

TOWN OF THREE HILLS

Order No. 16267

File No. 177(A)5

Before: The Local Authorities Board for the Province of Alberta

IN THE MATTER OF THE "Municipal Government Act":

AND IN THE MATTER OF an application by the Council of the Town of Three Hills to annex certain territory lying immediately adjacent thereto and thereby its separation from Municipal District of Kneehill No. 48.

Pursuant to Section 20 of the Municipal Government Act, the Council of the Town of Three Hills, 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 in Schedule "B" attached hereto, (hereinafter referred to as the said territory) which lies immediately adjacent to the Town, and thereby its separation from the Municipal District of Kneehill No. 48, and in respect to which the Board held a public hearing into the matter on February 9, 1983.

Representing the Town of Three Hills were Mayor D. Shea, R. Jenkins, Municipal Administrator, and N. Makale, a planner with the Calgary Regional Planning Commission and planning advisor to the Town.

Reeve G.A. Berdahl and L. Martin, a planner with the Calgary Regional Planning Commission and planning advisor to the Municipal District appeared on behalf of the Municipal District of Kneehill No. 48.

Owners in the Hamlet of Grantville were represented by D.W. Lammle. A.B. Doerksen, an owner in the Hamlet, informed the Board that while originally he and his wife Mary had not objected, they did now.

P.J. Madden, Solicitor, appeared on behalf of owners D.C. Dau, A.D. Anderson and A. Brunken, and explaining he had just received the Town of Three Hills' submission, requested an adjournment. It was agreed that the Town, the Municipal District of Kneehill No. 48, the Calgary Regional Planning Commission and owners desiring to do so would make their submissions on February 9 and that the hearing would then be adjourned to March 21, 1983. At the continuation of the hearing on March 21, 1983, K. H. Rattray, Planner, also appeared on behalf of the owners.

The Town of Three Hills is located to the west of Highway No. 21 and is intersected by the east-west Secondary Highway No. 583. As a service centre to a large agricultural trading area of 9,000 people, the Town has grown from

a population of 1,536 persons in 1976 to a population of 1,879 persons in 1982 for an annual average growth rate of 3.19 per cent. This rate has declined (1981 - 0%, 1982 - 0.59%) but was expected to increase as the Town has recently upgraded its raw water supply. A dominant feature is the Prairie Bible Institute located immediately to the north of the Town and the related Hamlets of Grantville and Ruarkville. Combined, there are approximately 962 permanent residents and 700 students who live in this urban environment in close proximity to the Town.

Based on a 2.6 per cent, a 3.6 per cent or 5 per cent average annual population growth, it was projected the Town of Three Hills would reach a population of 3,121, 3,787 or 4,956 persons respectively by the year 2001. As the oil and gas resource development is now in the production phase, a further impact on population growth from such development was not anticipated. The Town is participating in a program to encourage the location of a manufacturing industry in its community, but since the Town is some 40 miles outside the Calgary-Edmonton Growth Corridor and some 84 miles from the City of Calgary, it would be difficult to encourage new industries to locate in the Town. It was hoped, however, that the Town's lower cost for serviced industrial lands, at between \$30,000 to \$35,000 per acre, would permit it to favourably compete with such Towns as Beiseker or Airdrie. At present, 35 per cent of the Town's assessment is made up of non-residential assessment and it was planned that the non-residential portion of the assessment would be increased to 40 per cent. The Town's improved water supply is an added attraction. There had been inquiries for industrial sites but because the Town did not have large serviced lots available, one of the potential industries had been lost. One of the reasons given by the Town for annexing additional territory was to alleviate this deficiency.

The inventory of serviced industrial land in 1981 was 3.7 acres (1.5 ha.) containing 6 lots. There were 44.48 acres (18 ha.) of raw industrial land of which the Town developed 11.8 acres (4.78 ha.) for 16 lots in 1982. Based on the past consumption rate of 3.71 acres (1.5 ha.) per year over the past 3 years, this would only be sufficient for 6 years. Another projection estimates the Town of Three Hills will consume an average of 9.88 acres (4 ha.) per year. This, it was suggested, may be more accurate as the Town's industrial co-ordinator has indicated interest in such sites by local and out of town firms.

