

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 Vegreville, Alberta for  
: annexation of certain territory  
: lying immediately adjacent thereto.

Pursuant to an application by the Council of the Town of Vegreville, in the Province of Alberta, petitioning for the annexation of territory described on Schedule "B" attached to this Order, the Board conducted a public hearing of the matter in the said Town commencing on Wednesday, February 25, 1976 and reconvened on Tuesday, March 7, 1976; on Tuesday, April 20, 1976; on Tuesday, May 4, 1976 and reconvened for the last time on Tuesday, May 25, 1976 with completion date being May 28, 1976.

The Town of Vegreville was represented by Mr. John Butler, Solicitor of the firm of Parlee, Irving et al; and by Engineering Consultants, Mr. E. W. Luchka and Mr. Peter Bailey of the firm of Associated Engineering Services Ltd.; Mr. K. C. Mackenzie of K. C. Mackenzie and Associates Ltd., Urban Planners, and his associate Mrs. O. Lovatt; Peter C. Nichols of Peter C. Nichols and Associates Ltd., Economic Consultants; Mr. A. Gordichuk of the Provincial Planning Branch; and Mr. Ray Pyne of the Department of Business Development and Tourism. The Town was also represented by Mayor Virgil Moshansky, Councillor Mrs. McKenzie and Town Administrator, Garnet Burnstad.

Representing the County of Minburn No. 27 was Solicitor, Alan Brownlee of the firm of Brownlee Fryett et al, who called as expert witnesses Mr. D. Makale of the planning firm of Makale, Holloway and Associates Ltd., and Miss J. Wetzel of the same firm. Also present on behalf of the County were Reeve A. Roland and Secretary Treasurer J. Vogelaar.

Mr. D. Finlay, Solicitor with the firm of Purvis, Johnson et al, represented property owners Hopper, Shewchuk, Seniuk and Nawrot.

Also appearing at the hearing at the request of both the Town of Vegreville and the County of Minburn were principal co-authors of a report commissioned by the Department of Public Works and Housing entitled "Alberta Environmental Laboratory and Research Centre, Vegreville: An Impact Assessment", being Dr. I. Robinson, Dr. D. Detomasi and Mr. B. Quickfall.

Property owner W. Lemiski appeared on his own behalf.

The Provincial Planning Branch, Alberta Transportation and Alberta Environment were not represented at the hearing.

The Board was in receipt of numerous letters from property owners; the following persons consenting to the annexation: S. Rothenburger, Mr. and Mrs. Dmytryk, J. Engel, A. Hall, L. Welin, F. Yasinski, Mr. and Mrs. Demers, O. Lakusta, J. Hoffman, M. Ferguson, N. Hunka, P. Esak, S. Tillapaugh, M. Charuk, T. Rawliuk, N. Lopatka, M. Chaykowski and W. Lemiski. Letters against annexation were received from M. Black, R. Hunka, W. Hopper, N. Shewchuk and W. Nawrot. There was also a letter received from residents of the trailer park situated within the County signed by twenty-three persons stating their objection to the proposed annexation.

The Board was in receipt of a letter dated February 24, 1976 from the Vegreville Fish and Game and Gun Club Association regarding the North West quarter of Section Twenty-nine (29), expressing some concern and raising certain questions, but neither stating that it was against nor for the proposed annexation.

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A letter from Alberta Transportation signed by R. H. Cronkhite, Assistant Deputy Minister of Engineering, dated April 3, 1975, was received stating that the proposed annexation did not conflict with the proposed Vegreville by-pass except at the south west corner of the South West Quarter of Section Twenty-three (23), Township Fifty-two (52), Range Fifteen (15), West of the Fourth Meridian. It also stated that as the proposed annexation was very large, it was recommended that it only be considered when supported by a transportation plan outlining arterial routes and future connections to the proposed by-pass and in this regard the Department wished to participate in the development of such a transportation plan. It also noted that it would be necessary to protect the present highway by exercising access control and noise attenuation treatment.

Alberta Lands and Forests submitted a letter signed by C. E. Pacquin, Director of Lands, dated January 23, 1976, stating that the Department had no objection to the annexation by the Town of any of the public lands listed in the Schedule attached to the Public Notice. Alberta Environment submitted a letter to the Board dated September 10, 1974, signed by Mr. E. Ballantine, Deputy Minister, stating that the Department had no objections to the annexation of those portions of the land described which are the property of the Alberta Government and come under the control of Alberta Environment.

The application for annexation by the Town of Vegreville had developed over a period of time during which the Town Council was studying and considering two draft general plans. In 1973 the Provincial Planning Branch undertook to prepare a general plan for the Town, Mr. Al Gordichuk being the planner in charge of the project. Although Mr. Gordichuk's general plan was not adopted by the Town, much of the information contained in that study was later used in the development of the application and arguments for the application to annex as contained in the Petition of 1975. A subsequent draft by the firm of Strong, Lamb and Nelson was similarly not adopted by Council, however, the Board was concerned that the background information provided by Mr. Gordichuk's studies should be available to the parties interested in the present application. Mr. Gordichuk was examined by the representative of the Town of Vegreville, the County of Minburn and other interested parties.

In his testimony Mr. Gordichuk explained certain sections of his study and his draft general plan. He outlined for the hearing, a series of investigations as to current populations in the Town of Vegreville, showing the general location for some 3,700 persons in developed areas within the present boundaries. In addition to the population presently served and located within the Town, Mr. Gordichuk discovered land available within the current Town which could accommodate by infilling and further development an additional 2,700 persons, using approximately 200 vacant acres presently lying within the Town boundaries. For further expansion and growth of the Town and to permit some flexibility as to pace and sequence of development, Mr. Gordichuk's draft considerations involved thought of some annexation for residential purposes.

