

IN THE MATTER OF THE Municipal Government Act (the "Act")

AND IN THE MATTER OF an application by the City of Grande Prairie (the "City"), in the Province of Alberta, to annex certain territory lying immediately adjacent thereto and thereby its separation from the County of Grande Prairie No. 1 (the "County").

BEFORE:

A. Savage, Presiding Officer
R. Clark, Member
V. Chatten, Member
D. Hawthorne, Secretariat

BACKGROUND OF THE ANNEXATION PROCESS

In June of 1998, the City notified the Municipal Government Board (the "Board"), that it intended to submit an application to annex approximately 5,550 acres of territory from the County. From June of 1998 until April of 2000, the City and the County entered into negotiations that included, among other things, several meetings with directly affected landowners and several open house forums for the general public.

As a result of these meetings, there was a reduction of approximately 800 acres in the amount of land proposed for annexation, together with the creation of certain agreements and plans between the two municipalities. Several landowners, property owners and tenants opposed or expressed concern about the proposed annexation, therefore the Board conducted a public hearing to identify in more detail, those concerns.

SUMMARY OF THE PUBLIC HEARING

The Board notified all landowners and placed advertisements in the Grande Prairie Herald Tribune indicating the date, time and place of the public hearing.

Representatives of the two municipalities attended the hearing. However none of the objectors attended the hearing or advised the Board why they could not or did not wish to attend. The Board, therefore, could not seek clarification or ask questions of the objectors. The City and the County provided the Board with some clarification about the objections as well as the comprehensive information on the proposal. Details of this information are outlined in the following sections A to E inclusive.

(A) PROPOSAL

The City's application is for the annexation of 4,750 acres of territory from the County. For clarification, the territory is broken down into four distinct areas generally described as follows:

Area A is located along the City's northwest boundary and includes the Grande Prairie Airport, a partially developed industrial park, and some agricultural parcels. Although operated by an airport authority, the airport lands are owned by the City. This means that nearly 60 percent of Area A is City owned.

Area B extends along the northeast boundary of the City. Other than an existing trailer court, the area is predominantly used for agriculture. Eighteen percent of Area B is owned by the City.

Area C is located at the southeast corner of the City's current boundary and is all privately owned.

Area D is located directly south of the City and encompasses the City's water and sewage treatment plants, landfill facility, the South Bear Creek Park, as well as three country residential parcels. The City owns approximately 90 percent of the land in Area D.

(B) THE CITY'S RATIONALE FOR ANNEXATION

The rationale for annexation is based on eight critical factors:

1. City Owned Land

Approximately 50 percent of the land proposed for annexation is owned by the City. The largest portions of the City holdings are concentrated in Areas A and D, which accommodate the Grande Prairie Airport (Area A) and the water and sewage treatment plants, the landfill facility and South Bear Park Creek. These facilities represent a considerable capital investment with substantial ongoing operating and maintenance requirements in order to meet the needs of City residents and businesses.

2. Need for Appropriately Located Industrial Land

A recent study prepared by the City determined that the City's current inventory of industrial land could meet the need for the next 20 years. These lands, however, are located in the north and southeast sectors of the City and development has been slow compared to development in the west. Annexation for industrial land along Highway 43 to the west is the

most practical location in order to ensure the long-term financial viability of the airport and help the airport to be financially self-sustaining. The westerly industrial area is strategically located to serve the needs of business and to expand the municipal infrastructure required.

3. Control for Planning Purposes

Control for land use planning and development purposes is an important factor in support of the proposed annexation. The draft Intermunicipal Development Plan recognizes this factor by identifying all the lands within this area as Proposed City Annexation lands. Indeed, the County has already confirmed this in the adopted annexation agreement.

Of particular interest to the City is maintaining development and aesthetic control over the major entrance way at the City's west end along Highway 43. The City has a much greater vested interest than does the County in ensuring attractive and aesthetically pleasing development along this portion of the Highway, and should assume prime control and responsibility in this regard.

4. Creation of a Logical Municipal Boundary

To promote a logical and contiguous boundary between the City and County, annexation of the three quarter sections located in Area A, between the City owned airport and its current boundary, is required. Excluding these lands from the City's annexation proposal would result in an illogical boundary. Similarly, excluding the three country residential parcels located adjacent to Highway 40, between the City's current boundary and the sewage treatment facility in Area D, would create an illogical, non-contiguous boundary between the two municipalities. The Act requires that lands proposed for annexation be contiguous.

A small country residential parcel located in Area B, is surrounded by private or City owned land proposed for annexation, therefore the same principle of providing logical and contiguous boundaries, applies as in Area D.

5. Landowner Interest and Annexation Requests

The majority of privately owned lands proposed for annexation, are lands held by persons who have approached the City requesting annexation or persons who have expressed an interest or fully support being annexed into the City.

6. Logical Neighbourhood Units

Annexation of the strip of land in Area B, along the City's current eastern and northeastern boundary, enables the logical extension and planning of future neighbourhood units. In particular, the proposed northeast and approved Crystal Heights Area Structure Plan bylaws, contemplate future extension into Area B to allow for logical catchment service areas for schools, storm water management and integrated, safe residential traffic circulation patterns between neighbourhoods.

Annexation of the strip of land along the City's current northwest boundary would ensure that lands contained in the Hidden Valley Area Structure Plan bylaw and the proposed Grande Prairie Northwest Area Structure Plan, are included in single municipal jurisdiction for the obvious reasons.

7. Efficient and Economical Provision of Municipal Services

The City's annexation proposal involves land located along its eastern boundary, which is required to promote efficient and economical access to lands already contained within the northeast portion of the City. A major sanitary sewer trunk line is proposed to parallel the City's present eastern boundary, in accordance with the adopted City's Wastewater Collection System Master Plan. This line is designed to service a relatively large future catchment area on both sides of the existing City boundary. This annexation proposal addresses the need to control the development of all those lands having potential for service by this major trunk line.

Annexation of the eastern strip will also assist in implementing long range plans for the City's arterial roadway and truck route as identified in the City's adopted Transportation Master Plan. The annexation, as proposed, enables future construction of 84 Street to an urban arterial standard thus providing a truck route along the full east side of the City. Similarly, annexation of the land along the City's northwest boundary provides an opportunity to extend 116 Avenue into the northerly portion of the airport lands, as envisioned by the Transportation Master Plan. Extending this roadway to the airport will complement the City's overall transportation system, and will provide an important alternative to the airport's only existing access off Highway 43.