While the Town of Three Hills does have a good supply of residential land within its jurisdiction and if the Town's industrial and commercial strategies for development are successful, there will be a continual demand. The Town's application is an attempt to take a long term comprehensive approach to the Town's future requirements. Since 1977 the Town has sold some 82 residential lots, for an average of 13 lots per year. The Town's remaining inventory of 85 lots, at an average population growth rate of 2.6 per cent per annum would only be sufficient for six years. There are a further 32 acres (12.95 ha.) designated for residential development, but servicing of this parcel would require a sanitary sewer lift station.

There is also a pressing demand for land within the Town of Three Hills for institutional purposes. A new school site is desired and recreational facilities adjacent thereto are being promoted. A hospital site is proposed on a site in the southwest corner of the Southeast Quarter of Section 6 (Parcel 4C on Schedule "A") and this would be serviced with utilities by the Town. As Mr. Dau pointed out, because it abutted a portion of the Town containing utilities he was able to receive a good price for the site when he sold it to the Hospital Board.

The Town of Three Hills has had considerable urban development take place on its periphery over which it has not had control. In addition to the Prairie Bible Institute which has a population of 618 permanent people and 700 students, there are adjacent to this educational facility, two hamlets. The Hamlet of Ruarkville to the north of the Institute, being cut off by the Institute, is not included in the said territory. The Hamlet of Grantville, located immediately north of the Town and to the southeast of the Institute, contains a population of 102 persons. While the Town supplies these urban

developments with sanitary sewer and water utilities, it has no control over developments that may take place and this may place added demands on the Town's infrastructure. As there had been strained relations between the Town and the Institute in the past, there was concern if annexation of the Institute was initiated by the Town that these animosities would again surface, therefore the Town dropped these lands from its application. However, as the Hamlet of Grantville abutted the Town and the hospital site, its inclusion in the application was warranted.

The said territory containing 944.86 acres (382.37 ha.) is located in four sectors adjoining the Town of Three Hills, namely the Northeast, East, West and Northwest. The applicant broke these sectors into numbered parcels for description purposes, while the Calgary Regional Planning Commission used letters to designate the parcels. For ease of description both are used on Schedule "A" attached hereto and starting in the Northwest corner and moving clockwise the parcels are numbered Parcels 1A, 2B, 4C, 5D, 6E, 9F and 10G.

The owner of Parcel 1A, containing some 119 acres (48.16 ha.) and being the balance of the Southwest Quarter of Section 1, requested Council to annex his lands to the Town of Three Hills. In 1978 the Town applied, at his request, to annex the south 40 acres (16.19 ha.) of the Quarter Section abutting Secondary Highway No. 583 which was annexed by Board Order No. 10769 dated July 7, 1978. The lands were then proposed to be used for the relocation of auto and farm machinery dealers but, to date, no development has taken place.

Parcel 1A would provide the Town of Three Hills with additional lands for long term residential development and has been considered in the Town's General Municipal Plan. The parcel has few constraints to development, but water and sanitary sewer utilities could only be extended to it at considerable cost as the site is isolated from the built-up portions of the Town. The parcel contains 40 per cent Class 1 soils and 60 per cent Class 2D soils as classified by the Canada Land Inventory and is currently in agricultural production.

Parcel 2B, containing 81.5 acres (32.98 ha.) is that portion of the Southeast Quarter of Section 1 located immediately northwest of the Canadian National Railway right of way as it curves from the southwest to the northeast. A small portion has been subdivided out along Secondary Highway No. 583 as an industrial subdivision and is now in the Town's jurisdiction. The Town of Three Hills' General Municipal Plan has designated Parcel 2B for industrial development as a spur line could be constructed in this area easier than on lands within Parcel 9F and 10G to the south. Parcel 2B was also the subject of the prior annexation application by the Town that resulted in Board Order No. 10769 wherein the Board arrived at the following conclusion:

- "4. As that territory located in the North West Sector within Section One (1) has only a narrow connection to the Town and is separated by the railway and the school lands, difficulties are created in providing proper access, utility servicing and administration. This territory, if developed, would create a scattered, segmented community and, therefore, should only be considered for expansion by the Town as and when the lands to the east of this territory are consolidated within the Town."