Mr. Gordichuk explained to the hearing that following his study in 1974, he came to certain tentative conclusions regarding the need for the Town to annex additional lands from the County in order to accommodate the anticipated growth and to control development according to a comprehensive plan. He further observed and quoted from his draft general plan that annexation should be seen as a vital and inherent part of the comprehensive plan for the Town of Vegreville. On examination by the Counsel for the County, Mr. Gordichuk observed that his study did not lead to the conclusion that annexation of all the areas lying to the north and east were necessary in the interests of the Town. These areas included the airport, the Gun Club and Golf Course, the sewage lagoon and dump, the Federal Soil Research Station and country residential areas in the vicinity of these facilities and within existing flood plains.

Mr. Gordichuk estimated, as a result of his studies, that an addition 200 to 300 acres of land should be annexed for industrial purposes. He observed that some 50 to 80 acres of undeveloped industrial land was already available in the Town and that expansion over the growth period might require some 200 to 300 acres for further development.

The Counsel for the Town of Vegreville, Mr. John Butler, introduced various expert witnesses in support of the Town's application. Mr. K. C. Mackenzie, planner, and his associate Mrs. Olga Lovatt, presented the basic evidence and argument in support of the application. The submission for the Town, as provided by K. C. Mackenzie and Associates, was contained in a document titled "Town of Vegreville Annexation Proposal" and was filed with the Board and presented to the hearing by Mr. Mackenzie. Mr. Mackenzie and his associate outlined from their study what were considered to be the future needs for land to be developed in the community of Vegreville. For residential purposes, the Town would need approximately 760 gross acres for commercial an additional 10 to 30 gross acres, for industrial land 200 to 300 gross acres, and it was proposed that recreational land in the amount of 470 gross acres should also be annexed and developed in the urban community. The physical constraints which would impinge on such an extension and expansion of the Town were reviewed under the titles; Natural Physical Features, Soil, Hydrology, Vegetation, and Servicing Factors. The consultants concluded that a reasonable and economic expansion of the Town could be undertaken and that water and sanitary facilities could be extended to provide for the expected population and economic activity and could be fitted in with Flood Control Programs and further development of transportation facilities by the Provincial Government. Some further concerns were expressed regarding present and future land use and planning control in the interests of a comprehensive orderly development for Vegreville. These concerns provided some justification for the annexation of certain lands which would not be needed immediately but would be used for control purposes in the immediate future. The justification found by Mr. Mackenzie and associates for annexing the Environment Centre and the Federal Soil Research Station bore upon the feasible and orderly extension of facilities, especially water and sewer through the developed portion of the Town in such a way as to serve these institutional uses at the extremities of the Town's development. In part, the practical phasing and staging of these engineering developments would depend on the achievement of satisfactory agreements between the Town and the institutional users.

In dealing with the Vermilion River, its valley and flood plain, which lie generally to the east of the existing built-up area of the Town, Mr. Mackenzie and his associates based their considerations on development of this region for recreational purposes and cited the special report made by G. R. Shelley and Associates Ltd. for the development of these recreational lands. The proposal to incorporate the recreational flood plain areas into the Town was not based on a plan for immediate development of these facilities, but was seen as timely and convenient in terms of long range planning for such facilities.

In summation Mr. Mackenzie argued that although no strong and immediate need had been shown to annex the Town owned and Crown owned institutional and utility areas at this time into the Town, there was no justification for keeping such facilities outside the Town and in as much as the Town was at this time preparing its major expansion plans for a long period in the future, it was timely to incorporate them with the urban community at this time. The final justification for the annexation as proposed by the Town in the view of Mr. Mackenzie was expressed as follows: "This pattern represents a logical extension of the existing land use pattern and reinforces the established urban structure. It also results in a relatively compact urban form for the Town, especially when the diversity of the various land use elements is considered. The proposed annexation will create an integrated urban unit with an adequate supply of land to meet its foreseeable needs. The annexation will further provide a sound basis upon which the Town of Vegreville can plan for its future and provide for its future requirements in an orderly and economical manner."

The engineering servicing concerns for growth in the Town of Vegreville and for extending water, sewer and storm sewer, and road and highway access to the areas to be developed in the future were outlined by the engineering firm, Associated Engineering Services Ltd., represented by Mr. Eugene Luchka and Mr. Peter Bailey. The results of investigations and studies by the engineering firm were contained in two submissions; firstly, Town of Vegreville Waterworks, Sewerage and Roadway Study, dated March 1974; and To of Vegreville Utility and Roadway Programs, dated June 1975. The March 1974 study anticipated extension of services and facilities to the residential and industrial areas immediately adjoining the present boundaries of the Town. The June 1975 study anticipated substantial annexations and the incorporation of the Environment Centre into the servicing region of the Town by annexation.

The 1974 study found that water and sanitary sewer facilities of the Town would be adequate for the immediate future, but by the time the Town's population reached approximately 5,000 to 5,500, there would be need for additional water treatment and storage facilities and in addition there would be a requirement for additional sewage treatment and holding capacity if specifications of the Department of Environment were to be met. The June 1975 study recognized that the critical population levels and development stages would be faced by the Town earlier than had been anticipated and that immediate work to provide for already anticipated extension of water and sewer as well as to provide for the substantial expansion of serviced land to the west and the Environment Centre would also be needed. The anticipated needs for engineering services to the planned development areas both without the Environment Centre and with the Environment Centre were feasible and economical from the proposal of the engineering firm. Mr. Luchka provided evidence of negotiation between the Town and the Minister of Environment regarding extension of water and sewer services from the Town to the Environment Research Centre. Mr. Luchka observed that on the basis of correspondence which was exchanged between the Town and the Minister there was an agreement as to future distribution of costs for the extension of services and for coordination of the extension of engineering services including roads and streets. Of the four types of services contemplated by the engineers as being needed at some point in the future in order to adequately provide for the development of the Research Centre, the water and sanitary sewer services could be created by the Town and feasibly constructed and paid for under terms of existing understandings. As to the street connections on 55th Avenue, the Town was prepared and could extend its services to the boundary of the Environment Centre. The services which might in the future be required for the Environment Centre, but could not be arranged and financed feasibly at this time, were a connecting road length between the Environment Centre and the Airport and secondly, the storm sewer drainage system making use of a drainage channel across the north side of Town into the Vermilion River. Those two improvements were not immediately required for the servicing of the Environment Centre area and could be negotiated at some future time when needed.

