

TOWN OF RAYMOND

Order No. 19287

File No. RAYM/T-1

IN THE MATTER OF THE "Municipal Government Act":

AND IN THE MATTER OF THE "County Act":

AND IN THE MATTER OF an application by the Council of the Town of Raymond, in the Province of Alberta, to annex certain territory lying immediately adjacent thereto and thereby its separation from the County of Warner No. 5.

Pursuant to Section 20 of the Municipal Government Act, the Council of the Town of Raymond, in the Province of Alberta, petitioned the Local Authorities Board for the Province of Alberta, for the annexation to the Town of all that territory described as follows:

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION FOUR (4), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, WHICH LIES WESTERLY OF THE MOST EASTERLY LIMIT OF PLAN OF SURVEY 2110 J.K.

ALL THAT PORTION OF THE NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE NORTH WEST QUARTER OF SECTION FOUR (4), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, WHICH LIES NORTH OF THE PRODUCTION SOUTH WEST OF THE MOST SOUTH EASTERLY LIMIT OF PLAN OF SURVEY 2110 J.K.

THE MOST EASTERLY SIXTEEN AND ONE HALF (16.5) FEET OF THE NORTH EAST QUARTER OF SECTION FIVE (5), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, EXCEPTING THEREOUT THAT PORTION WHICH LIES SOUTH OF THE PRODUCTION NORTH EASTERLY OF THE MOST SOUTH EASTERLY LIMIT, HAVING A BEARING OF NORTH TWENTY-ONE (21) DEGREES, FIFTEEN (15) MINUTES EAST, OF THE ROAD AS SHOWN ON PLAN 1092 H.C.

ALL THAT PORTION OF SECTION NINE (9), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, WHICH LIES WESTERLY OF THE EASTERLY LIMITS OF PLANS OF SURVEY 2110 J.K. AND I.R.R. 40 AND NOT WITHIN THE TOWN OF RAYMOND

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, CONTAINED IN ROAD PLAN 5527 H.X. WHICH LIES WEST OF THE PRODUCTION NORTH OF THE EAST LIMIT OF PLAN OF SURVEY I.R.R. 40

ALL THAT PORTION OF THE EAST WEST GOVERNMENT ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF THE SOUTH HALF OF SECTION SIXTEEN (16), TOWNSHIP (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, WHICH LIES WEST OF THE PRODUCTION NORTH OF THE EAST LIMIT OF PLAN OF SURVEY I.R.R. 40 AND NOT WITHIN THE TOWN OF RAYMOND

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION SIXTEEN (16), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, DESCRIBED AS FOLLOWS:

(a) PARCEL "A" AS SHOWN ON PLAN OF SURVEY R.W. 529

(b) LYING NORTHERLY OF THE SOUTHERLY LIMIT OF ROAD PLAN 5931 H.I.

ALL THAT PORTION OF THE WEST HALF OF SECTION SIXTEEN (16), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, WHICH LIES SOUTH OF THE NORTH WESTERLY LIMIT OF PLAN OF SURVEY R.Y. 20 AND NOT WITHIN THE TOWN OF RAYMOND

ALL THAT PORTION OF THE SOUTH HALF OF SECTION TWENTY-ONE (21), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, WHICH LIES SOUTH OF THE NORTH WESTERLY LIMIT OF PLAN OF SURVEY R.Y. 20

THE ABOVE DESCRIBED LANDS CONTAIN TWO HUNDRED FORTY SIX AND FIFTY-FOUR HUNDREDTHS (246.54) HECTARES, (609.18 ACRES), MORE OR LESS

(hereinafter called "the said territory")

which lies immediately adjacent to the Town of Raymond, and thereby its separation from the County of Warner No. 5, and in respect to which the Board held a public hearing into the matter commencing on September 20 and reconvening October 25, 1989.

Representing the Town of Raymond were Councillor Jerald Palmer, Brad Watson, Municipal Administrator, and Bob Fletcher, Solicitor.

The County of Warner No. 5 was represented by Reeve Marvin Dahl, Councillor Robert Grbavac and Wayne Petersen, Solicitor.

The Oldman River Regional Planning Commission was represented by Werner Fischer and George Kuhl, Planners.