Parcel 4C lies immediately northeast of the Town of Three Hills and to the east of the Prairie Bible Institute. Consisting of some 219.86 acres (88.97 ha.), it includes the Hamlet of Grantville, those portions of Secondary Highway No. 583 abutting the Town on its north boundary and the South East Quarter of Section 6. The South 40 acres (16.19 ha.) of the Quarter Section has been subdivided into three lots, one which is proposed as the site for the new hospital. The northerly 120 acres (48.56 ha.) are in agricultural production and abut Highway No. 21 on the east. The Town's General Municipal Plan designates Parcel 4C for residential and commercial uses. The topography is level and utility servicing may be readily undertaken.

The owner of the major portion of Parcel 4C (137.5 acres), D.C. Dau, opposed the annexation of his property to the Town of Three Hills, as did A. Brunken. Owner D.C. Dau questioned the urban use of good agricultural soils, the

population projections of the Town and the student enrollment in the schools. He had no intention of developing the lands or selling portions for further urban development and was only interested in maintaining a viable farming unit.

A poll was taken of the owners of land within the Hamlet of Grantville and of 102 residents, 32 indicated they did not wish to be annexed and 6 were in favor. It was pointed out that if the Hamlet was annexed there would not be a decline in services and property taxes were projected to decrease on the average by 25 per cent. The owners stated they were a close knit community and wished to retain their own life style, now closely associated with the Institute. The Municipal District of Kneehill No. 48 advised that all developable lands in the Hamlet have been utilized and as the Hamlet was confined by the Institute and the Town, future expansion and further development was not anticipated.

Parcels 5D and 6E (that portion of the West Half of Section 31 not in the Town containing 250 acres) abut the Town of Three Hills with the west and north borders. A strip of land along these borders (70 acres) was previously annexed to the Town and is now used for residential purposes, including a mobile home park. A school site is located in the southern portion and it has been proposed that it be expanded into the Parcels. Also proposed are recreational and park developments with the remaining portions being utilized for residential uses. It was submitted that these lands were a logical extension to the Town as they can be readily serviced by extending existing

utility lines. Streets in the Town could be continued eastward providing many alternative accesses thus alleviating traffic congestion. The development of these lands would also permit the economical expansion of utilities to service lands now in the Town to the northwest and thus make development of them more economical. The lands, now in agricultural production, are gently rolling and contain few constraints to development. Parcel 5D to the north does contain the owner's residence and farm buildings, while Parcel 6E contains a gas pumping station.

A.D. Anderson, the owner of both Parcels 5D and 6E, opposed the annexation of his property to the Town of Three Hills. Because of his farm buildings, his property taxes would increase if annexed. He desired to continue farming and had no intention of developing his lands for urban uses. He has his own source of water and is not serviced with Town utilities. It was suggested by him that the Town expand to the south rather than eastward.

Parcel 9F (Portion of the Southwest Quarter of Section 36) containing 144 acres (58.27 ha.) and Parcel 10G (Portion of the Northwest Quarter of Section 36) containing 126.5 acres (51.19 ha) are both located west of the Town of Three Hills, the Canadian National Railway and the Town's existing industrial park. Both Parcels have been designated for industrial uses. The Parcels contain Class 1 soils, are in agricultural production, have a topography that is gently rolling and have few constraints to urban development. Because of its close proximity to the sanitary sewer treatment facility, located to the southwest of the Town, a portion of Parcel 9F can be serviced immediately. The owners of Parcel 9F agree to it being annexed to the Town.