It was Mr. Luchka's opinion that if the Environment Centre undertook extensive irrigation and sewer treatment projects of an experimental nature or became involved heavily in surface drainage requirements, these matters could be further studied and settled at a later date. Mr. Luchka expressed an awareness of the possibility that both the Environment Centre and the Town might become involved in building and extending services which were in effect duplicating one another and that this might be considered economically wasteful.

Evidence on the economic development prospects for Vegreville and region was provided by Mr. Ray Pyne, speaking from the studies conducted by the Alberta Business Development and Tourism Agency in cooperation with the Vegreville Economic Development Committee. From inquiries and investigations conducted by Alberta Business Development and Tourism, it would appear that considerable interest and potential for development exists in the Vegreville area and a supportive climate exists in the business community for rapid expansion of light industry and service enterprises. The location of Vegreville with respect to future energy corridor developments and with respect to its own regional agricultural



trading area would appear to be as bright as any area in Alberta. An active Board of Trade and business community in the Town was evidence of the healthy climate and outlook toward airport developments, institutional developments and transportation and other servicing for the economy of Alberta.

The financial implications of growth at this time for the Town of Vegreville had been studied by Peter C. Nichols and Associates Ltd. and reported to the Town of Vegreville in a publication titled "Town of Vegreville Proposed Annexation" dated February 1976. The submission was presented to the hearing by Mr. Nichols. Mr. Nichols found in his studies that growth in the past had been unspectacular and had amounted to approximately 2½% per year since 1951. Present population stands at around 4,000 persons and it is expected that continued growth at least at these rates should be expected in the next ten years. There was, however, the likelihood of more rapid growth arising from the province's decentralization policy, a certain amount of centralization of some agencies such as Alberta Government Telephones, Alberta Gas Trunk Line, Alberta Power and the new development of the Alberta Environment Centre. Furthermore there was evidence of expansion within the local community of some industrial developments, including the EEZE-ON Manufacturing Enterprise. The provincial development of a petrochemical industry might also have some impact on the Town in that the Town might be called upon to provide some servicing facility, some warehousing and perhaps special technical services relating to the petrochemical industry along the corridor to the north.

The financial implications of growth and of the location of the Environment Centre at Vegreville were reviewed by Mr. Nichols. Implications to the County of Minburn were seen as minimal due to the fact that the County would not likely be providing extensive engineering or social services to the Centre or to the population brought to Vegreville by the Centre. Implications to the Town of Vegreville, however, were very considerable. Some 70 to 90% of the population service requirements and the Environment Centre service requirements were expected to fall on the Town of Vegreville. The population itself would to the extent of perhaps 80% be incorporated into the community of Vegreville and reside within the Town boundaries. A summation of Mr. Nichols' concerns were provided in the following terms, "We suggest that the adjacency of the laboratory to the Town of Vegreville, the close inter-relationship between the Town and the Environment Centre, and the direct and indirect financial impact that the Environment Centre will have on the Town provides a rationale for including the Centre within the Town boundaries."

Councillor Mrs. McKenzie for the Town of Vegreville represented the Council at the hearing and explained the development of the Town's application over a period of a number of months and the negotiations carried on between the Town and the County of Minburn, through the Administrators for the Town and the County.

On cross-examination by Mr. Brownlee, solicitor for the County, Mrs. McKenzie represented the position of the Town Council on the matter of annexation of lands for control purposes versus effecting control through a general plan and joint agreements with the rural municipality. Mrs. McKenzie explained that only limited discussion had been held with the County of Minburn in regards to control of development on the margins of Vegreville or as regarding the plans and intentions of the Town for annexation of marginal lands. Mrs. McKenzie representing what she thought were the views of the Town Council was not satisfied that effective control of the areas on the margin of the Town could be achieved by means of general plan without annexation. She was not satisfied that joint control measures would effectively achieve the purposes of the Town.

Mr. William Nawrot, an owner of land proposed for annexation in the application by the Town and described as the South East Quarter of Section Thirty (30), and Part of the North East Quarter of Section Thirty (30) in Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian which is primarily farm land, but on which was located a mobile home court and operated by Mr. Nawrot near the Town of Vegreville, containing approximately 150 individual residences, objected to the annexation as proposed by the Town. His position was that his farm enterprise might be interrupted by being incorporated into the Town and his mobile home court would receive no better nor more services from the Town than were being received from the County, his road maintenance and snow plowing services would probably be less, his taxes would probably be higher and the Town was not in a position to extend water and sewer services or street services to his property without a heavy investment on his own part. School bus operation into the vicinity was now provided by the County, but might be lost if the land were annexed into the Town. Mr. Nawrot also indicated that a large number of tenants in his mobile home park also objected to the annexation as evidenced by a petition.

