

ORDER NO. 1600

FILE: L.A. 5006-A

TUESDAY—THE TENTH DAY OF NOVEMBER, 1964

Before:

The Local Authorities Board
for the Province of Alberta

In the matter of The Local
Authorities Board Act:

And in the matter of an appli-
cation by the Village of Rycroft
for annexation of certain territory
lying within the Municipal Dis-
trict of Spirit River No. 133.

Upon the application of the Village of Rycroft dated the 5th day of May, 1964, for an Order to annex to the Village of Rycroft certain territories presently within Municipal District of Spirit River No 133 as shown on a map accompanying the Village's application;

And upon hearing the petition of the Village, the representations of the Municipal District of Spirit River No. 133, the Public Health Inspection Department, and a private land developer and the owner of part of the land involved, presented at a public hearing held in the Village of Rycroft on the 1st day of September, 1964;

And from consideration of written representations made by The Peace River Planning Commission and The Department of Highways;

The Board finds that the Village did not establish any compelling reason for annexation of those areas which it applied to annex and which lie north of the right-of-way of the Northern Alberta Railway and also east of Highway No. 2.

This area through which the Village proposed to extend the water and sewer systems to serve a proposed motel, a proposed implement business and the existing service station and restaurant, is generally undevelopable at this time, insofar as its traverses the lands presently within the Village

The existing service station with restaurant and the proposed motel are "conforming" developments in respect to the present provincial highways and these businesses may petition the Village to extend the sewer and water systems to them even though their developments would not be within the Village boundaries. Indeed, in event of such requests arising in the future, the Village may carry out such extensions with little or no cost to fall upon the Village at large, as would appear proper in the present circumstances.

The Village is free to negotiate with the Municipal District of Spirit River No 133 or possibly with the owners of the businesses lying north-east and east of the Village for payment towards other services which the owners desire and which the Village is willing to supply—fire protection, police protection.

From a planning point of view, the Board believes that expansion of the Village should be southward rather than easterly or north-easterly

That part of River Lot 38 lying generally south of the railway and west of Highway No 2 appears to be readily developed whether for commercial or possibly residential projects. The evidence presented to the Board indicated a need by the Village for some additional residential lands. The Village has, on its southern limits, extensive areas that could be serviced economically. The development of these areas would not

tend to isolate the present developed area of the Village as may be the case, if a general commercial area is established north-easterly of the Village.

It seems to the Board that the Village should, in consultation with planning authorities and the Municipal District of Spirit River No 133, prepare a general plan for use of lands in and contiguous to the limits of the Village. Any additional areas that it is felt should be inside the Village could be made the subject of further annexation application.

The Board is not unmindful of the strategic location of the Village of Rycroft at the junction of two major provincial highways, as well as at the intersection of the north-south and east-west lines of the Northern Alberta Railways.

It is hereby ordered that the following described lands be and are hereby annexed to the Village of Rycroft and separated from the Municipal District of Spirit River No. 133 effective on and from the 1st day of January, 1965.

"All that portion of River Lot 38, township 78, range 5, west of the sixth meridian, which lies east of the land subdivided under Plan 6456 E.T. and south of the the present boundary of the Village of Rycroft, and west of the road widening as shown on Road Plan 2741 J.Y.

Together with all that portion of the original Government road allowance adjoining the south boundary of the said River Lot 38 which lies east of the production southerly of the said east boundary of Plan 6456 E.T. and west of the westerly limit of the said road widening as shown on said Plan 2741 J.Y. produced across the said road allowance."

It is further ordered that for taxation purposes commencing in the year 1965, the Assessor for the Village of Rycroft shall re-assess the lands and assessable improvements thereon which are by this Order annexed to it, so that the assessment thereof shall be fair and equitable with other related lands and assessable improvements in the Village.

It is also ordered that the Village of Rycroft shall forthwith and at its own expense, arrange with the Registrar, North Alberta Land Registration, for issuance of a separate Certificate of Title in the name of the present registered owner for the following described land, a portion of which is already within the Village limits and a portion of which is by this Order annexed to the Village of Rycroft:

All that portion of River Lot 38 in township 78, range 5, west of the sixth meridian, which lies east of the land subdivided under Plan 6456 E.T. and south of the southerly limit of the Edmonton Dunvegan and British Columbia Railway Station Grounds as shown on Railway Plan 510 B.W. and west of the road widening as shown on Road Plan 2741 J.Y."

A sketch showing the general location of the areas which are by this Order annexed to the Village is appended as Schedule "A".

LOCAL AUTHORITIES BOARD,
C. G. MACGREGOR (Chairman).
I. MORRIS (Member).
A. B. WETTER (Member)

Certified a true copy

W. C. ELLIOTT (Secretary).

SCHEDULE "A"
TO LOCAL AUTHORITIES
BOARD ORDER No 1600

A SKETCH TO SHOW THE GENERAL LOCATION
OF THE AREAS WHICH ARE BY THIS ORDER
ANNEXED TO THE VILLAGE OF RYCROFT
EFFECTIVE ON 1st JANUARY, 1965.