8. Functional Relationships

The residents and businesses located in the proposed annexation areas, display strong functional and community relationships with the City. Many residents are employed within the City and make full use of the City community, recreational and social services facilities,

including schools. Although joint use agreements are in place for some of these services and facilities, residents and businesses alike exploit the advantages of living next to a major urban centre, but do not provide financial or other community support to the City, because the natural loyalties are to the County.

(C) THE OBJECTIONS

Generally, those opposed to the annexation fall into three groups which are comprised of landowners, property owners and tenants. For clarification purposes, landowners are those persons holding title to a specific piece of land, while property owners own buildings or equipment on a specific piece of land but do not own the land. Tenants are those entities renting space, such as the trailer court, but pay business or other forms of tax or license fees. The tenants do not own buildings or fixed equipment.

(a) Trailer Court Tenants

Reasons for objection include the following:

- (a) Taxes on their mobile homes would increase;
- (b) Do not wish to pay higher taxes for services they already enjoy;
- (c) Do not wish to pay city tax rates when water and sewer is not available;
- (d) Utility and lot rents would increase as the owner passes on tax increases; and
- (e) Snow removal is better in the County.

(b) Tenants and Property Owners at the Airport

Reasons for objection include the following:

- (a) Taxes will increase;
- (b) Properties need to be assessed differently because of operating and development restrictions resulting from airport regulations;
- (c) No option-to-purchase lands occupied by tenants have been provided by the City;
- (d) Airport properties would contribute more to the City in taxes than they receive in City services.

(c) Landowners within the Brochu Industrial Subdivision located on Highway 43 near the airport.

- (a) No identifiable reasons were provided with the objections.

There were five acreage owners indicating concern about potential increase in taxes and the loss of a country lifestyle. One large lot (20 acres) country residential landowner objected to the annexation because he wants to develop his site for country residential land use.

(D) CITY'S RESPONSE TO OBJECTIONS AND CONCERNS

As a result of certain objections from two other trailer courts on the east side as well as objections from some larger farm parcels, the City amended its annexation proposal by reducing the amount of land sought by five quarter sections.

In an effort to address the objections of those remaining within the annexation area, the City agreed that all the annexed land and/or improvements will continue to be assessed in the same manner as if they remained in the County and will continue to be taxed at the County's mill rates for a three year period following annexation.

With respect to the property owners and tenants at the airport, the City is committed to reduce certain assessments because the market value of airport property is restricted and should not be viewed in the same category as other similar property presently in the City. The City stated that it is prepared to alter the airport assessments accordingly.

Other objections from country residential property owners are viewed seriously by the City, however the location of these parcels has required their inclusion into the annexation area and the City must look at the overall benefit of annexation for all landowners, property owners and tenants.

(E) ADOPTED ANNEXATION AGREEMENT BETWEEN THE CITY AND COUNTY

A highlight of the negotiation between the City and the County was the adoption of an annexation agreement, signed on March 31, 2000 by both municipalities. The agreement addresses, among other things, the following main points.

- (a) Mutual Cooperation – The City and County agree to continue to update the Intermunicipal Development Plan in order to ensure the economic and efficient process for the planning and development of the area's land resources.
- (b) Future Annexations – The City agrees that it will not make further application for annexation until the population of Grande Prairie reaches 50,000 persons unless an abutting property owner makes a request for annexation.

- (c) Roadway Maintenance – The City and County have identified specific roads whereby maintenance and upgrades are within the responsibility of the named municipality for that road. Some of the agreements refer to fee for services (i.e. snow plowing/gravelling).
- (d) Municipal Water and Sanitary Sewer Services – The City will consider extension of these services into the County once the City completes its studies and future plans for all servicing.
- (e) Assessment and Taxation – The County will provide assessment services to the annexed land following a three-year period after annexation. The City has agreed that assessment and taxation of the annexed land and improvements will continue as if the property remained in the County for a period of three years from the effective date of annexation. The City has agreed that in the first year of annexation, the County will receive 75 percent of the taxation revenue from the annexed territory. In the second year the County will receive 50 percent of the revenue and 25 percent in the third year.
- (f) Municipally Owned Lands and Interests in the Lands – The County agrees to transfer all reserve parcels, public utility lots and other deferred reserve caveat interests, to the City at no cost, provided the City supplies the County with the transfer documents.
- (g) Weed Control – The City and the County agree to consider fee for service relating to weed control programs.
- (h) Education – The City and County have agreed to encourage relevant school authorities to develop a mutually agreeable position in support of the annexation and the needs of the residents within the annexation areas.

RECOMMENDATION

In consideration of the above, the Board makes the following recommendations for the reasons set out below:

- (a) Effective January 1, 2001, the land described in Appendix A and shown on the sketch in Appendix B be separated from the County of Grande Prairie No. 1 and annexed to the City of Grande Prairie.
- (b) Any taxes owing to the County of Grande Prairie No. 1 at the end of December 31, 2000, in respect of the annexed lands are transferred to and become payable to the City of Grande Prairie together with any lawful penalties and costs levied in respect of the those

taxes, and the City of Grande Prairie upon collecting those taxes, penalties and costs shall pay them to the County of Grande Prairie No. 1, and

- (c) The assessor for the City of Grande Prairie must assess, for the purpose of taxation in 2001, the annexed land and the assessable improvements to it,

and makes the Order in Appendix C

REASONS

In reviewing the annexation agreement and negotiation report, the Board finds that the City and the County have achieved an acceptable annexation plan based on cooperation as encouraged in the principles of the Provincial Land Use Policies (sanctioned by the Province in 1996). Specifically, the City and County have developed an intermunicipal development strategy which fosters future cooperation without inhibiting or precluding appropriate long term land use nor unduly interfering with the continuation of existing uses, in either municipality.

As a direct result of public meetings and information sessions held with interested and directly affected landowners, property owners and tenants, the City either excluded certain lands from its original proposal or addressed the main concerns of these parties by agreeing to a three year hold on assessment and taxation at County rates. In the Board's opinion, the City has satisfactorily addressed the objections and concerns.