Mr. A. Seniuk, also an owner of land in the area proposed for annexation and comprising 40 acres in Legal Subdivision Eight (8), Section Twenty (20), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian, and Part of Legal Subdivision Two (2), in the same section comprising approximately 16.1 acres, objected to the annexation of his lands into the Town for the reason that he expected services, particularly road services, would decrease and taxes would likely increase. He was also concerned that if his small holdings and farm operation were incorporated into the urban municipality, he might be faced with prohibitions against continuing use of the land for livestock and feeding operations. Mr. Seniuk also was concerned that the agricultural services which he received from the District Agriculturalist and the Agriculture Support Programs of the Province rendered through the County's Agricultural Service Board would not be available to him if he were annexed to the Town.

Another owner, Mrs. Wendy Hopper, whose property is described as Legal Subdivision Seven (7) and Part of Legal Subdivision Two (2) in Section Twenty (20), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian, objected to the proposed annexation of her land into the Town for the reasons that the farming operation conducted on the land might be interrupted and interfered with by Town by-laws, the school bus services would possibly be decreased and the agricultural services available through the County office would be withdrawn. Mrs. Hopper indicated as well that road services and snow clearing services from the County had been satisfactory in the past, but that she anticipated substantial reduction of these services if the jurisdiction were to pass to the Town. Mrs. Hopper anticipated that at some time in the future her land would be needed for urban development, but that it was not likely for perhaps 15 to 20 years more and that in the meantime she would prefer that the farming use should continue and the land should remain in the rural municipality.

A property owner, Mr. Marko Shewchuk, whose lands were included in the annexation application and comprised the East Half of the North West and the South West Quarters of Section Twenty-nine (29), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian and all of the North West Quarter of Section Twenty (20), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian and who carried on a substantial farming operation on these lands, did not consent to the annexation of his lands into the Town of Vegreville. Mr. Shewchuk and his family have been farming the land since 1928 and have made extensive improvements over the years. He was satisfied with the road services and the agricultural services provided by the County and hoped to continue farming the land, raising cattle without interference until the land would be required for some higher or different use. Part of his lands were also subject to restriction due to the location of the airport and were not likely to be available for residential development in the future. This reason also supported Mr. Shewchuk's position that nothing should interfere with his continued farming operation on the land. Mr. Shewchuk did

agree that if certain conditions were met as regarding annexation of his territory, he would not offer strong opposition; those conditions were that the agricultural uses should be continued uninterrupted and that his assessment and mill rate should not exceed the rates that would otherwise apply in the rural municipality.

The principal authors of the impact study prepared by the University of Calgary Environment faculty for the Minister of Environment and Department of Public Works and Housing provided background information on the study conducted into various types of impact which the location of the Environment Centre might have on the Town of Vegreville. Dr. Ira Robinson, Dr. Don Detomasi and Mr. Brian Quickfall were examined by the Local Authorities Board and solicitors for the Town and the County and other interested parties. The principal implications studied and represented to the hearing were of a financial nature although other economic, social and environmental impacts were mentioned.

The authors observed that based on their analysis and projection of population and costs, the Town of Vegreville would suffer a substantial increased expenditure as a result of new population and new service demands which would be added to the Town by reason of the location of the Environment Centre on the western edge. A budgetary deficit by the year 1981 to 1982 in the order of \$300,000.00 to \$1,000,000.00 was anticipated under the assumptions made by the analysts. The authors had assumed that grants in lieu of taxes from the Environmental Centre on the order of \$400,000.00 a year would be payable to the Town, assuming annexation and without the grants the deficits in the future would be substantially greater. The analysts had not undertaken a similar study of impacts on the County of Minburn No. 27 and their entire analysis was based on an assumption of the Environment Centre becoming part of the Town of Vegreville.

The researchers also had concerned themselves about the available stock of housing and the cost of new housing for new immigrants to the Town of Vegreville who would arrive as employees of the Centre and other industrial developments. They projected that the stock of housing and the cost of housing would be substantially above the levels that many new employees could afford.

An estimate of the number of new employees of the Environment Centre that might require residential accommodation and community services in the Town of Vegreville, according to the University of Calgary researchers, ranged from 65% to 90%. The remaining number who would not likely be residents of Vegreville might be variously located in the County and in other urban centres as far away as Edmonton. There would also be a number of people who presently reside in Vegreville who would become employees of the Centre.

In summary the authors representing the impact study explained that such a study normally attempts to anticipate future costs and negative effects of impact, but does not provide a balanced projection of beneficial and harmful effects that might be suffered by the Town of Vegreville or the County of Minburn in the present case. The impact study should not be interpreted as a cost benefit analysis. The anticipated negative impacts are pointed out in particular in order that actions to deal with them might be taken, whereas the beneficial effects need not be anticipated or provided for by advance actions.

The position of the County of Minburn No. 27 on the proposal for annexation by the Town of Vegreville was presented primarily in evidence supplied by Makale, Holloway and Associates Ltd. and contained in a brief titled "Annexation Analysis, County of Minburn" and dated February 1976. The position which was established on the part of the County in response to the annexation application by the Town was that reasonable need should be shown and a reasonable procedure for transferring jurisdiction and sharing jurisdiction and responsibilities should be followed. Reasonable need should be determined on the basis of population requirements, land needs and serviceability aspects projected for a reasonable, perhaps 15 to 20 year, period of time. The County was not prepared to concede that

reasonable grounds for annexation based on financial requirements had been demonstrated by the Town of Vegreville. The evidence provided by the County on the financial question also established a position for the County that if financial impacts are to be considered, then the financial impacts both to the County and to the Town must also be brought into consideration and no attempt had been made by the applicants to provide information on these grounds.

The problem of controlling development through subdivision, zoning and development controls in an urban area and in the rural municipality beyond the urban boundary was one which could be dealt with by effective planning devices, including a general plan and complimentary devices used by the two municipalities; in effect joint control at the margins could satisfy the requirements for control and orderly development for the urban municipality. Annexation was not necessary on those grounds.