In 1982, the Municipal District of Kneehill No. 48, on behalf of the Hamlets of Grantville and Ruarkville, together with the Town of Three Hills and the Prairie Bible Institute completed a pipe line northeast to the Red Deer River in order to be insured of a reliable and sufficient raw water supply. Costing \$8,500,000.00 the water utility plant has a design capacity to service a population of 7,500 persons.

The present sanitary sewer treatment facilities of the Town of Three Hills are nearing capacity and will have to be expanded in 3 years. The present design provides for such expansion and when completed the total sewer plant will have the capacity to service a population of 9,600 persons.

It was submitted that while the cost of the respective utility plants are shared, the Town's residents bore a higher portion of the costs through

off-site levies on development of lands in the Town. These levies could not be assessed outside the Town's jurisdiction.

In conclusion, the Town of Three Hills gave the following reasons for annexing the said territory into its jurisdiction:

- "1. To ensure an adequate, available and reasonably priced industrial land reserve to improve the Town's competitiveness in the attraction of industrial development.
2. To ensure an adequate supply of land from more than one source of ownership upon which residential and institutional areas can be developed in the most advantageous and logical directions.
3. To achieve jurisdictional control over outlying urban development giving the Town the opportunity to direct future expansion in a manner most beneficial to all affected."

The Municipal District of Kneehill No. 48 objected to the annexation to the Town of Three Hills of Parcels 1A, 2B, 4C and the Hamlet of Grantville. However, it did not object to the Town annexing Parcels 5D, 6E, 9F and 10G. It submitted that the Town's population growth would not exceed the annual growth rates of 2.6 or 3.6 per cent and with infilling, Parcels 5D and 6E could accommodate a population of 5,000 persons, which at an annual growth rate of 3.6 per cent would be sufficient for 35 years. At the same rate, if all the proposed residential lands were annexed, it would provide the Town with a 47 year supply.

It was argued that the 352 acres (142.45 ha.) proposed for industrial uses, together with the Town's existing inventory of 20 acres (8.09 ha.) would, by using a ratio of 20 acres (8.09 ha.) per 1,000 population, be sufficient to service an additional population of 17,000 persons. Parcels 9F and 10G could be provided with a spur line or a loading ramp and thus provide more than sufficient land for industrial purposes. Thus, it was argued, the Town did not require Parcel 2B.

In respect to commercial lands, the Municipal District of Kneehill pointed out the Town of Three Hills now has within its jurisdiction some 96 acres (38.85 ha.) of land designated for this use and is requesting that an additional 25 acres (10.12 ha.) be annexed for those purposes. At a ratio of 1.08 acres (0.44 ha.) of commercial land per 1,000 population, the Town has sufficient lands to service the needs of a population of 10,800 persons.

Because the Prairie Bible Institute lands are not to be annexed into the Town of Three Hills', it was submitted that if Parcels 1A, 2B and 4C were annexed to the Town, irregular and awkward municipal boundaries would be created. It was pointed out that the majority of residents of the Hamlet of Grantville opposed annexation to the Town and, if annexed, the Municipal District of Kneehill No. 48 would lose certain grant monies. As the new hospital would serve both the urban and rural community and to annex it separately would represent piecemeal annexation, the Municipal District submitted it should not be annexed even if servicing was provided by the Town.

The Calgary Regional Planning Commission considered the Town of Three Hills' application to annex the said territory at its regular meeting of September 10, 1982, at which time it reviewed the Commission's Staff Report. A number of observations are made in the report. Together with residential lands now in the Town and those lands in the said territory designated for residential uses if annexed and at an annual population growth rate of 5 per cent, the Town would have sufficient lands designated for residential purposes to meet its requirements for 40 years. Additional school and recreational lands are required. While the Town has only sold 13.2 acres of industrial land since 1977 and owns 16.5 acres of industrial lands available for development together with a privately owned 17 acre site, the Town has had to turn away requests for large industrial sites. The following summary of the staff findings was made:

"SUMMARY

Factors Which Support the Annexation of Parcels D, E, F and Portions of Parcel C

1. The proposed uses for the subject lands do not conflict with Three Hills' General Municipal Plan 1978.
2. Annexation would result in a 30 year supply of land for residential and industrial purposes, within the proposed new town boundaries.
3. All of these areas are needed for immediate and near future requirements.