The Board is satisfied that all of the lands applied for annexation are required either for imminent development or the certainty needed in planning for over-sized trunk services and establishing future transportation routes with compatible land use patterns in the fringe areas of the City and the County. The industrial areas along Highway 43 and the airport lands are an integral part of the servicing and transportation systems, and should be part of the City. While the City has agreed to extend services into the County for some of the industrial development remaining in the County, the City will only do so after it has identified and accommodated the needs of the landowners and property owners within the City boundary.

Finally, the Board did review the concerns of each of the landowners, property owners or tenants who took the time to write to the Board prior to the hearing. While the Board understands the concerns, the Board feels that the concerns are not sufficiently substantial to warrant overriding the needs of the larger community for a strong economic future based on good planning now.

The Board therefore recommends to the Minister that this application be approved and that both the County and the City be commended for reaching a negotiated settlement even though all the County ratepayers were not supportive of annexation. The Board finds the negotiated settlement

and the signed annexation agreement to be fair to both municipalities and hails the dawn of a new spirit of cooperation between the City and the County.

Dated at the City of Edmonton, in the Province of Alberta, this 17th day of October 2000.

MUNICIPAL GOVERNMENT BOARD



V. Chatten, Member

APPENDIX "A"

**DETAILED DESCRIPTION OF THE LANDS RECOMMENDED FOR SEPARATION
FROM THE COUNTY OF GRANDE PRAIRIE AND ANNEXED TO THE
CITY OF GRANDE PRAIRIE**

- FIRST PLAN 9724342, BLOCK 2, LOT 11PUL (SW 28-71-6-6)
- SECOND PLAN 9721174, BLOCK 2, LOT 6PUL CONTAINING 0.28 HECTARES (0.69 ACRES) MORE OR LESS (SW 28-71-6-6)
- THIRD PLAN 9721774, BLOCK 1, LOT 3PUL CONTAINING 0.12 HECTARES (0.3 ACRES) MORE OR LESS (SW 28-71-6-6)
- FOURTH THE SOUTH WEST QUARTER OF SECTION 7 TOWNSHIP 71 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT:
A) PLAN 5814NY - RAILWAY (CONTAINING 18.7 HECTARES (46.25 ACRES) MORE OR LESS)
B) PLAN 9523830 - ROAD (CONTAINING 0.371 HECTARES (0.91 ACRES) MORE OR LESS)
C) PLAN 9525034 - SUBDIVISION (CONTAINING 1.223 HECTARES (3.02 ACRES) MORE OR LESS)
(SW 7-71-5-6)
- FIFTH THE SOUTH EAST QUARTER SECTION OF SECTION 1 TOWNSHIP 72 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT:
0.405 HECTARES (1 ACRE) MORE OR LESS AS SHOWN ON ROAD PLAN 4845MC (SE 1-72-6-6)
- SIXTH THE SOUTH WEST QUARTER SECTION OF SECTION 6 TOWNSHIP 72 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT:
0.405 HECTARES (1 ACRE) MORE OR LESS FOR ROAD AS SHOWN ON PLAN 4845MC (SW 6-72-5-6)
- SEVENTH THE SOUTH EAST QUARTER SECTION OF SECTION 6 TOWNSHIP 72 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 64.3 HECTARES (159 ACRES) MORE OR LESS EXCEPTING THEREOUT:
0.405 HECTARES (1 ACRES) MORE OR LESS FOR ROAD AS SHOWN ON PLAN 4845MC (SE 6-72-5-6)

- EIGHTH THE NORTH EAST QUARTER SECTION OF SECTION 31 TOWNSHIP 71 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT:
A) 0.806 HECTARE (1.99 ACRES) MORE OR LESS SHOWN ON ROAD PLAN 7431AU
B) 0.405 HECTARE (1 ACRE) MORE OR LESS FOR ROAD AS SHOWN ON PLAN 4845MC
(NE 31-71-5-6)
- NINTH THE SOUTH EAST QUARTER SECTION OF SECTION 31 TOWNSHIP 71 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT:
0.809 HECTARE (2 ACRES) MORE OR LESS AS SHOWN ON ROAD PLAN 7431AU (SE 31-71-5-6)
- TENTH THE NORTH EAST QUARTER SECTION OF SECTION 30 TOWNSHIP 71 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT:
A) PLAN 7431AU - ROAD (CONTAINING 0.089 HECTARES (2 ACRES) MORE OR LESS)
B) PLAN 1313TR - SUBDIVISION (CONTAINING 3.71 HECTARES (9.18 ACRES) MORE OR LESS)
C) PLAN 7721559 - SUBDIVISION (CONTAINING 1.74 HECTARES (4.32 ACRES) MORE OR LESS)
D) PLAN 9123048 - SUBDIVISION (CONTAINING 2 HECTARES (4.94 ACRES) MORE OR LESS)
(NE 30-71-5-6)
- ELEVENTH PLAN 1313TR LOT B CONTAINING 3.64 HECTARES (8.99 ACRES) MORE OR LESS (NE 30-71-5-6)
- TWELFTH PLAN 9123048 LOT D CONTAINING 2 HECTARES (4.94 ACRES) MORE OR LESS (NE 30-71-5-6)
- THIRTEENTH PLAN 7721559 LOT C CONTAINING 1.42 HECTARES (3.51 ACRES) MORE OR LESS (NE 30-71-5-6)
- FOURTEENTH THE SOUTH EAST QUARTER SECTION OF SECTION 30 TOWNSHIP 71 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 160 ACRES MORE OR LESS EXCEPTING THEREOUT:
A) 0.14 ACRE MORE OR LESS AS SHOWN ON ROAD PLAN 154CL
B) 1.11 ACRES MORE OR LESS AS SHOWN ON ROAD PLAN 7431AU

- C) THE MOST NORTHERLY NINE HUNDRED AND FIFTY THREE AND SEVENTY HUNDREDTHS FEET IN PERPENDICULAR WIDTH THROUGHOUT (CONTAINING 57.8 ACRES MORE OR LESS)
- D) 1 ACRE MORE OR LESS FOR ROAD AS SHOWN ON ROAD PLAN 1011NY
(SE 30-71-5-6)