The Raymond Irrigation District was represented by Ross Wilde, Solicitor.

Landowners making representations included Parrish & Heimbecker Limited, represented by Keith Gray and Wayne Petersen, Solicitor, Robert Gibb, Robert Brandley, Weldon Thompson, Jim Larson, Bryant Berry and Margaret Baker. Several other landowners including G. & P. Anderson, Cominco Ltd., M. Holt, K. & A. Wysoski and the Department of Public Works, Supply and Services had made earlier written submissions.

The said territory is an irregular rectangular shaped parcel of land contiguous to the Town of Raymond's eastern boundary and for ease of description will be identified as Blocks 1, 2 and 3. In total there are thirty subdivided parcels and nine surveyed rights of way not including the statutory roadways. The Town owns approximately 22% of the said territory.

Block 1 is an irregular triangular shaped area lying south of Highway No. 52. The Block is bounded on the west by the Town and on the southeast by an irrigation and drainage channel. The Block consists of fifteen surveyed parcels of varying sizes and shapes. The Raymond Irrigation District storage reservoir and main canal of 62.3 acres occupies part of the southern portion. Within the Block there are five Town owned parcels totalling 112.16 acres which includes the Town's water storage reservoir. Approximately 75 acres of that land are used by the Raymond Golf Course for a nine hole course. Another 6.7 acres are used for park purposes and by the Raymond Stampede Association. The remaining parcels are in either country residential or agricultural uses. The soils are predominantly Class 2C under the Canada Land Inventory (CLI) agricultural rating system with some Class 5W. The topography slopes towards the northeast with some depressional areas.

Block 2 is a rectangular shaped area lying north of Highway No. 52 bounded on the west by the Town, on the east by an irrigation and drainage channel and and on the north by a County road. The Block includes three country residential acreages, the Raymond Home and approximately 180 acres of farmland. The soils and topography are similar to Block 1.

Block 3 is an irregular rectangular shaped area bound on the north by the Canadian Pacific Railway line, County roads on the south and east and the Town on the west. The Town of Raymond owns 29.39 acres on which the sewage lagoon is located. The Irrigation District owns 25.81 acres and Parrish and Heimbecker own 36.18 acres, which is the former site of the Raymond Sugar Refinery. Another two parcels are privately owned. The soils and topography are similar to Block 1.

Raymond was incorporated as a Village in 1902, the product of Mormon settlers, irrigated land development and a sugar beet and wheat economy. By 1903 when Raymond obtained Town status, the population was approaching 1,500. On May 27, 1904, a townsite subdivision plan incorporating approximately 2,670 acres was registered. Residential lots varied from one to two acres within the core, increasing to five and ten acres in the outlying areas intended for livestock and fodder production. The long term expectation was that as the population grew the larger lots would be subdivided for residential purposes and further outlying areas would be incorporated for livestock use. Subsequently, before population expansion warranted, another 2,400 acres surrounding the Town were subdivided into ten acre lots.

A flour mill and sugar refinery were established, but the latter closed in 1913 during the "wheat boom". Although the sugar refinery reopened in 1925, it never achieved former production. By 1965, after refineries had been built in Picture Butte and Taber, the sugar refinery ceased operations which resulted in a population decline. The Town of Raymond's 1962 population of 2,362 had declined to 1,950 by 1966, and by 1976 population had stabilized at 2,290. In the following decade, population increased to 3,145 in 1984 and held constant at that level to 1986. Locally, Raymond serves as a bedroom community for Lethbridge and as a service centre for the surrounding rural area, but by 1988 the Town's population had again declined to 2,957.

Since registering the townsite plan in 1904, the Town of Raymond has had several separations, most recently in 1974, which reduced the area of the Town to approximately 1,080 acres.

The Town has a potential labour force of approximately 1,815 although only 60% are currently employed in the Town. Of those employed, 70% are employed in the trades, community, business, personal service and public service sectors. Less than 15% are employed in the primary industry and manufacturing sectors. Five manufacturers employing 18 to 40 persons are presently operating in the Town.