Factors Which do not Support the Annexation of Parcels A, B, C and a Portion of Parcel C

1. Parcel G, half of Parcel A and a small portion of Parcel F have Class 1 soil.
2. Parcels A, C, D and E would provide a supply of land for the same proposed use - residential. All parcels would provide an excessive amount of land for these uses.
3. Parcels B, F and G would provide a supply of land for the same proposed use - industrial. All these parcels would provide an excessive amount of land for these uses.
4. The annexation of all of the land proposed would conflict with the provisions of the 1971 Regional Plan, primarily Part II Section 1(1)(a)."

The staff recommendation to the Commission was as follows:

"(a) That the Local Authorities Board be advised:

- (i) that the Commission supports this application for the annexation of Parcels D, E, F and a portion of Parcel C (including the Hamlet of Grantville, Plan 3164 J.K. Blk A, Plan 8110847 Blk 1, and Highway 583 west from the Plan 8110847, not already in the Town).
- (ii) that the Commission does not support the annexation of Parcels A, B, G and the remainder of Parcel C.

(b) That the Commission adopt this staff report."

The Commission, following consideration of the Staff report, passed the following motion:

"MOTION #3 BY MRS. HIGGINS, SECONDED BY MR. WRIGHT THAT:

THE COMMISSION ADOPT THE STAFF REPORT AND RECOMMENDATION WITH THE CHANGE THAT PARCELS D, E, F, A PORTION OF C PLUS PARCEL G BE ANNEXED.

CARRIED."

By letter to the Board dated February 8, 1983, Alberta Agriculture made the following comments:

"Alberta Agriculture has reviewed the Town of Three Hills' proposed annexation and submits the following comments:

1. The proposed annexation areas have been isolated into four separate blocks for ease of review. These blocks have been designed by Alberta Agriculture: Block "A", S 1/2 1-24-32-W.4 (sic); Block "B", S.E. 6-23-32-W.4 (sic); Block "C", W 1/2 31-23-31-W.4 (sic); and Block "D", W 1/2 36-24-31-W.4 (sic).

2. Canada Land Inventory (CLI) agricultural capability ratings for each parcel under consideration are: Block "A", CLI class 1 in the western portion (30% of the total area), and CLI class 2 in the remaining eastern portion; Block "B", CLI class 2; Block "C", CLI class 2; and Block "D" CLI class 3T in the southeastern portion (25% of the total area), and CLI class 1 for the remainder.
3. CLI class 1 soils have no significant limitations and have moderately high to high levels of productivity for a wide range of crops. CLI class 2 soils have moderate limitations that may restrict the range of crops grown. These soils also have moderately high to high levels of productivity. CLI class 3 soils have moderately severe restrictions with fair to moderately high levels of productivity for a fair range of crops.
4. Based on Alberta Hail and Crop Insurance data, the productivity ratings for all of the parcels under consideration is 90-94%. Note: Hail and Crop Insurance data relates only to the productivity of land currently under cultivation. Approximately 85% of the total area identified for annexation are (sic) currently under cultivation. Alberta Agriculture defines prime agricultural lands as having a CLI rating of 1 or 2, with productivity ratings greater than 80%. As such, Alberta Agriculture recognizes all of the proposed annexation area except the southeast portion of Block "D", as prime agricultural land.

Annexation of the parcels constitutes the alienation of almost 900 acres of prime agricultural land. However, no lower quality alternative sites for annexation exist in the immediate vicinity of Three Hills. Accordingly, Alberta Agriculture has no objections to the proposed annexation provided the Local Authorities Board are (sic) satisfied the lands are required by the Town."