- FIFTEENTH THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION 30 TOWNSHIP 71 RANGE 5 WEST OF THE 6 MERIDIAN DESCRIBED AS FOLLOWS:
THE MOST NORTHERLY NINE HUNDRED AND FIFTY THREE AND SEVENTY HUNDREDTHS FEET IN PERPENDICULAR WIDTH THROUGHOUT OF THE SAID QUARTER SECTION (CONTAINING 23.4 HECTARES (57.8 ACRES) MORE OR LESS) EXCLUDING THEREOUT:
0.291 HECTARE (0.72 ACRE) MORE OR LESS FOR ROAD AS SHOWN ON ROAD PLAN 7431AU
(SE 30-71-5-6)
- SIXTEENTH PLAN 9720341 LOT 1A CONTAINING 12.31 HECTARES (30.42 ACRES) MORE OR LESS (SW 11-71-6-6)
- SEVENTEENTH PLAN 9720341 LOT 2A CONTAINING 7.81 HECTARES (19.3 ACRES) MORE OR LESS (SW 11-71-6-6)
- EIGHTEENTH PLAN 9720341 LOT 3 CONTAINING 16.8 HECTARES (41.51 ACRES) MORE OR LESS (SW 11-71-6-6)
- NINETEENTH PLAN 9023657 LOT 3 CONTAINING 10.086 HECTARES (24.92 ACRES) MORE OR LESS (SW 11-71-6-6)
- TWENTIETH PLAN 8220969 LOT 2ER CONTAINING 13.8 HECTARES (34.17 ACRES) MORE OR LESS (SW 11-71-6-6)
- TWENTY-FIRST THE SOUTH WEST QUARTER SECTION OF SECTION 12 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS (SW 12-71-6-6)
- TWENTY-SECOND THE SOUTH EAST QUARTER SECTION OF SECTION 11 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
A) ALL THOSE PORTIONS COVERED BY THE WATERS OF THE UNSURVEYED BEAR RIVER

B) 0.793 HECTARES (1.96 ACRES) MORE OR LESS AS SHOWN ON
ROAD PLAN 8322738
(SE 11-71-6-6)

TWENTY-THIRD THE NORTH WEST QUARTER SECTION OF SECTION 2 TOWNSHIP 71
RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES
(161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
A) 1 ACRE MORE OR LESS FOR ROAD AS SHOWN ON ROAD PLAN
3191KS
B) 7.73 ACRES MORE OR LESS AS SHOWN ON FILED PLAN 5199RS
(NW 2-71-6-6)

TWENTY-FOURTH THE NORTH EAST QUARTER SECTION OF SECTION 2 TOWNSHIP 71
RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES
(161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
0.809 HECTARES (2 ACRES) MORE OR LESS AS SHOWN ON ROAD
PLAN 8322738 (NE 2-71-6-6)

TWENTY-FIFTH THAT PORTION OF THE SOUTH EAST QUARTER SECTION OF
SECTION 2 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN AS
SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT
OTTAWA ON THE 91ST DAY OF AUGUST A.D. 1915 DESCRIBED AS
FOLLOWS:
COMMENCING AT THE NORTH WEST CORNER OF THE SAID
QUARTER SECTION; THENCE EASTERLY ALONG THE NORTH
BOUNDARY THEREOF TO THE NORTH EAST CORNER OF THE SAID
QUARTER SECTION; THENCE SOUTHERLY ALONG THE EAST
BOUNDARY THEREOF TO THE SOUTH EAST CORNER OF THE SAID
QUARTER SECTION; THENCE WESTERLY ALONG THE SOUTH
BOUNDARY THEREOF ONE THOUSAND AND FORTY FEET; THENCE
NORTHERLY AND PARALLEL TO THE WEST BOUNDARY OF THE
QUARTER SECTION EIGHT HUNDRED FEET; THENCE WESTERLY AND
PARALLEL TO THE SAID SOUTH BOUNDARY TO THE SAID WEST
BOUNDARY THENCE NORTHERLY ALONG THE SAID WEST
BOUNDARY TO THE POINT OF COMMENCEMENT CONTAINING ONE
HUNDRED AND THIRTY THREE AND THREE TENTHS EXCEPTING
THEREOUT:
A) SEVENTY FOUR HUNDREDTHS ACRE FOR ROAD AS SHOWN ON
ROAD PLAN 7622047
B) 0.809 HECTARES (2 ACRES) MORE OR LESS FOR ROAD AS SHOWN
ON ROAD PLAN 8322738
(SE 2-71-6-6)

- TWENTY-SIXTH THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION 2 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN LYING TO THE SOUTH WEST OF THE SOUTH WESTERLY LIMIT OF THE ACCESS ROAD AS SHOWN ON FILED PLAN 5199RS CONTAINING 1.14 HECTARES (2.82 ACRES) MORE OR LESS EXCEPTING THEREOUT: 0.134 HECTARES (0.33 ACRE) MORE OR LESS FOR ROAD AS SHOWN ON ROAD PLAN 7622047 (SE 2-71-6-6)
- TWENTY-SEVENTH PLAN 9525034 LOT 1 CONTAINING 1.223 HECTARES (3.02 ACRES) MORE OR LESS (SW 7-71-5-6)
- TWENTY-EIGHTH THE SOUTH EAST QUARTER SECTION OF SECTION 7 TOWNSHIP 71 RANGE 5 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT: 22.39 HECTARES (55.33 ACRES) MORE OR LESS AS SHOWN ON SUBDIVISION PLAN 8821463 (SE 7-71-5-6)
- TWENTY-NINTH PLAN 1735TR LOT 4 CONTAINING 16.2 HECTARES (39.99 ACRES) MORE OR LESS EXCEPTING THEREOUT:
PLAN 9524031 - SUBDIVISION (CONTAINING 4.274 HECTARES (10.56 ACRES) MORE OR LESS) NE 7-71-5-6)
- THIRTIETH PLAN 9524031 LOT 4A CONTAINING 4.173 HECTARES (10.31 ACRES) MORE OR LESS (NE 7-71-5-6)
- THIRTY-FIRST THE NORTH WEST QUARTER SECTION OF SECTION 21 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
A) PLAN 2187JY - ROAD (CONTAINING 1.77 HECTARES (4.38 ACRES) MORE OR LESS)
B) PLAN 4329NY - RIGHT OF WAY (CONTAINING 0.987 HECTARES (2.44 ACRES) MORE OR LESS)
C) PLAN 9620432 - DESCRIPTIVE (CONTAINING 4.048 HECTARES (10 ACRES) MORE OR LESS)
(NW 21-71-6-6)
- THIRTY-SECOND DESCRIPTIVE PLAN 9620432 LOT 1 CONTAINING 4.048 HECTARES (10 ACRES) MORE OR LESS (NW 21-71-6-6)
- THIRTY-THIRD PLAN 8121510 BLOCK 1 LOT 1 CONTAINING 8.08 HECTARES (19.97 ACRES) MORE OR LESS EXCEPTING THEREOUT:
PLAN 9623040 - SUBDIVISION (CONTAINING 2.28 HECTARES (5.63 ACRES) MORE OR LESS) (NW 20-71-6-6)

