is attached as schedule "A" to this Order.)

II. That any taxes owing to the County of Wetaskiwin No. 10 as at December 31, 1975 in respect of the aforementioned annexed property shall transfer to and become payable to the Village of Millet, together with the amount of any lawful penalties and costs levied thereon in respect of such taxes; however, upon the Village of Millet collecting any or all of the said taxes, penalties or costs, such collections shall forthwith be paid by the village to the County of Wetaskiwin No. 10.

III. That the assessor for the Village of Millet shall for taxation purposes in the year 1976 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 related 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 1976, re-assess or re-value, as the case may be, all the 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 Millet, so that the assessment or valuation thereof 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, 1976.

Dated and signed at the City of Edmonton, in the Province of Alberta, this 4th day of December, 1975.

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

Certified a true copy,

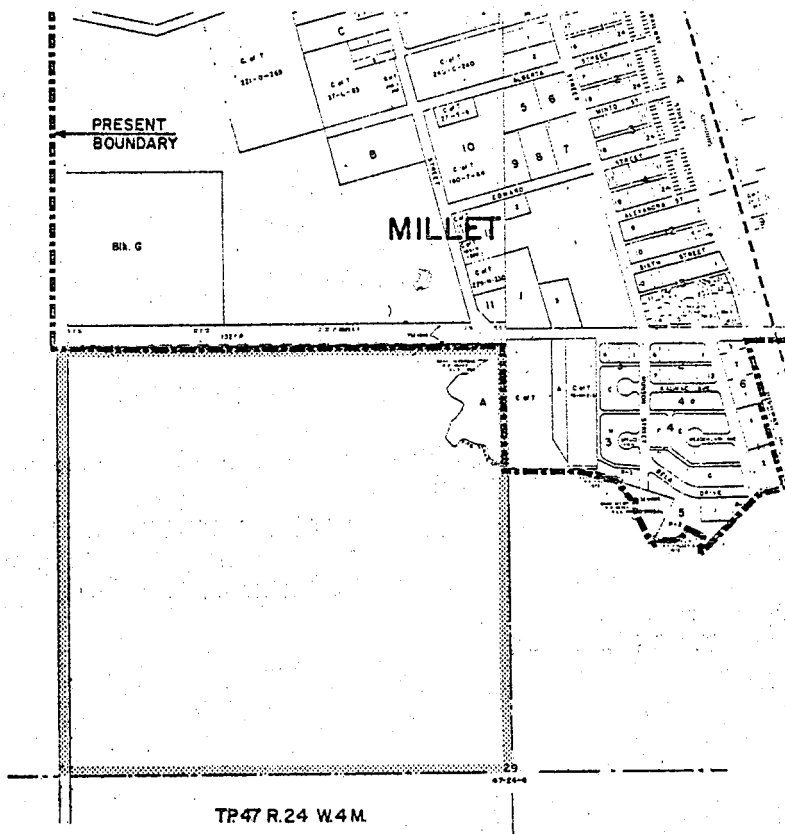
B. CLARK, Secretary.

SCHEDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION
OF THE AREAS AFFECTED BY ORDER No. 8307

EFFECTIVE DATE: JANUARY 1, 1976

 AFFECTED AREA(S)



SCHEDULE "B" to Board Order No. 8307

A detailed description of territory sought for annexation and annexed to the Village of Millet, Alberta pursuant to Local Authorities Board Order No. 8307.

Firstly: The north-west quarter of section 29, township 47, range 24, west of the fourth meridian excepting thereout the road as shown on road plan 1327 R.

Secondly: The north/south government road allowance adjoining the west boundary of the north-west quarter of section 29, township 47, range 24, west of the fourth meridian.