Alberta Transportation, by a letter to the Board dated August 25, 1982, made the following remarks on the Town's application insofar as they relate to Highway No. 21:

"In response to your memorandum of August 6, 1982 regarding the above noted, the Department notes that part of the proposed annexation area lies adjacent to the westerly side of Highway 21.

It should be noted that pursuant to the Public Highways Development Act, the Department will control access along Highway 21 in order to maintain the operational function and safety standards of the Highway.

Subdivision and development plans for areas in the vicinity of the highway should make provision for necessary right-of-way for future highway widening and improvements. The need for buffering and noise attenuation device (sic) should also be considered dependent upon the nature of land use.

In view of the massive amount of land involved in this proposal, the Department recommends that a pre-planning process be undertaken prior to formulation of subdivision plans to properly define the general location of internal roads, and to assess and address other concerns related to land use development."

The Board, having considered the evidence presented to it at the hearing, has reached the following conclusions:

1. That the Town of Three Hills, being a farm service centre providing educational, health, commercial and other urban amenities to a large agricultural community, will continue to grow in population and development. Because resource development has already occurred in the region it is not anticipated that population growth rates will fluctuate but will steadily maintain the lower rates of recent years.

2. That if the Town of Three Hills is to have sufficient territory within its jurisdiction to meet the Town's projected growth requirements for the next 20 years, additional territory shall have to be annexed to the Town for institutional, residential and industrial uses. The said territory, in total, is excessive and therefore the selection of those portions to be annexed is based on ease of servicing and the natural extension of the existing urban infrastructure.
3. That it is the Board's observation that those lands which are in urban uses are better served if located in an urban municipality. This is specifically the situation where the urban municipality supplies such lands with the majority of urban services. Accordingly, those portions of the said territory now in urban uses should be annexed to the Town of Three Hills.
4. That the Hamlet of Grantville, the hospital site, abutting roads and that portion of Secondary Road No. 583 that abuts the existing boundaries of the Town, all being urban in character, should be annexed to the Town of Three Hills.
5. That both Parcels 5D and 6E are a logical extension to the Town of Three Hills and may be readily and economically serviced with utilities and transportation facilities. These lands will not only provide the residential requirements of the Town, but the institutional and recreational sites now needed. While it is appreciated that the owner opposes the annexation of his lands to the Town, it is anticipated that he will co-operate with the Town in achieving the community's objectives. If inequities occur in taxation or in the application of Town by-laws to existing operations, it is recommended the Council consider the provisions of Section 106 of the Municipal Taxation Act and the relaxation of applicable by-laws.
6. That while Parcels 9F and 10G are, in total, in excess of the Town of Three Hills' industrial requirements, the lack of subdivision means that a logical provision of sufficient land for such use cannot be achieved. While Parcel 9F may be most readily serviced, Parcel 10G appears the most logical as a greater portion of this quarter section is now within the Town. Therefore, both parcels should be annexed at this time in the anticipation that once the Town's industrial requirements are rationalized and surveyed lines established, those lands not so required will be separated and returned to the Municipal District of Kneehill No. 48.
7. That the urbanization of lands containing good soils is to be avoided if possible. However, if the Town of Three Hills is to grow in population and development, urban intrusion into such lands must occur. It is recommended that such urban development in the Town proceed in such a manner that such lands will remain in agricultural production until their urban use is imminent.
8. That the application by the Town of Three Hills to annex into the Town's jurisdiction the said territory and thereby its separation from the Municipal District of Kneehill No. 48 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 Three Hills, in the Province of Alberta, and thereupon be separated from the Municipal District of Kneehill No. 48, the territory described in Schedule "C" attached hereto.
- II. That any taxes owing to the Municipal District of Kneehill No. 48 as at December 31, 1982, in respect of the aforementioned properties shall transfer to and become payable to the Town of

Three Hills together with any lawful penalties and costs levied thereon in respect of any such taxes; however, upon the Town of Three Hills collecting any or all of such taxes, penalties or costs, such collection shall forthwith be paid by the Town to the Municipal District of Kneehill No. 48.