Mr. Makale noted that a number of areas of Town owned and utilized lands surrounded the Town of Vegreville, some of which were included in the territory proposed for annexation. The County was not satisfied that justification of the annexation of such lands was provided. These lands comprise the nuisance grounds and sewage lagoon, the airport, parts of the golf course and recreation area and vacant land in the North East Quarter of Section Thirty (30). As an illustration of the position of the County, the sewage lagoon should be regarded as a rural use in that intensive urban types of uses are not permitted within close proximity of the sewage lagoon anyway. Similar constraints relating to the use of the lands surrounding the airport would also suggest that it should be regarded as rural use rather than urban. The golf course also could as well be located outside as inside the boundaries of the urban municipality. It is further the position of the County that the Federal Soil Research Station on the south east and the new Provincial Environmental Research Centre on the west are more rural uses than urban and that in neither case has there been justification for annexing the territory to the urban municipality. Water and other services can be provided under existing agreements or new agreements reached between the Town or serving municipality and the institution involved.

The County also recognized that the Town of Vegreville has been growing at a moderate rate and would likely continue to grow in the immediate future. It was also recognized that within the Town at the present time there was some land available for further infilling and some additional for new residential development. Additional lands to be annexed to the Town for future subdivision for residential development could be demonstrated over the next 15 to 20 year period of expected growth. It was not conceded, however, by the County that any more than approximately half of the total residential requirement as proposed by the Town would in fact be needed in the light of reasonable expectations of Town growth. As to future industrial land requirements for the Town of Vegreville, Makale conceded that perhaps as much as 250 acres might be justified, allowing approximately 100% surplus to immediate and known needs of the next 15 years.

As to the Environmental Research Centre to be located on the west of the Town of Vegreville, the position of the County was that no justification had been shown in the Town's application for annexation of these facilities and the territory to the Town of Vegreville. The justification that had been attempted by the Town was based strictly on financial transfer, which anticipated a substantial financial burden to the Town arising from the location of the facilities. An existing understanding between the Town and the Provincial Government for the extension of road, water and sewer services to the facility was already in existence and further discussion could result in user charge kinds of payments being made by the institution to the Town for services provided over the years.





The County, again as represented through Mr. Makale, placed its support behind the owners of land who would be affected by the annexation. It would be unreasonable to require agricultural operators occupying land for which the Town had no immediate plans for development to be annexed into the Town and become subject to urban controls and systems of taxation and at the same time to be deprived of the agricultural services which were available through the County system of Government.

Finally Mr. Makale on cross-examination responded to the provincial policies of establishing an energy corridor and decentralizing certain types of development throughout the Province. These policies had been cited by the Town as justification partially for its move to expand very substantially the size of the Town. The energy corridor item in view of Mr. Makale did not justify any particular action or anticipation on the part of Vegreville in that expected developments along the corridor were too far in distance from the Town to have any immediate impact upon the Town's economic development or population growth. As to the provincial policy of decentralization of which the location of the Environment Centre may be recognized as one instance Mr. Makale indicated that although a policy may exist, the direct effect of such a policy on the growth of Vegreville was limited by the practical consequences of establishing institutional centres in the outlying areas. Citing an opinion expressed by Mr. Hans Bloomenfeld, a noted planner, he suggested that the only effective way of decreasing growth in large urban centres would be to make conditions in those urban centres so unattractive as to drive populations away.

From consideration of the application by the Town of Vegreville, the letters and briefs filed with the Board, and the oral evidence and argument presented at the various sessions of the hearing held by the Board into the question of the proposal for annexation, the Board has come to the following general conclusions:

1. The time is now appropriate for an expansion of the territory of the Town of Vegreville. The Town has made strenuous efforts to devise proper plans for expansion and to anticipate the growth it should receive in the near future. However, strong evidence has not been shown of the immediate and proven requirements for growth and expansion of the Town. In setting new boundaries for the Town, the Board is concerned that such new boundaries should satisfy the traditional logical requirements of boundaries to describe an area of local government jurisdiction separate and autonomous from other jurisdictions, capable of being governed as a unit and unified in its purposes of self-government for local common purposes. The Board is concerned that the reasoning behind the setting of boundaries should not become subverted by other kinds of pressures, forces or demands whether economic and social or what might be called merely academic.
2. With particular reference to the original application for annexation by the Town of Vegreville and the extent of territory which the Town proposed should be annexed to itself, the Board is concerned that it should not annex territories which might later have to be separated from the urban municipality. The Board would prefer that if changes in the boundaries are needed in the years ahead, new changes should occur by additional lands and territories being brought within the Town for development. Annexation from the rural municipality to the urban municipality should anticipate fairly early urban utilization or development of the territories being annexed. The failure of early development of such territories results in pressures and petitions for separation of the territory, in effect, annexation from the urban municipality back to the rural municipality and with resultant disruption of local representation, of services, planning and control.
3. The Board is concerned that set boundaries, when established, should provide a clear cut recognizable demarcation both in descriptive and graphic documentation as well as on the ground in order to avoid confusion over jurisdiction with respect to lands, roads, streets, water areas and in respect of various municipal functions, including assessment and taxation, planning, control of nuisances and operation of elections, local improvements and the various rights of petition. The Board interprets the notions of

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"squaring off" or "rounding out" boundaries to mean the establishment of consistency in the placement of boundaries so as to include or exclude parcels of land and the various accesses that relate to each parcel.

4. Except with respect to certain aspects of assessment practices and subdivision regulations, the Board contends that ownership rights with respect to lands are not necessarily affected by a change of boundary and the transfer of territory from an urban to a rural municipality or from a rural to an urban. The rights of ownership possessed by titleholders must be seen as separate and distinct from jurisdictions of the respective municipal authorities.