The Town of Raymond, located less than thirty miles southeast of Lethbridge, is supplied with utilities, water and sewer, medical, educational and recreational services. The Town has very limited tourist facilities, an ample housing supply and apartment vacancies were approximately 17% in early 1988.

Approximately one-third of the area within the Town is developed, mostly for residential purposes. The Town's total 1988 assessment of \$37,646,200 consisted of 86% residential and farmland with the remaining 14% being commercial and industrial.

The Town of Raymond stated that Town Council had endorsed eight reasons for annexation of the said territory at its February 7, 1989 meeting.

1. The 141.55 acres owned by the Town, which consist of the water storage reservoir, sewage lagoon and lift station, park and stampede grounds, and golf course, could be more efficiently administered if under Town jurisdiction.
2. The 329.75 acres north of Highway No. 52 are needed to supplement the Town's remaining 10 acres of vacant industrial land to attract industry and promote the expansion of its economy.
3. The annexation of those lands for industrial use would increase the Town's current small industrial assessment base of 0.4%.
4. Annexation of the small fragmented parcels would provide planning control as they are not controlled by the Raymond Fringe Area Structure Plan administered by the County.
5. The lands owned by Parrish & Heimbecker, Cominco, and the Department of Public Works, Supply and Services are identified with the community's history.
6. Future improvements to the sewage treatment plant and lagoon could be more conveniently undertaken within the Town's jurisdiction.
7. Annexation would incorporate all of four certificates of title that are presently bisected by the Town's boundaries.
8. The Town's east boundary would be rationalized using the natural physical boundary formed by the irrigation canal right of way.

The Town emphasized that administratively it would be more convenient if the water storage and sewage disposal facilities are within its jurisdiction. The Town expressed the view that there had been previous problems both with the County and the Raymond Irrigation District because the land is outside the Town's jurisdiction.

The Town also stated that it is aggressively marketing its industrial potential internationally and that the Town sometimes had requests from among the seventy average annual inquiries it received for 100 and 200 acre industrial sites. Since some of the said territory is already serviced by water and sewer it would be more efficient than developing the land in the south part of Town where fifteen feet deep sewer lines are required.

The Town acknowledged low residential density development within the Town but stated that the original townsite design made subdivision and replotting difficult, consequently some of the vacant land is considered undevelopable. The Town believes that approximately two thirds of the Town is already developed.

The Town expressed the view that notwithstanding the Raymond Fringe Area Structure Plan, the County is not referring development applications within the fringe area to the Town. This made it imperative to gain planning control as well as obtain an industrial land base north of Highway No. 52. Most of the undeveloped lands south of Highway No. 52 would ultimately be required for residential and recreational purposes.

The Town believes that the site of the abandoned Raymond Sugar Refinery and the Raymond Home are an integral part of the community and should be within the Town's jurisdiction.

The Town of Raymond acknowledged that the majority of the landowners opposed the application. Aside from the Town as a landowner, four landowners had expressed no opinion, two had given unconditional support, two gave conditional support provided they receive free utility installation or reduced taxes and eleven landowners controlling approximately 64% of the area objected in varying degrees. The Town admitted that even after extending a ten year municipal tax shield to the landowners subject to renewal and guaranteeing taxes to remain comparable to the County's rates unless the lands are either subdivided, redesignated to uses other than agriculture, or municipal water and sewer lines provided, only one landowner accepted unconditionally and two others conditionally.

The Town of Raymond admitted under cross-examination that (a) it had never requested the County to refer development applications within the fringe area for the Town's review; (b) the level of co-operation between the Town and the County is not as positive as it should be with matters pertaining to economic development even though the Town participated in the County Economic Development Committee; (c) there are no specific examples where the management of Town owned lands and facilities located in the County had been hindered and; (d) the utilities provided to County landowners are on a "fee for service basis" and are not subsidized by Town ratepayers in that the fees charged within the Town are approximately one half of those charged to the County landowners.

The County of Warner No. 5 advised that their Council opposed the annexation application at their February 21, 1989, meeting. The County contended that the Town had not presented any evidence establishing need and that the Board should terminate the hearing as the County considered the application to be a "non-suit".