- III. That the assessor for the Town of Three Hills shall, for taxation purposes in the year 1983, reassess the annexed lands and assessable improvements thereon, which are by this Order annexed to the Town of Three Hills so that the assessment thereof shall be fair and equitable with other lands and assessable improvements in the Town of Three Hills, 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 1983, 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 Three Hills, 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 First (1st) day of January, A.D., 1983.

DATED and signed at the City of Edmonton, in the Province of Alberta, this Fifth (5th) day of April A.D., 1983.

LOCAL AUTHORITIES BOARD

(SGD.) C. I. SHELLEY,
CHAIRMAN

(SGD.) J.A. HAMMOND,
MEMBER

CERTIFIED A TRUE COPY:


SECRETARY.

SCHLDULE "A"

A SKETCH SHOWING THE GENERAL LOCATION OF THE
AREAS AFFECTED BY BOARD ORDER No. 16267

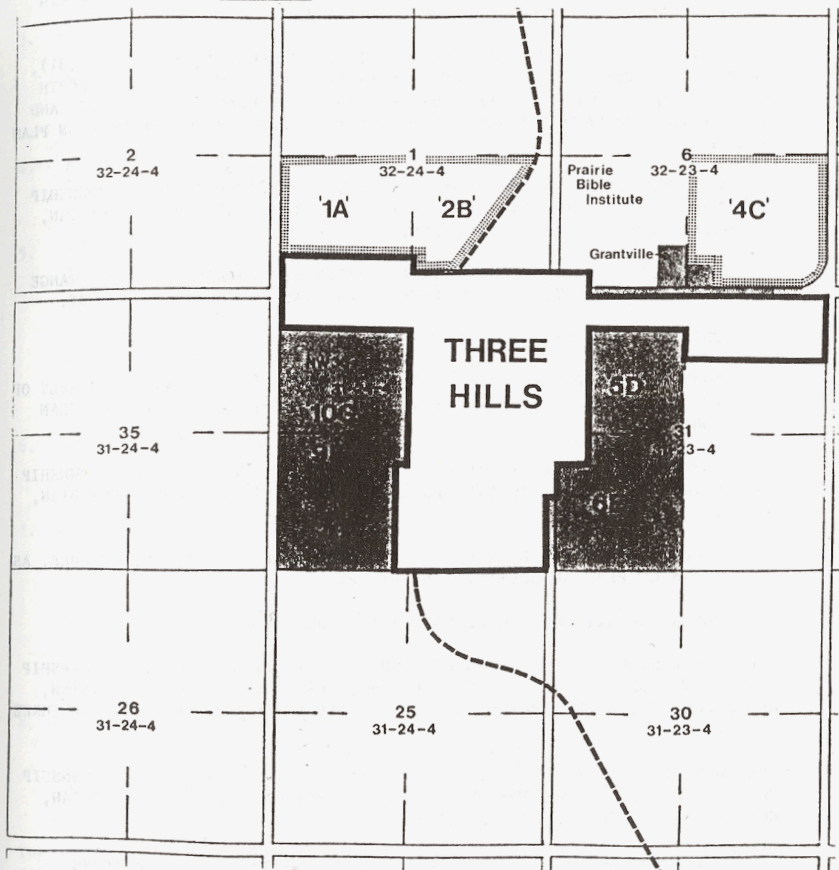
EFFECTIVE DATE: JANUARY 1, 1983



AREA ANNEXED



AREA APPLIED FOR BUT NOT ANNEXED



SCHEDULE B

DETAILED DESCRIPTION OF THE TERRITORY SOUGHT FOR ANNEXATION
TO THE TOWN OF THREE HILLS

1. ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF THREE HILLS.
2. ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF THREE HILLS.
3. ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, LYING NORTH OF THE SOUTHERLY LIMIT OF ROAD PLAN 351 I.X. AND WEST OF THE PRODUCTION NORTHERLY OF THE EAST BOUNDARY OF BLOCK A ON PLAN 6005 H.M.
4. ALL THAT PORTION OF THE WEST HALF OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF THREE HILLS.
5. SOUTH EAST QUARTER OF SECTION SIX (6), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, EXCEPTING THEREOUT:
 - (a) THE MOST EASTERLY 16.5 FEET THEREOF
 - (b) THAT PORTION OF ROAD PLANS 6214 H.X. AND 351 I.X. LYING EASTERLY OF THE PRODUCTION NORTHERLY OF THE EAST BOUNDARY OF BLOCK A ON PLAN 6005 H.M.
6. ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION SIX (6), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, DESCRIBED AS FOLLOWS:
 - (a) BLOCKS THREE (3) AND FOUR (4) AND ADJOINING STREETS AND AVENUES, AS SHOWN ON PLAN OF SUBDIVISION 4617 F.N.
 - (b) CONTAINED WITHIN ROAD PLANS 351 I.X. AND 2904 J.K.
7. ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION ONE (1), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN, LYING WESTERLY OF RAILWAY PLAN R.Y. 242 AND NOT WITHIN THE TOWN OF THREE HILLS.
8. ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION ONE (1), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF THREE HILLS.
9. ALL GOVERNMENT ROAD ALLOWANCES INTERVENING AND ADJOINING THE ABOVE DESCRIBED LANDS. EXCEPTING THEREOUT THAT NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN, AND SECTION ONE (1), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN.

THE ABOVE DESCRIBED TERRITORY CONTAINS THREE HUNDRED EIGHTY-TWO AND THIRTY-SEVEN HUNDREDTHS (382.37) HECTARES (944.86 ACRES), MORE OR LESS.

SCHEDULE C
DETAILED DESCRIPTION OF THE TERRITORY ANNEXED
TO THE TOWN OF THREE HILLS

1. ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF THREE HILLS.
2. ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF THREE HILLS.
3. ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, LYING NORTH OF THE SOUTHERLY LIMIT OF ROAD PLAN 351 I.X. AND WEST OF THE PRODUCTION NORTHERLY OF THE EAST BOUNDARY OF BLOCK A ON PLAN 6005 H.M.
4. ALL THAT PORTION OF THE WEST HALF OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN, NOT WITHIN THE TOWN OF THREE HILLS.
5. ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION SIX (6), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, LYING SOUTHERLY OF THE NORTHERLY LIMIT OF ROAD PLAN 6214 H.X., EXCEPTING THEREOUT:
 - (a) THAT PORTION OF ROAD PLANS 6214 H.X. AND 351 I.X. LYING EASTERLY OF THE PRODUCTION NORTHERLY OF THE EAST BOUNDARY OF BLOCK A ON PLAN 6005 H.M.
6. ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION SIX (6), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN CONTAINED IN PLANS OF SUBDIVISION 3164 J.K. AND 811 0847.
7. ALL THAT PORTION OF THE SOUTH WEST QUARTER OF SECTION SIX (6), TOWNSHIP THIRTY-TWO (32), RANGE TWENTY-THREE (23), WEST OF THE FOURTH MERIDIAN, DESCRIBED AS FOLLOWS:
 - (a) BLOCKS THREE (3) AND FOUR (4) AND ADJOINING STREETS AND AVENUES, AS SHOWN ON PLAN OF SUBDIVISION 4617 F.N.
 - (b) CONTAINED WITHIN ROAD PLANS 351 I.X. AND 2904 J.K.
8. ALL GOVERNMENT ROAD ALLOWANCES INTERVENING AND ADJOINING THE ABOVE DESCRIBED LANDS. EXCEPTING THEREOUT THAT NORTH SOUTH GOVERNMENT ROAD ALLOWANCE ADJOINING THE WEST BOUNDARY OF SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-ONE (31), RANGE TWENTY-FOUR (24), WEST OF THE FOURTH MERIDIAN.

THE ABOVE DESCRIBED TERRITORY CONTAINS TWO HUNDRED AND FORTY-ONE AND NINETY-FIVE HUNDREDTHS (241.95) HECTARES (597.88 ACRES) MORE OR LESS.