5. Although it is recognized that the economic well being of a local government may be determined by the extent of its property tax base relative to its expenditure obligations, it should be noted that financial considerations alone should not normally be the basic fundamental reasoning for changes in boundary as between two municipalities. If the financial aspect is of critical significance to the well being of one or both municipalities, then the effects on both municipalities of any transfer of substantial tax base between them should be investigated before such a transfer is made.

With particular reference to the application by the Town of Vegreville, the Board is satisfied that there is evidence the Town has need of more land for growth for residential and industrial territories in order to plan for and to administer a program of growth and expansion of a distinctly urban type and in the service of Vegreville's regional functions. For future residential development the following lands should be annexed to the Town of Vegreville: the East Half of Section Thirteen (13), Township Fifty-two (52), Range Fifteen (15), West of the Fourth Meridian; the remainder of the South West Quarter of Section Eighteen (18), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian; the South West Quarter of Section Twenty (20), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian; and the North Half of Section Nineteen (19), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian. In order to provide for the inclusion within the urban community of certain developments of an urban nature and parcel subdivision which might develop in an uncoordinated fashion, the Town should also annex all of the South West Quarter of Section Seventeen (17), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian and directly exert its control over one additional mile of partially developed boundaries facing the Town. For future industrial and highway commercial there should be annexed to the Town all of the North Half of Section Twenty-four (24), Township Fifty-two (52), Range Fifteen (15), West of the Fourth Meridian.

As a result of the Board's finding that the North West Quarter of Section Twenty-four (24), Township Fifty-two (52), Range Fifteen (15), West of the Fourth Meridian should be annexed to the Town, it is necessary to consider the South West Quarter of Section Twenty-four (24), which provides a highway access into the North West Quarter and is an important corridor and site of engineering developments planned for the servicing of lands to the south and west. The Board thus concludes that the South West Quarter of Section Twenty-four (24) should also be annexed to the Town.

The Board has not found it appropriate to annex the Soil Research Station in the East Half of Section Seventeen (17), Township Fifty-two (52), Range Fourteen (14), West of the Fourth Meridian, the Town Sanitary Landfill and Sewage Lagoon in the North West Quarter of Section Twenty-one (21) or the Airport in the South Half of Section Twenty-nine (29) and North East Quarter of Section Twenty (20) to the Town. It has not been

shown to the satisfaction of the Board that a change of jurisdiction of these territories would appreciably assist either of the municipalities involved, or, the Federal Government in utilizing their properties or in providing comprehensive services to the respective communities. Furthermore the Soil Research Station is more orientated to the rural community and the agricultural industry making few demands upon the facilities and services of either municipality. By reason of its ownership by the Crown it is exempt from normal jurisdiction of a municipal nature and would not be an important area for the exercise of development and planning controls in the interests of the future development of the municipalities.

The South East Quarter of Section Twenty (20), which is owned by several parties who carry on light farming enterprises on their lands was subject to a number of objections from the owners. They objected to annexation which might affect their future uses of the land and the taxation of the land while it was maintained in its present use. The Town had no plans for further development in this quarter section and regarded its inclusion in the proposal for annexation as one of convenience rather than necessity.

As to the North West Quarter of Section Twenty (20), the West Half of Section Twenty-nine (29), the South East Quarter and Part of the North East Quarter of Section Thirty (30), the Town again admitted that it had no particular need for immediate development in these areas. The lands would remain primarily in agricultural or recreational uses. Again substantial areas were owned by the Crown and would not be subject to normal municipal jurisdiction. For these reasons, these parcels were excluded from the annexation.

The Board concludes as regarding the North West Quarter of Section Thirteen (13), Township Fifty-two (52), Range Fifteen (15), West of the Fourth Meridian that although further applications for annexation might be expected at some point in the future if residential development is to proceed on these lands, there was not a clear intention expressed by the Town for the present of an immediate need. The agricultural use of this land was expected to continue indefinitely into the future. If this quarter section were to become important for development of urban uses in the future, a further application could be made and justified at that time.

As to Section Twenty-three (23) south of the railway tracks, and being the location for the Provincial Environmental Research Centre for which the Town has entered into agreements with the Provincial Government in the matter of providing water and sewer services and road accesses, the territory could lie as well in the County as in the urban municipality with no disadvantage from the servicing point of view either way. By annexing the West Half of Section Twenty-four (24) to the Town, the Research Centre will have a common boundary with the town and would be served by a road allowance lying within the Town. Again this section is Crown owned land and would expect to enjoy exemptions from normal municipal jurisdiction, including planning controls. It is a large area of land designated for specific institutional types of use of a non-urban nature, which may require substantial amounts of engineering works and which will probably be contracted on a special basis with the supplying authority regardless of whether inside or outside the municipality that becomes the supplier of those services. As to the financial impact of excluding or including the Environment Centre in the annexation, the Board found that satisfactory evidence regarding how the property might be dealt with under assessment legislation or by valuation for the purposes of grants in lieu of taxes was not available to the Board and in any event the Board considered these financial aspects were not sufficient in themselves to justify a change in the jurisdiction over the land in question. Some areas of uncertainty as regarding assessment or valuation might be cited:

. Would the lands and the improvements ultimately developed on these areas constitute property which would be excluded from an assessor's valuation for purposes of grants in lieu of taxes?

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2. If the properties were not excluded, would they be valued according to the rules of assessment relating to farm and farm land or would a different institutional or commercial-industrial set of guidelines based on market values of lands and replacement cost of improvements be the basis of valuation?

In light of these financial uncertainties, it would appear to be in the interest of the Town to base its future expectations and budgets on formal agreements with the Environment Centre rather than expectations of future taxes or grants in lieu of taxes. It would perhaps be prudent to include the County in any agreements for arranging the servicing of the facility and compensation to the Town for services extended from the Town. Also the possibility exists under present legislation for negotiation of tax sharing agreements between the Town and the County relating to these grants in lieu of taxes expected from the Environment Centre.