- THIRTY-FOURTH PLAN 9623040 BLOCK 1 LOT 2 CONTAINING 2.28 HECTARES (5.63 ACRES) MORE OR LESS) (NW 20-71-6-6)
- THIRTY-FIFTH THE NORTH WEST QUARTER SECTION OF SECTION 20 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
A) 0.845 HECTARES (2.09 ACRES) MORE OR LESS FOR DITCH AS SHOWN ON ROAD PLAN 4226EU
B) 1.41 HECTARES (3.49 ACRES) MORE OR LESS FOR ROAD AS SHOWN ON ROAD PLAN 2187JY
C) 12.4 HECTARES (30.64 ACRES) MORE OR LESS AS SHOWN ON SUBDIVISION PLAN 8121510
(NW 20-71-6-6)
- THIRTY-SIXTH THE NORTH EAST QUARTER SECTION OF SECTION 20 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
1.69 HECTARES (4.16 ACRES) MORE OR LESS AS SHOWN ON ROAD PLAN 2187JY (NE 20-71-6-6)
- THIRTY-SEVENTH THE NORTH EAST QUARTER SECTION OF SECTION 28 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS (NE 28-71-6-6)
- THIRTY-EIGHTH THE NORTH WEST QUARTER SECTION OF SECTION 27 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES MORE OR LESS EXCEPTING THEREOUT:
A) THE SOUTHERLY ONE HUNDRED AND TEN METRES IN PERPENDICULAR WIDTH THROUGHOUT OF THE WESTERLY ONE HUNDRED AND TEN METRES IN PERPENDICULAR WIDTH THROUGHOUT OF THE SAID QUARTER SECTION (CONTAINING 1.21 HECTARES MORE OR LESS)
B) ALL THAT PORTION DESCRIBED AS FOLLOWS: - COMMENCING AT THE NORTH WEST CORNER OF THE SAID QUARTER SECTION THENCE EASTERLY ALONG THE NORTH BOUNDARY OF THE SAID QUARTER SECTION A DISTANCE OF SIX HUNDRED METRES THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF ONE HUNDRED AND THIRTY SEVEN METRES THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF TWO HUNDRED AND FIFTY SEVEN METRES THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF ONE HUNDRED AND TWENTY TWO METRES THENCE WESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE

TO THE WEST BOUNDARY OF THE SAID QUARTER SECTION
THENCE NORTHERLY ALONG THE WEST BOUNDARY OF THE
SAID QUARTER TO THE POINT OF COMMENCEMENT
(CONTAINING 4.05 HECTARES MORE OR LESS)
(NW 27-71-6-6)

THIRTY-NINTH THAT PORTION OF THE NORTH WEST QUARTER SECTION OF
SECTION 27 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN
DESCRIBED AS FOLLOWS: - COMMENCING AT THE NORTH WEST
CORNER OF THE SAID QUARTER SECTION THENCE EASTERLY
ALONG THE NORTH BOUNDARY OF THE SAID QUARTER SECTION A
DISTANCE OF SIX HUNDRED METRES THENCE SOUTHERLY AT
RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF
ONE HUNDRED AND THIRTY SEVEN METRES THENCE WESTERLY AT
RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF
TWO HUNDRED AND FIFTY SEVEN METRES THENCE NORTHERLY AT
RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF
ONE HUNDRED AND TWENTY TWO METRES THENCE WESTERLY AT
RIGHT ANGLES TO THE LAST DESCRIBED COURSE TO THE WEST
BOUNDARY OF THE SAID QUARTER SECTION THENCE NORTHERLY
ALONG THE WEST BOUNDARY OF THE SAID QUARTER TO THE
POINT OF COMMENCEMENT (CONTAINING 4.05 HECTARES MORE OR
LESS) (NW 27-71-6-6)

FORTIETH THE NORTH WEST QUARTER SECTION OF SECTION 27 TOWNSHIP 71
RANGE 6 EAST OF THE 6 MERIDIAN THE SOUTHERLY ONE HUNDRED
AND TEN METRES IN PERPENDICULAR WIDTH THROUGHOUT OF
THE WESTERLY ONE HUNDRED AND TEN METRES IN
PERPENDICULAR WIDTH THROUGHOUT OF THE NORTH WEST
QUARTER OF SECTION TWENTY SEVEN CONTAINING 1.21 HECTARES
MORE OR LESS (NW 27-71-6-6)

FORTY-FIRST THAT PORTION OF THE SOUTH WEST QUARTER SECTION OF
SECTION 28 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN
DESCRIBED AS FOLLOWS: - COMMENCING AT A POINT ON THE WEST
BOUNDARY OF THE SAID QUARTER SECTION NINETEEN HUNDRED
AND EIGHTY FOUR FEET NORTHERLY FROM THE SOUTH WEST
CORNER THEREOF THENCE EASTERLY AT RIGHT ANGLES TO THE
SAID WEST BOUNDARY ONE HUNDRED AND FIFTY FEET THENCE
NORTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY TWO
HUNDRED AND NINETY FEET THENCE WESTERLY AT RIGHT
ANGLES TO THE SAID WEST BOUNDARY TO A POINT THEREON
THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY TO THE

POINT OF COMMENCEMENT (CONTAINING 0.405 HECTARES MORE OR LESS) (SW 28-71-6-6)

FORTY-SECOND THE SOUTH WEST QUARTER SECTION OF SECTION 28 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:

- A) THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST BOUNDARY OF THE SAID QUARTER SECTION NINETEEN HUNDRED AND EIGHTY FOUR FEET NORTHERLY FROM THE SOUTH WEST CORNER THEREOF THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WEST BOUNDARY ONE HUNDRED AND FIFTY FEET THENCE NORTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY TWO HUNDRED AND NINETY FEET THENCE WESTERLY AT RIGHT ANGLES TO THE SAID WEST BOUNDARY TO A POINT THEREON THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT (CONTAINING 0.405 HECTARES (1 ACRE) MORE OR LESS)
 - B) PLAN 2187JY - ROAD (CONTAINING 1.53 HECTARES (3.78 ACRES) MORE OR LESS)
 - C) PLAN 8121779 - ROAD (CONTAINING 0.022 HECTARES (0.05 ACRE) MORE OR LESS)
 - D) PLAN 8520504 - RIGHT OF WAY (CONTAINING 5.466 HECTARES (13.5 ACRES) MORE OR LESS)
 - E) PLAN 9721774 - SUBDIVISION (CONTAINING 8.46 HECTARES (20.91 ACRES) MORE OR LESS)
 - F) PLAN 9724342 - SUBDIVISION (CONTAINING 8.513 HECTARES (21.04 ACRES) MORE OR LESS)
- (SW 28-71-6-6)

FORTY-THIRD THE SOUTH WEST QUARTER SECTION OF SECTION 32 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT THE MOST SOUTHERLY THIRTEEN HUNDRED AND SEVENTY FIVE FEET THROUGHOUT OF THE SAID QUARTER SECTION (CONTAINING 33.83 HECTARES (83.56 ACRES) MORE OR LESS) (SW 32-71-6-6)

FORTY-FOURTH THE NORTHERLY FIFTY FIVE FEET THROUGHOUT OF THE MOST SOUTHERLY THIRTEEN HUNDRED AND SEVENTY FIVE FEET IN DEPTH THROUGHOUT OF THE SOUTH WEST QUARTER OF SECTION 32 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 1.38 HECTARES MORE OR LESS (SW 32-71-6-6)

- FORTY-FIFTH THE SOUTH EAST QUARTER SECTION OF SECTION 31 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
- A) THE SOUTHERLY THIRTEEN HUNDRED AND SEVENTY FIVE FEET OF THE SAID QUARTER SECTION (CONTAINING 33.8 HECTARES (83.5 ACRES) MORE OR LESS)
 - B) 1.63 HECTARES (4.02 ACRES) MORE OR LESS AS SHOWN ON ROAD PLAN 4963NY
 - C) THAT PORTION WHICH IS DESIGNATED AS AREA "A" ON RIGHT OF WAY PLAN 4331NY (CONTAINING 3.11 HECTARES (7.7 ACRES) MORE OR LESS)
- (SE 31-71-6-6)
- FORTY-SIXTH THE SOUTH EAST QUARTER SECTION OF SECTION 32 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS EXCEPTING THEREOUT:
THE SOUTHERLY FOUR HUNDRED AND TWO AND THREE TENTHS METRES IN PERPENDICULAR WIDTH THROUGHOUT (SE 32-71-6-6)
- FORTY-SEVENTH THE SOUTH WEST QUARTER SECTION OF SECTION 33 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
THE SOUTHERLY FOUR HUNDRED AND TWO AND THREE TENTHS METRES IN PERPENDICULAR WIDTH THROUGHOUT (SW 33-71-6-6)
- FORTY-EIGHTH THE NORTH EAST QUARTER SECTION OF SECTION 30 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
- A) THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF PLAN 6172NY WITH THE EAST BOUNDARY OF THE SAID QUARTER SECTION; THENCE SOUTHERLY ALONG THE SAID EAST BOUNDARY ONE HUNDRED AND SIXTY THREE METRES; THENCE WESTERLY AND AT RIGHT ANGLES THERETO THREE HUNDRED AND SIXTY THREE METRES; THENCE NORTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO A POINT ON THE SAID SOUTH BOUNDARY; THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT (CONTAINING 5.97 HECTARES (14.74 ACRES) MORE OR LESS)
 - B) PLAN 8029ET - ROAD (CONTAINING 0.611 HECTARES (1.51 ACRES) MORE OR LESS)
 - C) PLAN 6172NY - AIRPORT (CONTAINING 24.1 HECTARES (59.45 ACRES) MORE OR LESS)

D) PLAN 9720975 - SUBDIVISION (CONTAINING 4.05 HECTARES (10.01 ACRES) MORE OR LESS)
(NE 30-71-6-6)

FORTY-NINTH THAT PORTION OF THE NORTH EAST QUARTER SECTION OF SECTION 30 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF PLAN 6172NY WITH THE EAST BOUNDARY OF THE SAID QUARTER SECTION; THENCE SOUTHERLY ALONG THE SAID EAST BOUNDARY ONE HUNDRED AND SIXTY THREE METRES; THENCE WESTERLY AND AT RIGHT ANGLES THERETO THREE HUNDRED AND SIXTY THREE METRES; THENCE NORTHERLY AND PARALLEL TO THE SAID EAST BOUNDARY TO A POINT ON THE SAID SOUTH BOUNDARY; THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT (CONTAINING 5.97 HECTARES (14.74 ACRES) MORE OR LESS) (NE 30-71-6-6)

FIFTIETH PLAN 9721774 BLOCK 1 LOT 1 CONTAINING 0.92 HECTARES (2.27 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-FIRST PLAN 9721174 BLOCK 1 LOT 2 CONTAINING 0.94 HECTARES (2.32 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-SECOND PLAN 9721174 BLOCK 2 LOT 1 CONTAINING 0.85 HECTARES (2.1 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-THIRD PLAN 9721774 BLOCK 2 LOT 2 CONTAINING 1.01 HECTARES (2.5 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-FOURTH PLAN 9721774 BLOCK 2 LOT 3 CONTAINING 1.01 HECTARES (2.5 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-FIFTH PLAN 9721774 BLOCK 2 LOT 4 CONTAINING 0.71 HECTARES (1.75 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-SIXTH PLAN 9721774 BLOCK 2 LOT 5 CONTAINING 0.71 HECTARES (1.75 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-SEVENTH PLAN 9724342 BLOCK 1 LOT 3 CONTAINING 0.909 HECTARES (2.25 ACRES) MORE OR LESS (SW 28-71-6-6)

FIFTY-EIGHTH PLAN 9724342 BLOCK 1 LOT 4 CONTAINING 0.909 HECTARES (2.25 ACRES) MORE OR LESS (SW 28-71-6-6)