The County admitted that it had not submitted development applications within the fringe area to the Town as they did not involve subdivision but stated that the County is prepared to do so. The County also demonstrated that it has been co-operating in assisting with the management of Town owned lands and facilities within the County and invited the Town to participate in the County Economic Development Committee.

The County concluded that the Town's application is an effort to enhance the tax base by \$25,000 to \$35,000 annually. In the County's view, the Town's efforts in economic development resulted in the use of no more than four acres of the seventeen acres that the Town had disposed of in the past eight years. The County was unaware of the Town's seventy inquiries per year and suggested this is indicative of a 1984 assessment made by Woods Gordon for the Oldman River Regional Planning Commission entitled "Lethbridge Environs Sub-Region Economic Study - The Development Programme" which the County tabled with the Board. The report had identified numerous community economic development constraints including "limited commercial development potential; lack of team work among local business community, too much talk and no action."

The Oldman River Regional Planning Commission provided copies of the Town's General Municipal Plan, the Raymond Fringe Area Report and the County's Area Structure Plan as well as the Planning Commission's assessment of the Town's annexation application.

The Town's General Municipal Plan was adopted in 1984 and is based in part upon a 1983 Background Paper on Economic Activity and Population Growth. That paper cited land availability, a latent labour force and available municipal services as the Town's positive factors. Negative factors were the Town's proximity to Lethbridge and the less than average number of young people remaining in the Town. Approximately 30% of the Town's labour force works in Lethbridge. The background paper recommended the active promotion of industrial land and the enhancement of the central business district by discouraging strip developments and the upgrading of existing facilities. The General Plan, using a projected population ranging from 5,002 to 6,034 by the year 2001 estimated an additional gross residential acreage of 182 to 262 acres based on 3.3 persons per household and an average density of 3.7 dwelling units per acre. The Report concluded that since there were approximately 370 acres of vacant undeveloped residential land available, no annexation would be required for residential purposes. Industrial land annexation to the northeast should be considered if industrial expansion warranted. The water service capacity was estimated at 5,000 persons and the sewer capacity at 4,000 persons.

The 1984 County of Warner No. 5 Raymond Fringe Area Structure Plan includes the said territory. The Plan stipulates that the County will refer all development applications to the Town. Development is defined as including (a) excavations and stockpiles; (b) the construction, repair, replacement or addition of a building; (c) the change in use of land or building.

The Staff Report of the Oldman River Regional Planning Commission stated that the Town's average annual growth between 1966 and 1986 had been 2.6%. Assuming a moderate annual growth of 2.5% with 3.2 to 3.5 persons per household and an average density of 2.8 to 3.3 dwelling units per gross acre, Raymond would require between 132 to 200 acres of vacant undeveloped residential land within 20 years. The Commission now estimated the Town had 255 acres of such land available and did not believe that annexation of additional residential land is now warranted and acknowledged the Town's inefficient use of land.

The Planning Commission is of the view that approximately fifteen acres of vacant industrial land is available within the Town, which is considered very low compared to other communities. Since 1981 the Town's consumption rate has been approximately 4.5 acres per year and the Planning Commission estimated that the Town could consume 75 to 100 acres of industrial land during the next 20 years. Blocks 2 and 3 north of Highway No. 52 contain approximately 145 acres of potential industrial land not dedicated to other uses and readily available for servicing.

The Staff Report confirmed that in Blocks 1 and 2, one Town parcel and the Mullin, Wyoski and Larson properties are serviced by water and the St. Patrick's Savings and Credit Union parcel has both water and sewer. In Block 2 the Brandley property has water, the Thompson and Department of Public Works Supply and Services parcels are serviced with water and sewer. In Block 3 the Anderson, Baker and one Parrish and Heimbecker property are serviced with Town water.

The Planning Commission did not believe that Town ownership is a sufficient reason for annexation, but did believe that additional industrial lands are required. Notwithstanding the Town's low industrial assessment base, the Commission did not accept that as a reason for annexation. The Commission expressed the view that comprehensive servicing of the said territory could only be achieved through annexation. The Town's argument for annexation based

on historical grounds was rejected. The Commission noted that although there is some merit in the Town's position with regard to sewage upgrading and rationalization of boundaries, this conflicted with the County's objectives. The Commission concluded that Block 3 should not be annexed.