The Local Authorities Board concludes as regarding the boundary with reference to roads and road allowances that the general rule in this case as in others should be to include within the boundaries roads and road allowances lying to the west or south of any lands being annexed.

IT IS ORDERED, THEREFORE, as follows:

I. That there be annexed to the Town of Vegreville, Alberta, and there-upon be separated from the County of Minburn No. 27, the territory described at Schedule "C" attached to this Order.

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

II. That any taxes owing to the County of Minburn No. 27 as at December 31, 1976, in respect of the aforementioned annexed territory shall transfer to and become payable to the Town of Vegreville together with the amount of any lawful penalties and costs levied thereon in respect of such taxes; however, upon the Town of Vegreville collecting any or all of the said taxes, penalties or costs, such collections shall forthwith be paid by the Town to the County of Minburn No. 27.

III. That the assessor for the Town of Vegreville shall for taxation purposes in the year 1977, re-assess or re-value the lands and improvements thereon, which are by this Order annexed to the Town, so that the assessment or valuation thereof shall be fair and equitable with other assessable lands and improvements in the Town of Vegreville.

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 Town of Vegreville, 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 First (1st) day of January, 1977.

VI. DATED and signed at the City of Edmonton, in the Province of Alberta, this Second (2nd) day of September, A.D., 1976.

CERTIFIED A TRUE COPY

LOCAL AUTHORITIES BOARD

(SGD.) D.A. BANCROFT  
CHAIRMAN

(SGD.) E. POWELL  
MEMBER

SECRETARY



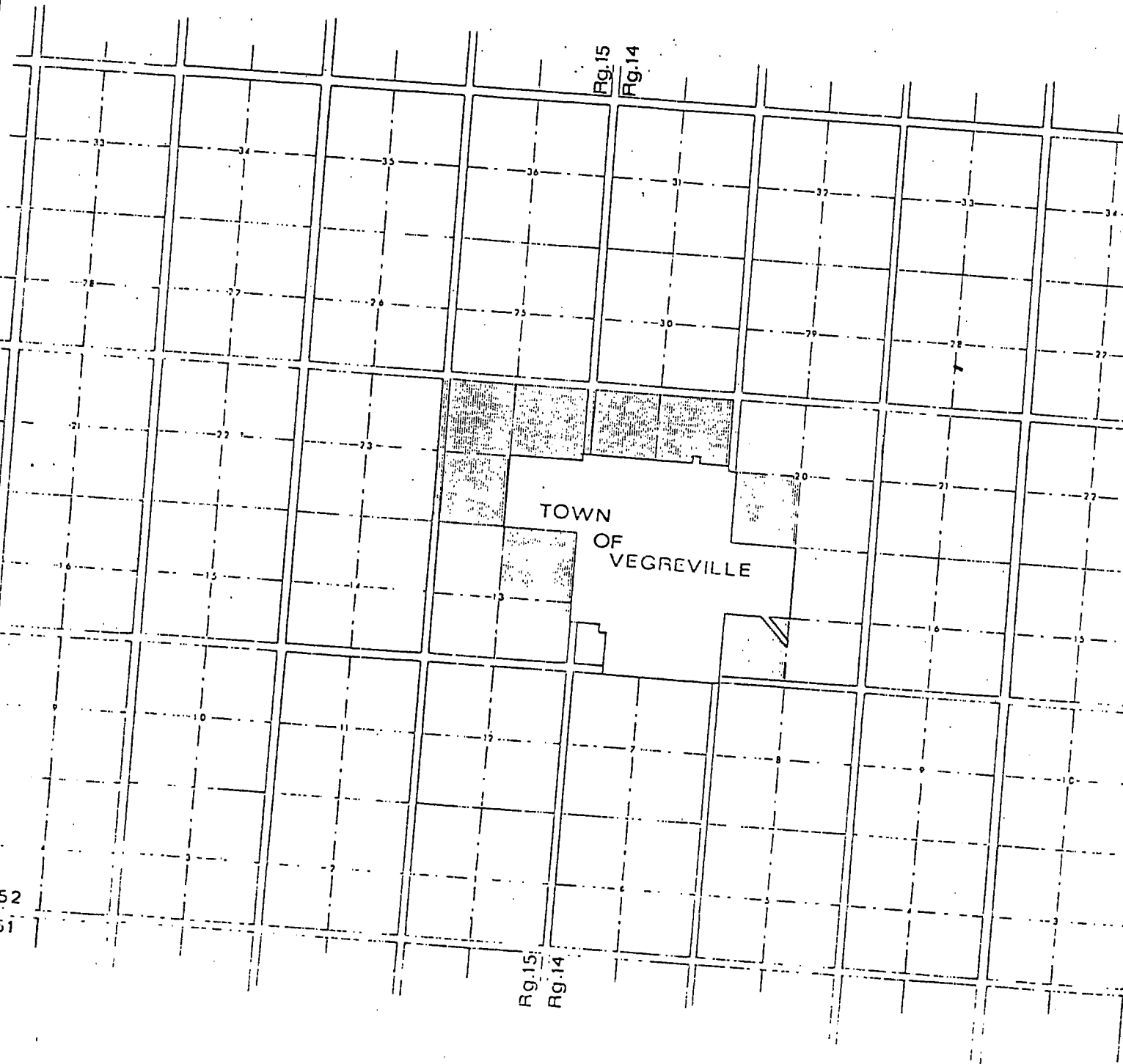
# SCHEDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION OF THE  
AREAS AFFECTED BY BOARD ORDER No. 8874

EFFECTIVE DATE: JANUARY 1, 1977



AFFECTED AREA (S)





LOCAL AUTHORITIES BOARD

SCHEDULE "B" TO BOARD ORDER NO. 8874

A DETAILED DESCRIPTION OF TERRITORY  
SOUGHT FOR ANNEXATION TO THE TOWN OF  
VEGREVILLE, ALBERTA.