- FIFTY-NINTH PLAN 9724342 BLOCK 1 LOT 5 CONTAINING 0.909 HECTARES (2.25 ACRES) MORE OR LESS (SW 28-71-6-6)
- SIXTIETH PLAN 9724342 BLOCK 1 LOT 6 CONTAINING 0.91 HECTARES (2.25 ACRES) MORE OR LESS (SW 28-71-6-6)
- SIXTY-FIRST PLAN 9724342 BLOCK 2 LOT 8 CONTAINING 1.236 HECTARES (3.05 ACRES) MORE OR LESS (SW 28-71-6-6)
- SIXTY-SECOND PLAN 9724342 BLOCK 2 LOT 9 CONTAINING 1.236 HECTARES (3.05 ACRES) MORE OR LESS (SW 28-71-6-6)
- SIXTY-THIRD PLAN 9724342 BLOCK 2 LOT 10 CONTAINING 1.236 HECTARES (3.05 ACRES) MORE OR LESS (SW 28-71-6-6)
- SIXTY-FOURTH FILED PLAN 186EO LYING TO THE EAST AND NORTH OF BEAR CREEK CONTAINING 36.2 HECTARES (89.5 ACRES) MORE OR LESS EXCEPTING THEREOUT:
PLAN 9422351 - ROAD (CONTAINING 0.522 HECTARES (1.29 ACRES) MORE OR LESS) (NW 34-71-6-6)
- SIXTY-FIFTH THAT PORTION OF THE SOUTH WEST QUARTER SECTION OF SECTION 28 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST BOUNDARY OF THE SAID QUARTER SECTION NINETEEN HUNDRED AND EIGHTY FOUR FEET NORTHERLY FROM THE SOUTH WEST CORNER THEREOF THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WEST BOUNDARY ONE HUNDRED AND FIFTY FEET THENCE NORTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY TWO HUNDRED AND NINETY FEET THENCE WESTERLY AT RIGHT ANGLES TO THE SAID WEST BOUNDARY TO A POINT THEREON THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT CONTAINING 0.405 HECTARES MORE OR LESS (SW 28-71-6-6)
- SIXTY-SIXTH PLAN 8520504 - RIGHT OF WAY CONTAINING 5.466 HECTARES (13.5 ACRES) MORE OR LESS (SW 28-71-6-6)
- SIXTY-SEVENTH PLAN 6172NY TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 483 HECTARES (1194.69 ACRES) MORE OR LESS COMPRISING PART OF:
NE 30, SE 31, S1/2 32, SW 33 NW 28, 29, ALL INTERVENING ROAD ALLOWANCES EXCEPTING THEREOUT:

ALL THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LIMIT OF SAID PLAN 6172NY FIVE HUNDRED AND EIGHTY FIVE AND FOUR TENTHS METRES WESTERLY FROM THE EAST BOUNDARY OF THE SOUTH EAST QUARTER OF SAID SECTION THIRTY TWO SAID TOWNSHIP AND RANGE THENCE SOUTHERLY AND AT RIGHT ANGLES THERETO FORTY THREE AND FIVE TENTHS METRES THENCE WESTERLY AND PARALLEL TO THE SAID NORTH LIMIT ONE HUNDRED METRES THENCE NORTHERLY AND AT RIGHT ANGLES TO THE SAID NORTH LIMIT TO A POINT THEREON THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT (CONTAINING 0.435 HECTARES (1.08 ACRES) MORE OR LESS)

SIXTY-EIGHTH

ALL THAT PART OF THE OF THE SOUTH WEST QUARTER SECTION OF SECTION 34 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST BOUNDARY OF THE SAID QUARTER SECTION SIX HUNDRED AND FORTY NINE (649) METRES FROM THE SOUTH WEST CORNER OF THE SAID QUARTER SECTION; THENCE EASTERLY AND PERPENDICULAR TO THE SAID WEST BOUNDARY SIX HUNDRED AND THIRTY-ONE (631) METRES; THENCE NORTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY ONE HUNDRED AND FIFTY SIX (156) METRES; THENCE WESTERLY AND PERPENDICULAR TO THE SAID WEST BOUNDARY ONE HUNDRED AND FORTY FIVE (145) METRES; THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY ONE HUNDRED AND THIRTY SIX (136) METRES; THENCE WESTERLY AND PERPENDICULARLY TO THE SAID WEST BOUNDARY TO A POINT THEREON; THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT (CONTAINING 3.23 HECTARES MORE OR LESS) (SW 34-71-6-6)

SIXTY-NINE

THE SOUTH WEST QUARTER SECTION OF SECTION 34 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT: 3.23 HECTARES (7.98 ACRES) MORE OR LESS FOR THAT PART OF THE SAID QUARTER SECTION DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST BOUNDARY OF THE SAID QUARTER SECTION SIX HUNDRED AND FORTY NINE (649) METRES FROM THE SOUTH WEST CORNER OF THE SAID QUARTER SECTION; THENCE EASTERLY AND PERPENDICULAR TO THE SAID WEST BOUNDARY SIX HUNDRED AND THIRTY ONE (631) METRES; THENCE NORTHERLY AND PARALLEL TO THE WEST BOUNDARY ONE HUNDRED AND FIFTY SIX (156) METRES; THENCE WESTERLY AND PERPENDICULAR TO THE