The Raymond Irrigation District initially objected to the annexation, but in an effort to be co-operative and still exercise its responsibilities, conditionally agreed provided that (a) annexation would not result in additional costs to the District; (b) the water rates would be commuted at a cost of \$49,696.20; (c) that the District be reimbursed for the \$10,000 cost of the lateral 12 crossing of Highway No. 52, and; (d) that the Town or landowners take responsibilities for the delivery of water from a designated point to the southernmost point of the said territory.

The Irrigation District also confirmed that it had no problems with the Town's management of the District's lands and facilities within the County.

Parrish and Heimbecker Limited advised that their county elevator received minimal services from the Town, for which it is reimbursed, and that the water line had been installed at their cost. The assessment of the property would increase by approximately 33% which would be passed on to County ratepayers. Parrish and Heimbecker Limited advised that services are normally obtained from the County and nearly all their revenues are derived from County landowners. Parrish and Heimbecker Limited opposed the application.

None of the landowners represented at the hearing supported the application. They all expressed satisfaction with the level of services provided by the County. Those owners that obtained water or sewer services from the Town had paid for the installation costs and are paying commercial rates for the utilities.

The landowners expressed the view that the Town had not demonstrated need for the land and that the Town should better manage its own residential land and rezone land for industrial use.

The view was also expressed that the Town would adversely affect their agricultural operations by subjecting them to urban standards. Concern was also expressed that good quality irrigated agricultural land would be taken out of food production.

Most landowners also opposed the application as annexation would result in higher property taxes.

The only unconditional consent to the application was given by Mrs. Wysoski and the Department of Public Works, Supply and Services.

Alberta Environment and Alberta Transportation and Utilities had earlier submitted briefs stating that the Departments did not object to the application. The Energy Resources Conservation Board advised that there are no sour gas facilities in the said territory. Alberta Agricultural provided no views to the Board.

The Board, having considered the evidence received at the hearing, has reached the following conclusions:

1. That no evidence was presented supporting the Town's position that the Town lands and facilities had been inefficiently administered or that their management had been hampered because of location or jurisdiction.

The County and the Irrigation District gave evidence that they had co-operated in the management of Town owned lands and facilities.

2. That the evidence presented by the Oldman River Regional Planning Commission, based on what the Board believes to be an optimistic population growth, demonstrated that no additional lands need be annexed for residential purposes during the next 20 to 25 years. The Board is of the view that replotting and further subdivision of the inefficiently developed or sparsely developed residential areas would ensure the Town an adequate reserve of residential, as well as some industrial land, for a considerable period of time.
3. That the Town has an inordinately low industrial assessment base. The Board is not convinced however that this is necessarily related to the supply of industrial land. The situation has existed from the time that the Town was incorporated. There is no evidence that the Town ever attempted to have the sugar refinery lands annexed while it was in operation and generating a much greater revenue than it currently does. With some of the employees housed in the Town at that time, there may have been some justification. Notwithstanding the Town's current efforts in industrialization, the Board believes there would be greater merit if the Town were to emphasize its co-operation with the County rather than attempting to compete. Such efforts could lead to an increase in the Town's population, the attraction of ancillary industry and the revitalization of its commercial district. In the Board's view, there is some validity in the Woods Gordon observations implying that the Town's industrial development strategy has not been fully supported by its residents.
4. That the Raymond Fringe Area Structure Plan is applicable to the said territory giving the Town a reasonable degree of development control. The fact that referrals are not being made as provided for by the by-law is something both municipalities must address. There is little purpose in joint planning and enactment of by-laws if the two parties fail to follow their commitments.
5. That the Town's contention that the former Raymond Sugar Refinery lands, the Raymond Stampede lands and the Raymond Home lands should be annexed for historical reasons is not particularly persuasive. The Board recognizes however that a portion of these latter two parcels are already within the Town and that the Raymond Home is probably a more urban identified institutional use than rural related.
6. That the Town did not demonstrate the need for additional residential lands. The Town demonstrated a weakness in its industrial land base which the Board believes can be resolved through the development of a community strategy, the replotting and redesignation of underdeveloped residential lands abutting its industrial area and the railroad tracks and in co-operation with the County Economic Development Council. In addition the Board concurs that the certificates of title split by municipal boundary would be more appropriately within the Town. This in itself would provide some additional industrial land to the Town.
7. That the said application to annex the said territory by the Town of Raymond 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 Raymond, in the Province of Alberta, and thereupon be separated from the County of Warner No. 5 the following described territory:

ALL THAT PORTION OF THE WEST HALF OF SECTION SIXTEEN (16), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF RAYMOND AND DESCRIBED AS FOLLOWS:

- a) THAT PORTION OF PARCEL "A" AS SHOWN ON PLAN 6804 D.P. WHICH LIES TO THE SOUTH OF THE ROADWAY AS SHOWN ON PLAN 5931 H.I. AND TO THE WEST OF A LINE DRAWN PARALLEL WITH AND 476 FEET PERPENDICULARLY EAST OF THE WEST BOUNDARY OF THE SAID PARCEL

- b) PARCEL "C" AS SHOWN ON PLAN 17 E.X.

ALL THAT PORTION OF THE WEST HALF OF SECTION NINE (9), TOWNSHIP SIX (6), RANGE TWENTY (20), WEST OF THE 4TH MERIDIAN, NOT WITHIN THE TOWN OF RAYMOND AND DESCRIBED AS FOLLOWS:

- a) BLOCK A, AS SHOWN ON PLAN 7391 C.T.

- b) FIRST STREET NORTH, FIRST STREET SOUTH AND EAST PARK STREET ALL AS SHOWN ON PLAN 7391 C.T.

- c) THAT PORTION OF BLOCK NINE (9) WHICH LIES TO THE WEST OF THE SOUTHERLY PRODUCTION OF THE WESTERN BOUNDARY OF BLOCK EIGHT (8), ALL AS SHOWN ON PLAN 7391 C.T.

- d) COMMENCING AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTH WEST QUARTER OF THE SAID SECTION WITH THE EASTERN LIMIT OF FOURTH STREET EAST AS SAID STREET IS SHOWN ON PLAN 2039 I., THENCE SOUTHERLY ALONG SAID LIMIT OF SAID STREET 165 FEET, THENCE EASTERLY PARALLEL WITH SAID NORTH BOUNDARY 264 FEET, THENCE NORTHERLY PARALLEL WITH SAID LIMIT OF SAID STREET TO THE SAID NORTH BOUNDARY, THENCE WESTERLY ALONG SAID NORTH BOUNDARY TO THE POINT OF COMMENCEMENT

ALL GOVERNMENT ROAD ALLOWANCES ADJOINING THE ABOVE DESCRIBED LANDS

THE ABOVE DESCRIBED LANDS CONTAIN NINETEEN AND FIFTY-ONE HUNDREDTHS (19.51) HECTARES, (48.22 ACRES), MORE OR LESS.

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

- II. That any taxes owing to the County of Warner No. 5 as at December 31, 1989, in respect of the aforementioned properties shall transfer to and become payable to the Town of Raymond together with any lawful penalties and costs levied thereon in respect of any such taxes; however, upon the Town of Raymond collecting any or all of such taxes, penalties or costs, such collection shall forthwith be paid by the Town to the County of Warner No. 5.

- III. That the assessor for the Town of Raymond shall, for taxation purposes in the year 1990, reassess 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 Raymond, 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 1990, reassess or revalue, 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 Raymond, 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 Thirty-first (31st) day of December, 1989.

DATED and signed at the City of Edmonton, in the Province of Alberta, this 12th day of December, 1989.

LOCAL AUTHORITIES BOARD

(SGD.) B. T. CLARK
ACTING CHAIRMAN

(SGD.) H. W. THIESSEN
MEMBER

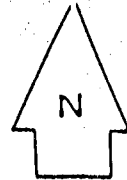
CERTIFIED A TRUE COPY:


A/SECRETARY

SCHEDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION OF THE
AREAS AFFECTED BY BOARD ORDER No. 19287

EFFECTIVE DATE: DECEMBER 31, 1989



AREA ANNEXED



AREA APPLIED FOR BUT NOT ANNEXED