THE SOUTH EAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

THE NORTH EAST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION NINETEEN (19), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

THE NORTH WEST QUARTER OF SECTION TWENTY (20), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY (20), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

THE SOUTH EAST QUARTER OF SECTION TWENTY (20), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

THE NORTH EAST QUARTER OF SECTION TWENTY (20), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

THE NORTH WEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN LYING SOUTH WEST OF A LINE DRAWN FROM THE SOUTH EAST CORNER OF THE SAID QUARTER SECTION TO THE NORTH WEST CORNER OF THE SAID QUARTER SECTION.

THE NORTH WEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

THE SOUTH WEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

THE MOST SOUTHERLY SIX HUNDRED AND SIXTY (660) FEET OF THE NORTH EAST QUARTER OF SECTION THIRTY (30), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

THE SOUTH EAST QUARTER OF SECTION THIRTY (30), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE ROAD ADJOINING THE SOUTH BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION THIRTY (30), TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN AS SHOWN ON PLAN 193 R.S.

THE SOUTH EAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.



LOCAL AUTHORITIES BOARD

SCHEDULE "B" TO BOARD ORDER NO. 8874 (Cont'd.)

THE NORTH EAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE NORTH WEST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN AS SHOWN AS ROADS ON PLANS 5329 T. AND 6516 N.Y.

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN AS SHOWN AS ROADS ON PLANS 5329 T. AND 6516 N.Y. AND THE MOST NORTHERLY SEVENTEEN (17) FEET OF THE ROAD AS PLAN 1673 N.Y.

THE SOUTH EAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE SOUTH WEST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE NORTH WEST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE NORTH EAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE SOUTH WEST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE NORTH WEST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE NORTH EAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE MOST SOUTHERLY SEVENTEEN (17), FEET OF THE ROAD WITHIN THE SOUTH EAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN AS SHOWN ON PLAN 193 R.S.

ALL INTERVENING AND ADJOINING GOVERNMENT ROAD ALLOWANCES.



LOCAL AUTHORITIES BOARD

SCHEDULE "C" TO BOARD ORDER NO. 8874

A DETAILED DESCRIPTION OF TERRITORY  
ANNEXED TO THE TOWN OF VEGREVILLE,  
ALBERTA PURSUANT TO LOCAL AUTHORITIES  
BOARD ORDER NO. 8874.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17),  
TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN  
NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

THE EAST WEST GOVERNMENT ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF  
THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17), TOWNSHIP FIFTY-TWO (52),  
RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION EIGHTEEN (18),  
TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN  
NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

ALL THAT PORTION OF THE NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING  
THE WEST BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION EIGHTEEN (18),  
TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN  
NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

ALL THAT PORTION OF THE EAST WEST GOVERNMENT ROAD ALLOWANCE ADJOINING THE  
SOUTH BOUNDARY OF THE SOUTH WEST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP  
FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN NOT  
PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

THAT GOVERNMENT ROAD ALLOWANCE INTERSECTION ADJOINING THE SOUTH WEST  
CORNER OF THE SOUTH WEST QUARTER OF SECTION EIGHTEEN (18), TOWNSHIP  
FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE NORTH HALF OF SECTION NINETEEN (19), TOWNSHIP  
FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN NOT  
PRESENTLY WITHIN THE TOWN OF VEGREVILLE WHICH LIES SOUTH OF THE SOUTH  
LIMIT OF ROAD PLAN 193 R.S. AND ITS PRODUCTION EAST AND WEST THROUGHOUT.

ALL THAT PORTION OF THE NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING  
THE WEST BOUNDARY OF THE NORTH WEST QUARTER OF SECTION NINETEEN (19),  
TOWNSHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN  
WHICH LIES SOUTH OF THE PRODUCTION WEST ACROSS THE SAID ROAD ALLOWANCE  
OF THE SOUTH LIMIT OF ROAD PLAN 193 R.S.

ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION TWENTY (20), TOWN-  
SHIP FIFTY-TWO (52), RANGE FOURTEEN (14), WEST OF THE FOURTH MERIDIAN  
NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

THE SOUTH EAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY-TWO (52),  
RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE EAST WEST GOVERNMENT ROAD ALLOWANCE ADJOINING THE SOUTH BOUNDARY OF  
THE SOUTH EAST QUARTER OF SECTION THIRTEEN (13), TOWNSHIP FIFTY-TWO (52),  
RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTEEN (13),  
TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN  
NOT PRESENTLY WITHIN THE TOWN OF VEGREVILLE.

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTEEN (13),  
TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN  
WHICH LIES WITHIN ROAD PLANS 5329 T. AND 6516 N.Y.

ALL THAT PORTION OF THE NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING  
THE WEST BOUNDARY OF THE NORTH WEST QUARTER OF SECTION THIRTEEN (13),  
TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN  
WHICH LIES NORTH OF THE PRODUCTION EAST AND WEST ACROSS THE SAID ROAD  
ALLOWANCE OF THE SOUTH LIMIT OF ROAD PLAN 6516 N.Y.

THE NORTH EAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTY-TWO  
(52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.





LOCAL AUTHORITIES BOARD

SCHEDULE "C" TO BOARD ORDER NO. 8874 (Cont'd.)

THE WEST HALF OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.

THE NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF THE WEST HALF OF SECTION TWENTY-FOUR (24), TOWNSHIP FIFTY-TWO (52), RANGE FIFTEEN (15), WEST OF THE FOURTH MERIDIAN.