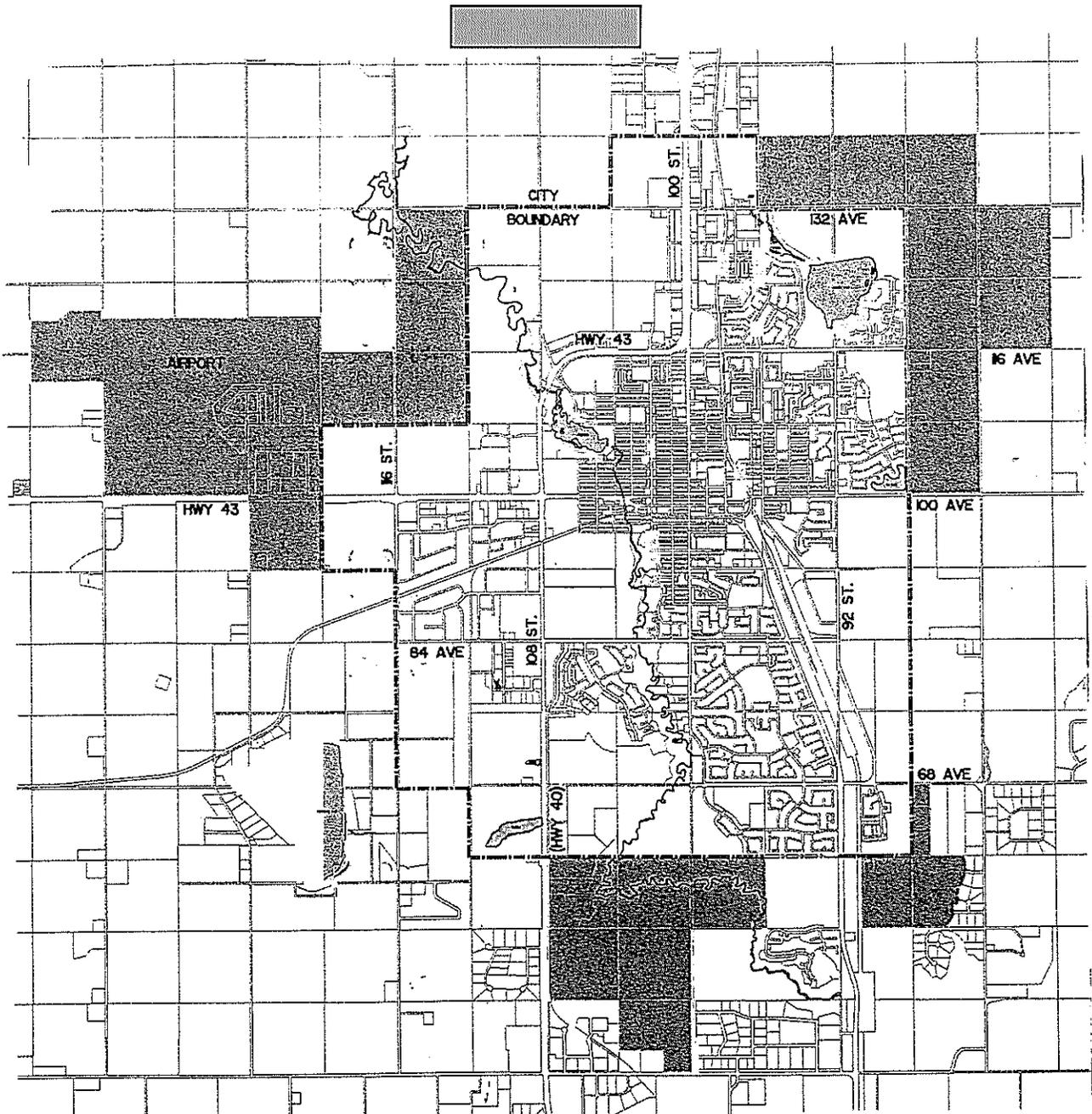
SAID WEST BOUNDARY ONE HUNDRED AND FORTY FIVE (145) METRES; THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY ONE HUNDRED AND THIRTY SIX (136) METRES; THENCE WESTERLY AND PERPENDICULAR TO THE SAID WEST BOUNDARY TO A POINT THEREON; THENCE SOUTHERLY ALONG THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT (SW 34-71-6-6)

- SEVENTIETH THE NORTH WEST QUARTER SECTION OF SECTION 34 TOWNSHIP 71 RANGE 6 WEST OF THE 6 MERIDIAN CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS EXCEPTING THEREOUT:
A) ALL THAT PORTION LYING TO THE EAST AND NORTH OF BEAR CREEK AS SHOWN ON FILED PLAN 186EO (CONTAINING 36.3 HECTARES (89.5 ACRES) MORE OR LESS)
B) PLAN 942 2351 – ROAD (CONTAINING 0.272 HECTARES (0.67 ACRES) MORE OR LESS)
(NW 34-71-6-6)
- SEVENTY-FIRST ALL INTERVENING ROAD ALLOWANCES AND PORTIONS OF ROAD PLANS
- SEVENTY THE NORTH-SOUTH ROAD ALLOWANCE BETWEEN THE WEST HALF SECOND 34-71-6-6 AND THE EAST HALF 33-71-6-6 AND THE ADJACENT ROAD WIDENING SHOWN ON ROAD PLAN 942 2351
- SEVENTY THE NORTH-SOUTH ROAD ALLOWANCE BETWEEN THE SW 6-72-5-6 THIRD AND THE SE 5-72-5-6
- SEVENTY-FOURTH THE EAST-WEST ROAD ALLOWANCE BETWEEN:
(1) THE NW 35-71-6-6 AND THE SW 2-72-6-6
(2) THE NORTH HALF OF 34-71-6-6 AND THE SOUTH HALF OF 3-72-6-6 AND THE ADJACENT ROAD WIDENING SHOWN ON PLAN 942 2351 AND PLAN 872 1271 AND INTERVENING INTERSECTIONS

APPENDIX "B"

A SKETCH SHOWING THE GENERAL LOCATION OF THE AREAS
RECOMMENDED FOR ANNEXATION TO THE CITY OF GRANDE PRAIRIE

AFFECTED AREA(S)



APPENDIX C

ORDER

1. In this Order “annexed land” means the land described in Appendix A and shown on the sketch in Appendix B.
2. For taxation purposes in 2001 and later years up to and including 2003, the annexed land and the assessable improvements to it must
 - (a) be assessed by the City of Grande Prairie on the same basis as if they had remained in County of Grande Prairie No. 1, and
 - (b) be taxed by the City of Grande Prairie in respect of each assessment class that applies to the annexed land and the assessable improvement to it using the tax rate established by County of Grande Prairie No. 1.
3. Section 2 ceases to apply to a portion of the annexed land and the assessable improvement to it in the taxation year immediately following the taxation year in which
 - (a) the portion becomes a new parcel of land created as a result of subdivision or separation of title by registered plan of subdivision or by instrument or any other method that occurs at the request of, or on behalf of, the landowner,
 - (b) the portion becomes a residual portion after a new parcel referred to in clause (a) has been created and the residual portion is 3 acres or less, or
 - (c) the portion is, at the request of, or on behalf of, the landowner, redesignated by an amendment to the City of Grande Prairie Land Use Bylaw
4. After section 2 ceases to apply to a portion of the annexed land in a taxation year, the portion of the annexed land and the assessable improvements to it must be assessed and taxed for the purposes of property taxes in that year on the same basis as the assessment and taxation of property of the same assessment class in the City of Grande Prairie.